CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING
Historic Federal Building: 350 W. 6th Street - Second-Floor Council Chambers.
February 16, 2026 at 6:30 PM

Council meetings are streamed live and archived at www.cityofdubuque.org/media and broadcast on CityChannel Dubuque Mediacom cable channel 8 or digital 117.2 and ImOn channel 5.

PROVIDING VIRTUAL PUBLIC INPUT

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

Use the following link to join the meeting from your computer, tablet or smartphone.
www.CityOfDubuque.org/VirtualMeeting
You can also dial in using your phone:
United States (Toll Free): 1-877-568-4106
United States: +1 (571) 317-3129
Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

6:00 PM - Greater Dubuque Development Corporation Quarterly Update
President and CEO Jason White will present a quarterly update on Greater Dubuque Development Corporation.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. **2025 AACE Rising Star Award Recognition**
   City staff will recognize Housing Inspector Lucas Gonyier for receiving the 2025

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

CONSENT ITEMS

1. **Minutes and Reports Submitted**
   City Council Proceedings of February 2 and 9, 2026; Resilient Community Advisory Commission of October 30 and December 4, 2025; Zoning Advisory Commission of December 3, 2025; Proof of Publication for City Council Proceedings of January 20, 2026; Proof of Publication for Expenditure Reports submitted at the January 20, 2026 City Council meeting.
   Suggested Disposition: Receive and File

2. **Notice of Claims and Suits**
   Thomas Davis for property damage; Joselma Fautsch for vehicle damage; Deon Lawrence for vehicle damage; Kim Schmelzer for property damage.
   Suggested Disposition: Receive and File; Refer to City Attorney

3. **Disposition of Claims**
   City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Joselma Fautsch for vehicle damage; Selena Fischer for vehicle damage; Kim Schmelzer for property damage.
   Suggested Disposition: Receive and File; Concur

4. **Approval of City Expenditures**
   City Manager recommending City Council approval for payment of City expenditures.
   RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures
   Suggested Disposition: Receive and File; Adopt Resolution(s)

5. **Final Plat of Genesis Subdivision**
   Zoning Advisory Commission recommending that the City Council approve the Final Plat of Genesis Subdivision.
   RESOLUTION Approving The Final Plat Of Genesis Subdivision, Dubuque County, Iowa
   Suggested Disposition: Receive and File; Adopt Resolution(s)

6. **Plat of Survey of Adair Place**
   Zoning Advisory Commission recommending that the City Council approve the Plat of Survey of Adair Place subject to waiving the lot area and lot frontage requirement for Lot 2.
   RESOLUTION Approving The Plat Of Survey Of Adair Place, In The City Of Dubuque, Iowa
   Suggested Disposition: Receive and File; Adopt Resolution(s)

7. **Final Plat of Hirsch Place 2nd Addition**
   Zoning Advisory Commission recommending that the City Council approve the Final Plat of Hirsch Place 2nd Addition.
   RESOLUTION Approving The Final Plat Of Hirsch Place 2nd Addition, Dubuque County, Iowa
   Suggested Disposition: Receive and File; Adopt Resolution(s)

8. **Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025**
   City Manager recommending City Council approval of the CY2025 CLG Annual report for submission to the State Historic Preservation Office (SHPO).
   Suggested Disposition: Receive and File; Approve

9. **2024 Catherine Street Storm Sewer Project - Canceling the Public Improvement Contract**
   City Manager recommending City Council approve the cancellation of the 2024 Catherine Street Storm Sewer Project and rescind the Public Improvement Contract with Temperley Excavating Co. through adoption of the attached resolution.
   RESOLUTION Rescinding Resolution No. 137-24 Which Awarded The Public Improvement Contract For The 2024 Catherine Street Storm Sewer Project To Temperley Excavating Co. Cancelling The Project And Contract
   Suggested Disposition: Receive and File; Adopt Resolution(s)

10. **Iowa Department of Transportation Five-Year (2026-2031) 28E Agreement Maintenance and Repair of Primary Roads in Municipalities**
    City Manager recommending City Council approve and authorize the City Manager to execute the Five-Year (2026-2031) 28E Agreement for Maintenance and Repair of Primary Roads in Municipalities between the Iowa Department of Transportation (Iowa DOT) and the City of Dubuque.
    Suggested Disposition: Receive and File; Approve

11. **Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque**
    Senior Counsel recommending City Council adopt the attached resolution approving the temporary Agreement authorizing ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque until the franchise agreement takes effect but no later than September 30, 2026.
    RESOLUTION Approving An Agreement Between The City Of Dubuque And ITC Midwest, LLC To Operate An Electric Transmission System In The City Of Dubuque
    Suggested Disposition: Receive and File; Adopt Resolution(s)

12. **Accepting the Deed to Certain Real Estate in Dubuque County, Iowa from Merge, LLC**
    City Manager recommending City Council adopt the attached resolution accepting

the Warranty Deed from Merge, LLC, for real property described as: Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa which will satisfy the terms of the Termination Agreement.
RESOLUTION Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Merge, LLC
Suggested Disposition: Receive and File; Adopt Resolution(s)

13. Signed Contracts

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

14. Wildhorse Productions LLC Pyrotechnics Permit

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

15. Civil Service Recertified List - Police Captain

Civil Service Commission submitting the recertified list for the position of Police Captain due to an inadvertent omission of a candidate's name from the previously certified list.
Suggested Disposition: Receive and File; Make Matter of Record

16. Approval of Retail Alcohol Licenses

City Manager recommending City Council approval of retail alcohol licenses as submitted.
RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits
Suggested Disposition: Receive and File; Adopt Resolution(s)

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

City Manager recommending City Council approval of the retail tobacco, tobacco

products, alternative nicotine products, vapor products, and device permits as submitted.
RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3
Suggested Disposition: Receive and File; Adopt Resolution(s)

ITEMS SET FOR PUBLIC HEARING

These agenda items are being scheduled for a future public hearing on the date indicated.

1. **2026 Catherine Street Storm Sewer Project: Initiate Public Bidding Process and Setting Date for a Public Hearing**
   City Manager recommending City Council grant preliminary approval of the construction plans and specifications; estimated construction cost of $250,000; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution.
   RESOLUTION 2026 Catherine Street Storm Sewer Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
   Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

2. **2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 1 - Initiate Public Bidding Process and Setting Date for a Public Hearing**
   City Manager recommending City Council grant preliminary approval of the construction plans and specifications having an estimated construction amount of $372,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 through adoption of the attached resolution.
   RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
   Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

3. **2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 2 - Initiate Public Bidding Process and Setting Date for a Public Hearing**

City Manager recommending City Council grant preliminary approval of the construction plans and specifications having a construction estimate of $89,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution.
RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

4. **Setting a Public Hearing for the adoption of the Public Housing Authority Annual Plan for Federal Fiscal Year 2026**
City Manager recommending City Council set a public hearing for April 6, 2026, to receive input on and adopt the Public Housing Authority Annual Plan for the Public Housing Authority.
RESOLUTION Setting A Public Hearing To Review And Approve The Public Housing Authority Federal Fiscal Year 2026 Annual Plan
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 6, 2026

BOARDS/COMMISSIONS

1. **Boards and Commission Application Review**
Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointments will be made at the next City Council meeting.

Human Rights Commission
Two, 3-Year terms through January 1, 2029 (Vacant terms of Kurczek and Zanger)
Applicants:
Courtney Engevold, 2756 Jackson St.
Juan Montogomery, 36 West 4th St.

PUBLIC HEARINGS

Residents are invited to address the City Council on the following agenda items. Please come to the podium and state your name and address when the item you wish to speak to is being considered.

1. **Request to Rezone 1090 Radford Road**
Proof of publication on notice of public hearing to consider a request from Luke Hoffmann - Kellhoff Properties, LLC, to rezone a portion of property located at 1090

Radford Road from CS Commercial Service and Wholesale to AG Agriculture zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 1090 Radford Road From CS Commercial Service And Wholesale District To AG Agriculture District
Suggested Disposition: Receive and File; Motion B; Motion A

2. **Request to Rezone Rustic Point #2**
Proof of publication on notice of public hearing to consider a request from Brian Riniker to rezone Rustic Point #2 from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located Along Wagon Wheel Lane And Rustic Point Lane Within The Rustic Point Estates Subdivision From R-1 Single-Family Residential To R-2 Two- Family Residential Zoning District
Suggested Disposition: Receive and File; Motion B; Motion A

3. **Planned Unit Development Amendment - 555 John F. Kennedy Road**
Proof of publication on notice of public hearing to consider a request from Justin Somerville, Cafaro Company, to amend the conceptual plan and signage regulations for the Kennedy Mall Planned Unit Development at 555 John F. Kennedy Road with PC-Planned Commercial designation, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16, The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 19-24 Which Provides Regulations For A PUD Planned Unit Development District With A PC Planned Commercial Designation At 555 John F Kennedy Road And Adopting An Amended PUD Ordinance To Amend The Conceptual Development Plan And Signage Regulations
Suggested Disposition: Receive and File; Motion B; Motion A

4. **Resolution Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area Version 2026.1**
Proof of publication on notice of public hearing to consider City Council approve a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2026.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval.
RESOLUTION Approving The Amended And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal Area, Version 2026.1
Suggested Disposition: Receive and File; Adopt Resolution(s)

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

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue, and City Manager recommending approval.
RESOLUTION Approving A Collateral Assignment Of Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC To Bellevue State Bank For Property At 2541 Central
Suggested Disposition: Receive and File; Adopt Resolution(s)

6. **Levi & Sullivan Storm Sewer Extension Project Public Hearing**
Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of $122,523.00 for the Levi & Sullivan Storm Sewer Extension Project through the adoption of the attached resolution, and City Manager recommending approval.
RESOLUTION Levi & Sullivan Storm Sewer Extension Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost
Suggested Disposition: Receive and File; Adopt Resolution(s)

PUBLIC INPUT

At this time, anyone in the Council Chambers may address the City Council on the Action Items on the agenda or on matters under the control of the City Council. Residents are asked to approach the podium and state their name and address before proceeding with their comments. Individual remarks are limited to 5 minutes and the overall Public Input period is limited to 30 minutes. Under the Iowa Open Meetings Law, the City Council can take no formal action on comments given during Public Input which do not relate to Action Items on the Agenda.

ACTION ITEMS

These are items where discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.

1. **Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan**
City Manager recommending City Council adopt the Parks and Recreation Comprehensive Master Plan and to allocate $50,000 towards a study of the existing aquatic facilities.
Parks and Recreation staff, along with the consultant from Kimley-Horn, will present the plan.
Suggested Disposition: Receive and File; Approve; Presentation

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

Suggested Disposition: Receive and File; Presentation

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

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

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

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

4. **Open Container Ordinances**

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

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

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

5. **Off-Premises Sign Regulations Moratorium Extension**

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

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

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

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

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

   ORDINANCE Amending Ordinance No. 53-24, As Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Greater Downtown Urban Renewal District Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended

And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal District, By Adding The Old Mercy Subarea To The Division Of Revenues
Suggested Disposition: Receive and File; Motion B; Motion A

7. **Work Session Request: Dubuque Main Street**
Dubuque Main Street Executive Director David Barba requesting the City Council schedule a work session for March 16, 2026, at 6:00 p.m. to present Dubuque Main Street's annual report and an overview of the organization.
Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

Confidential Records, Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(j) Code of Iowa

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at 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.

Copyrighted
February 16, 2026

City of Dubuque
City Council

WORK SESSION #

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

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

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Presentation
2. Q4 2025 Action Dashboard

Greater Dubuque
DEVELOPMENT CORP.

City of Dubuque Work Session

February 16, 2026 at 6:00 p.m.

YOU can be great here.

Greater Dubuque
DEVELOPMENT CORP.

Greater Dubuque Development: Where We Are, Where We Are Going

Jason White
President & CEO

YOU can be great here.

Greater Dubuque DEVELOPMENT CORP.

Who We Are & Our Moment

What Kind of Organization is Greater Dubuque Development?

- A **strong** organization with a solid foundation
- Entering Realignment **+** Sustained Success Phases
- **Built** for continuity and evolution

Framework informed by "**The First 90 Days**" by Michael Watkins

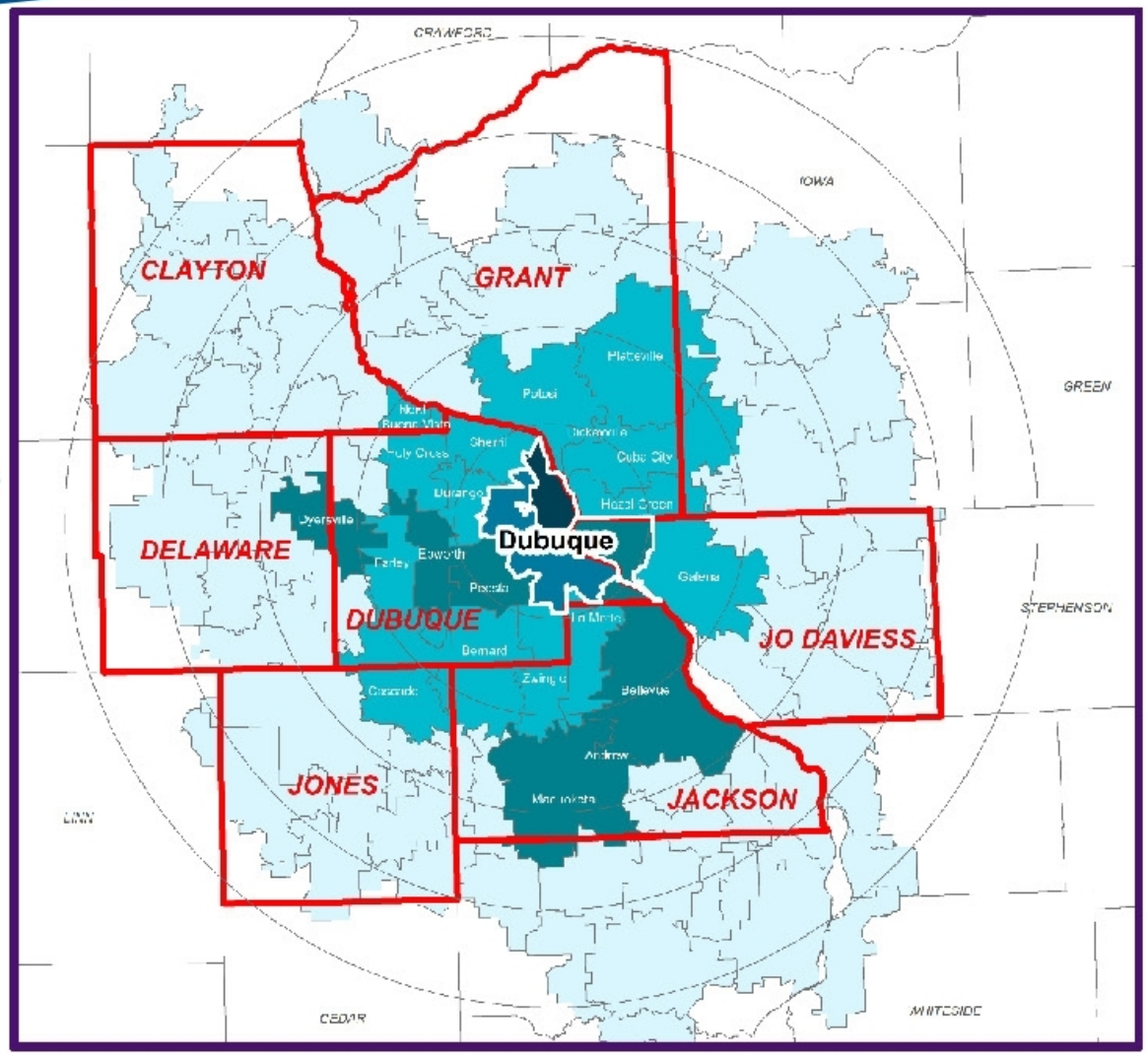
What I Heard and Why I am Optimistic

- The Board **values** Greater Dubuque Development's impact and credibility
- There is **alignment** on the need to evolve how we work
- A **shared** desire for clearer goals, stronger strategies and greater innovation
- **Opportunity** to be more value-driven and future focused

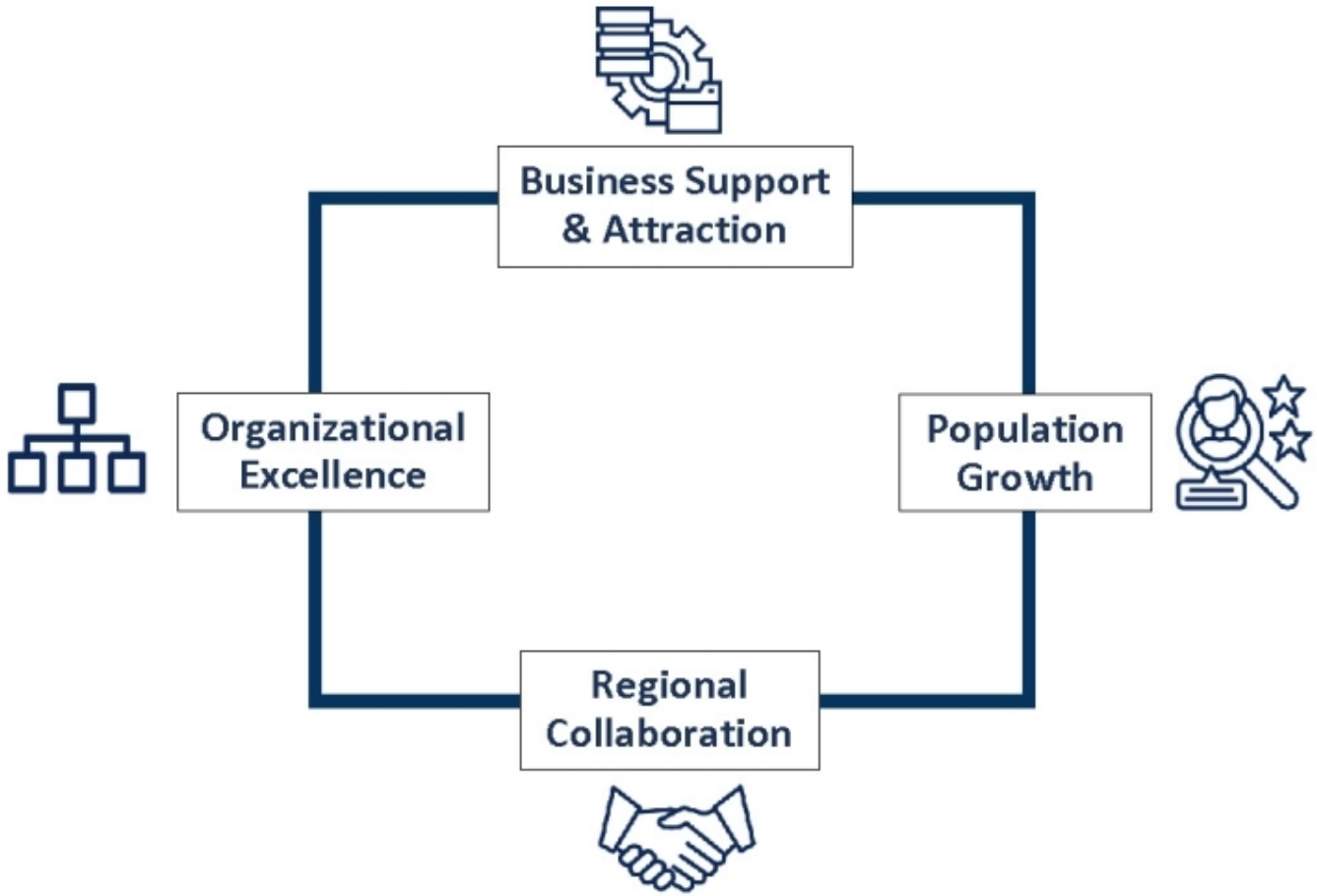
Our Roadmap to 2030



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



Our Roadmap to 2030



Roles of Greater Dubuque Development

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

Convener
Bringing together stakeholder, 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.

Strategic Focus Areas

Strengthen the Organization

- Team development and right-sizing roles
- Build business services capacity
- Leverage operations as a core strength

Improve What Works

- Existing Business Program
- Workforce Solutions



YOU can be great here.

Greater Dubuque DEVELOPMENT CORP.

Strategic Focus Areas

Build for the Future

- Business intelligence/AI
- Site readiness
- Reset and strengthen key relationships



Above: Local industry leaders and regional higher education institutions share knowledge and resources with the Greater Dubuque business community during a Business Breakfast event

YOU can be great here.

Greater Dubuque Development Corp.

Strategic Focus Areas

Think Bigger, Work Regionally

- Regional collaboration
- Talent and population attraction
- Compete for major projects
- Lay the groundwork for a successful fundraising campaign



Above: Mandi Dolson, Director of Workforce Recruitment & Retention (center) and four University of Northern Iowa students, who have done internships with companies in the Greater Dubuque region in previous summers, meet and mingle with other UNI students to share career opportunities and quality of life advantages offered in Dubuque.

YOU can be great here.

Greater Dubuque Development Corp.

Closing & Discussion

Looking Ahead – Partnership Matters

- Alignment with the City of Dubuque is essential
- Economic development is a team sport
- Questions, feedback, and dialogue



Above: Mayor Brad Cavanagh greets students participating in Greater Dubuque Development's **YOU can be great here** Community of Colleges Hockey Night at ImOn Arena

YOU can be great here.

Greater Dubuque Development Corp.

INFOACTION DASHBOARD

Results of interviews with CEOs, business owners, and top managers in the Greater Dubuque region

OCT NOV DEC 2025

Greater Dubuque DEVELOPMENT CORP.

Company Visits
October through December, 2025

70 TOTAL INTERVIEWS

52%
of Area Businesses reporting **Sales are Increasing**
34% Stable, 14% Decreasing

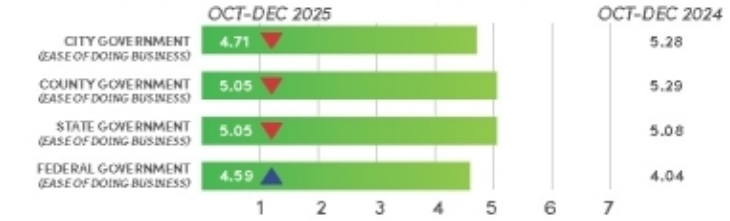
51%
of Area Businesses reporting **Market Share is Increasing**
46% Stable, 3% Decreasing

39%
of Area Businesses reporting plan to **Expand** in the next year

55%
of Area Businesses reporting anticipate **Adding New Products, Services or Capabilities** in the next two years

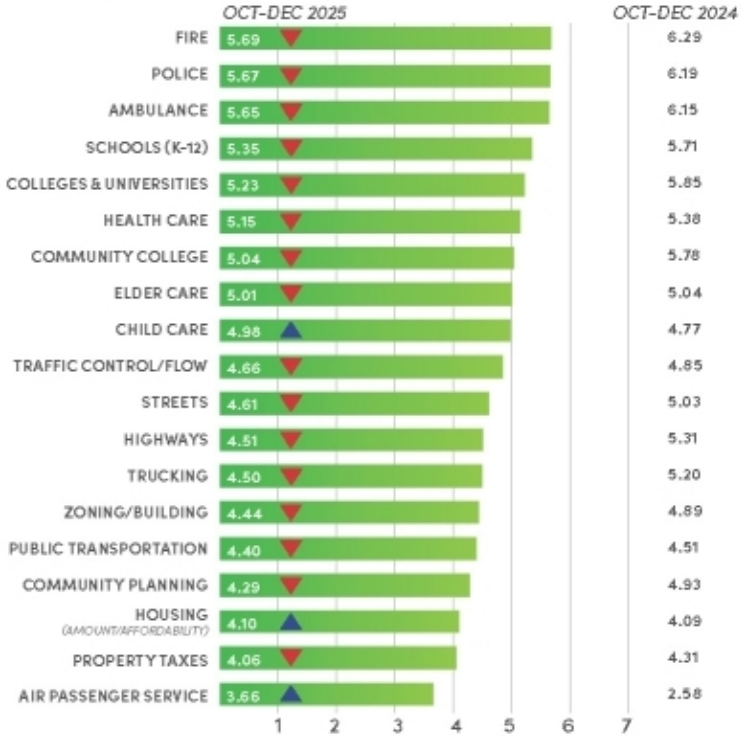
Government Relations Index

Scale of 1 to 7: 1 is Low, 7 is High



Public Services Index

Scale of 1 to 7: 1 is Low, 7 is High



▲=Up from Oct-Dec 2024
▼=Down from Oct-Dec 2024

81% reported the community is attractive for hiring workers from outside the region

Area Businesses Ranked the Following as the Top* Ongoing Priorities for the Community with Percentage of Reporting Companies Citing:

1. **Increase Housing Opportunities for Workforce**, 50%
2. **Recreation Opportunities**, 47%
3. **Air Service**, 43%
4. **Arts and Entertainment Venues**, 36%
5. **Talent Attraction Initiatives**, 29%

**Excludes 'Other' category which represents varied, multiple responses.*

Top 3 Community Strengths

1. Quality of Life / Amenities
2. Market Size / Location / Customer Loyalty
3. Employee Work Ethic / Loyalty

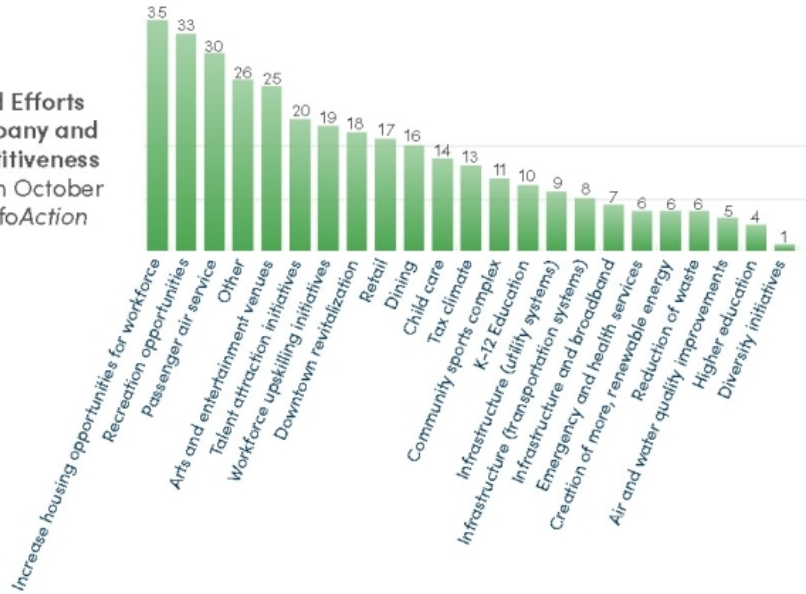
Top 3 Barriers to Growth

1. Workforce / Labor Pool
2. Population / Market Size / Capacity
3. Available Land / Land-locked for Development

Top 3 Weaknesses

1. Population / Market Size / Capacity
2. Workforce / Labor Pool
3. Housing Availability / Affordability

Business-Prioritized Efforts for Enhancing Company and Community Competitiveness as identified through October - December 2025 Info*Action* interviews :



TOP FINDINGS AS RELATED TO GREATER DUBUQUE DEVELOPMENT'S STRATEGIC GOALS

BUSINESS SERVICES

52% of businesses noted increasing sales levels, up from 35% last year at this time, with 34% citing stable levels and 14% noted decreasing sales.

Additionally, **51% of companies noted increasing market share** positions with 46% citing stable levels and only 3% noting decreasing market share.

39% percent of businesses have some plans to expand and invest in new space, new machinery and equipment, or technology and modernization.

Air service remains a community challenge and concern. It was **cited by 43% of businesses** as one of the top 5 priorities for the community, **ranking #3 on the list**.

Although trending upward from 2.58 during the same period last year, **air service registers the lowest score** on the Public Services Index (1 poor / 7 excellent) with a score of 3.66.

A **majority of businesses (55%) noted plans to offer new products**, services, or enhanced capabilities in the next two years.

WORKFORCE SOLUTIONS

Talent attraction initiatives was cited by 29% of businesses interviewed as one of the top 5 community priorities.

Workforce and available labor pool continues to be identified as the **#1 barrier to growth** in this market.

Although, **60% of companies** interviewed this quarter in Info*Actions* **face workforce recruitment challenges** with specific positions or skills, **50% anticipate adding net new jobs** in the coming year.

The region shows well as 81% of companies interviewed reported that the community is attractive for recruiting and relocating employees from outside of the area.

STRATEGIC INITIATIVES

Housing was cited by 50% of businesses as one of the top 5 priorities for the community, **ranking #1 on the list**.

While the score for housing is trending upward on the Public Services Index (1 poor / 7 excellent), it still **ranks 3rd lowest** on the Public Services Index with a score of 4.10.

Businesses **continue to cite community strengths** related to our location, our business ecosystem, quality of life and amenities, and employee work ethic and loyalty.

The **score for childcare is trending upward** on the Public Services Index (1 poor / 7 excellent), scoring 4.98 versus 4.77 from the same period last year.

YOU can be great here.

Greater Dubuque DEVELOPMENT CORP.

Economic Development Tools

Protecting Economic Development Tools that Spur Economic Growth

- Tax Increment Financing (TIF)
- 260E



Above: Nic Hockenberry, Director of Workforce Programming (bottom row, center) attends Grow Iowa Day at the Iowa State Capitol, Des Moines, Iowa along with other members of the Professional Developers of Iowa board.

YOU can be great here.

Greater Dubuque Development Corp.

Q&A

Jason White
President & CEO

YOU can be great here.

Greater Dubuque DEVELOPMENT CORP.

Thank You

Greater Dubuque
DEVELOPMENT CORP.

access dubuque jobs.com

#youcanbegreathere

Greater Dubuque
DEVELOPMENT CORP.

INFOACTION DASHBOARD

Results of interviews with CEOs, business owners, and top managers in the Greater Dubuque region

OCT
NOV
DEC
2025

Greater Dubuque DEVELOPMENT CORP.

Company Visits
October through December, 2025

70 TOTAL INTERVIEWS

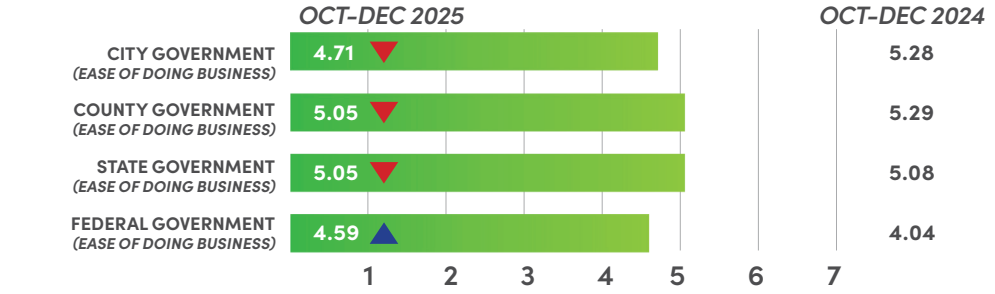
52%
of Area Businesses reporting **Sales are Increasing**
34% Stable, 14% Decreasing

51%
of Area Businesses reporting **Market Share is Increasing**
46% Stable, 3% Decreasing

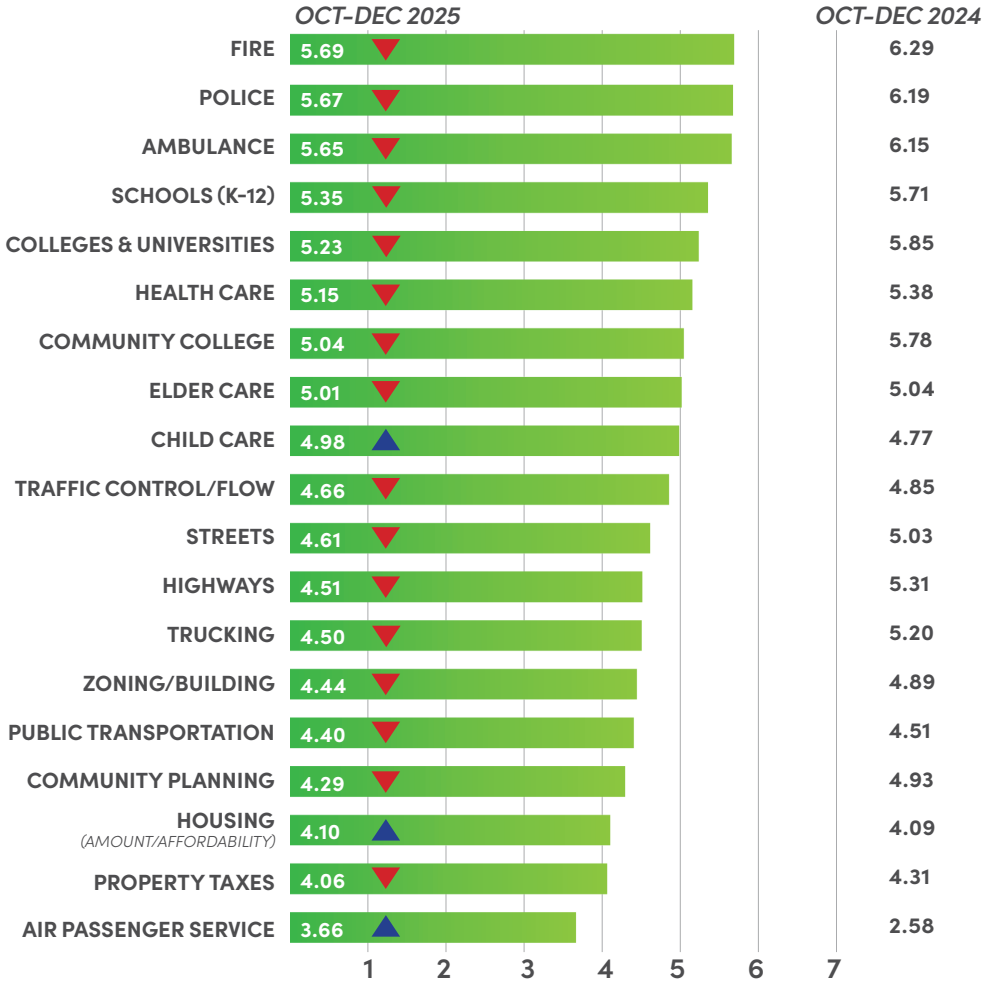
39%
of Area Businesses reporting plan to **Expand** in the next year

55%
of Area Businesses reporting anticipate **Adding New Products, Services or Capabilities** in the next two years

Government Relations Index *Scale of 1 to 7: 1 is Low, 7 is High*



Public Services Index *Scale of 1 to 7: 1 is Low, 7 is High*



▲=Up from Oct-Dec 2024

▼=Down from Oct-Dec 2024

INFO*ACTION* DASHBOARD

Results of interviews with CEOs, business owners, and top managers in the Greater Dubuque region

OCT NOV DEC 2025

Greater Dubuque DEVELOPMENT CORP.

81% reported the community is attractive for hiring workers from outside the region

Area Businesses Ranked the Following as the Top* Ongoing Priorities for the Community with Percentage of Reporting Companies Citing:

1. **Increase Housing Opportunities for Workforce**, 50%
2. **Recreation Opportunities**, 47%
3. **Air Service**, 43%
4. **Arts and Entertainment Venues**, 36%
5. **Talent Attraction Initiatives**, 29%

**Excludes 'Other' category which represents varied, multiple responses.*

Top 3 Community Strengths

1. Quality of Life / Amenities
2. Market Size / Location / Customer Loyalty
3. Employee Work Ethic / Loyalty

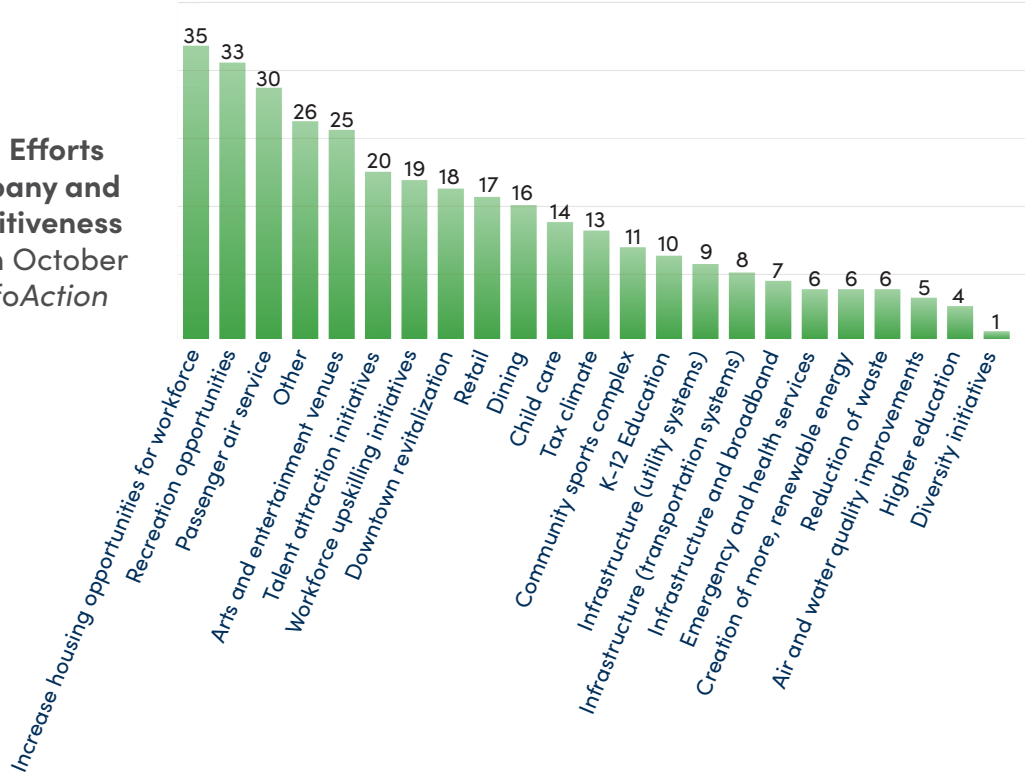
Top 3 Barriers to Growth

1. Workforce / Labor Pool
2. Population / Market Size / Capacity
3. Available Land / Land-locked for Development

Top 3 Weaknesses

1. Population / Market Size / Capacity
2. Workforce / Labor Pool
3. Housing Availability / Affordability

Business-Prioritized Efforts for Enhancing Company and Community Competitiveness as identified through October - December 2025 Info*Action* interviews :



TOP FINDINGS AS RELATED TO GREATER DUBUQUE DEVELOPMENT'S STRATEGIC GOALS

BUSINESS SERVICES

52% of businesses noted increasing sales levels, up from 35% last year at this time, with 34% citing stable levels and 14% noted decreasing sales.

Additionally, **51% of companies noted increasing market share** positions with 46% citing stable levels and only 3% noting decreasing market share.

39% percent of businesses have some plans to expand and invest in new space, new machinery and equipment, or technology and modernization.

Air service remains a community challenge and concern. It was **cited by 43% of businesses** as one of the top 5 priorities for the community, **ranking #3 on the list**.

Although trending upward from 2.58 during the same period last year, **air service registers the lowest score** on the Public Services Index (1 poor / 7 excellent) with a score of 3.66.

A **majority of businesses (55%) noted plans to offer new products**, services, or enhanced capabilities in the next two years.

WORKFORCE SOLUTIONS

Talent attraction initiatives was cited by 29% of businesses interviewed as one of the top 5 community priorities.

Workforce and available labor pool continues to be identified as the **#1 barrier to growth** in this market.

Although, **60% of companies** interviewed this quarter in Info*Actions* **face workforce recruitment challenges** with specific positions or skills, **50% anticipate adding net new jobs** in the coming year.

The region shows well as 81% of companies interviewed reported that the community is attractive for recruiting and relocating employees from outside of the area.

STRATEGIC INITIATIVES

Housing was cited by 50% of businesses as one of the top 5 priorities for the community, **ranking #1 on the list**.

While the score for housing is trending upward on the Public Services Index (1 poor / 7 excellent), it still **ranks 3rd lowest** on the Public Services Index with a score of 4.10.

Businesses **continue to cite community strengths** related to our location, our business ecosystem, quality of life and amenities, and employee work ethic and loyalty.

The **score for childcare is trending upward** on the Public Services Index (1 poor / 7 excellent), scoring 4.98 versus 4.77 from the same period last year.

Copyrighted
February 16, 2026

City of Dubuque
City Council

PRESENTATIONS # 1.

ITEM TITLE: 2025 AACE Rising Star Award Recognition

SUMMARY: City staff will recognize Housing Inspector Lucas Gonyier for receiving the 2025 Rising Star Award from the American Association of Code Enforcement (AACE).

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Lucas Gonyier Receives 2025 AACE Rising Star Award

Lucas Gonyier Receives 2025 AACE Rising Star Award



Congratulations to Lucas Gonyier (Housing) on being recognized as the 2025 recipient of the Rising Star Award from the American Association of Code Enforcement (AACE). According to the AACE, the Rising Star Award goes to individuals new to the code enforcement profession who consistently exhibit professionalism, teamwork, leadership, excellent problem-solving skills, and subject matter expertise.

Lucas was nominated by Deputy Code Official Ben Pothoff, who wrote in his nomination that Gonyier "approaches every task with professionalism, diligence, and a willingness to support others, all qualities that have made him a trusted and respected teammate." Pothoff additionally described Gonyier as "capable, driven, and committed" while noting his meaningful impact in a short period of time, as well as his potential for continued leadership. Gonyier joined the City of Dubuque as a housing inspector in 2021.

In 2024, he began serving as a board member of the Iowa Association of Code Enforcement (IowaACE). He quickly advanced up the ranks, initially becoming a vice president before being elevated to his current role as president. In his time on the board, he has helped the organization achieve official chapter status within the International Code Council. He also led a campaign that increased membership by 20%.

[From 2.5.2026 SPIRIT Times]

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 1.

ITEM TITLE:	Minutes and Reports Submitted
SUMMARY:	City Council Proceedings of February 2 and 9, 2026; Resilient Community Advisory Commission of October 30 and December 4, 2025; Zoning Advisory Commission of December 3, 2025; Proof of Publication for City Council Proceedings of January 20, 2026; Proof of Publication for Expenditure Reports submitted at the January 20, 2026 City Council meeting.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 2 2 26 City Council Minutes
2. 2 9 26 City Council Minutes
3. Resilient Community Advisory Commission Minutes
4. Resilient Community Advisory Commission Minutes - December 2025
5. Zoning Advisory Commission Minutes
6. Proof of Publication for City Council Proceedings of January 20, 2026
7. Proof of Publication for Expenditure Reports Submitted at the January 20, 2026 City Council Meeting

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 6:00 p.m. on February 2, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver, 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 conducting a work session on Travel Dubuque.

WORK SESSION
Travel Dubuque Annual Update

Travel Dubuque President and CEO Keith Rahe presented the organization's annual update, addressing questions such as the community's role in driving tourism success, ongoing efforts to evaluate return on investment, the significance of the hotel/motel tax, and the positive impact of RAGBRAI, including opportunities for community involvement.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 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 February 2, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver, Wethal; City Manager Van Milligen, 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. 2025 Outstanding Civil Engineering Project Award Recognition: Assistant City Engineer Bob Schiesl presented on the City's recent recognition by the American Society of Civil Engineers (ASCE) Iowa Section with the 2025 Outstanding Civil Engineering Project Award for the ImOn Ice Arena Settlement Remediation Project.

PROCLAMATIONS

1. Dubuque Military Chaplains Day (February 3, 2026) was accepted by Janet Grass on behalf of the Dubuque American Legion Post #6.

CONSENT ITEMS

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

1. Minutes and Reports Submitted: City Council Proceedings of January 20, 2026; Civil Service Commission of August 13 and October 8, 2025; Community Development Advisory Commission of November 19, 2025; Historic Preservation Commission of December 18, 2025; Housing Commission of July 22, 2025; Human Rights Commission of December 9, 2025; Park and Recreation Commission of November 18 and December 10, 2025; Zoning Board of Adjustment of December 18, 2025; Proof of Publication on City Council Proceedings of January 5, 2026; Proof of Publication For Expenditure Reports presented at the January 5, 2026 City Council meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Selena Fischer for vehicle damage; Ethan Luedtke for property damage; Steven Meier for vehicle 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: Peter Dotterweich for vehicle damage; Sean Faherty for vehicle damage; Richard Herrig for vehicle damage; Ethan Luedtke for property damage; Steven Meier for vehicle damage; Alyson Nelson for vehicle damage; Daniel Schleter 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. 23-26 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. Updated New Housing Units Handout: Upon motion the documents were received and filed.

6. March/April 2026 City News Newsletter: Upon motion the documents were received and filed.

7. 2025 Pavement Marking Project: Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 24-26 Accepting The 2025 Pavement Marking Project And Authorizing Final Payment To The Contractor was adopted.

8. Iowa Department of Transportation Bridge Cleaning Project Notification: Correspondence from Jesse Tibodeau, District Engineer with the Iowa Department of Transportation, notifying the City Council of bridge cleaning on US-61 over the Peosta Channel. Upon motion the documents were received and filed.

9. Bee Branch Trail Project - Phase 3 (12th to 9th Street): Approve Grant Funding Agreement: Upon motion the documents were received and filed, and Resolution No. 25-26 Approving The Iowa Department Of Transportation Federal Aid Funding Agreement For A Transportation Alternatives Program (TAP) Project For The Bee Branch Trail Project - Phase 3 (12th To 9th Street) was adopted.

10. Stormwater Management Program Consulting Engineering Services Contract Award Recommendation: City Manager recommended City Council approval to enter into a contract with Rummel, Klepper & Kahl, LLP (RK&K) for engineering services for the Stormwater Management Program. Upon motion the documents were received, filed, and approved.

11. Acceptance of Permanent Grant of Easement for Street Pavement and Storm Sewer Utility across Part of Lot 1 of Lot 1 of the SE 1/4 of the SE 1/4 of Section 34, T89N, R2E, in the City of Dubuque, Iowa, Property at 1000 June Drive in Dubuque: Upon motion the documents were received and filed, and Resolution No. 26-26 Accepting A Grant Of Permanent Street Pavement And Storm Sewer Utility Easement Through, Under And Across Lot 1 Of Lot 1 Of The SE 1/4 Of The SE 1/4 Of Section 34, T89N, R2E, In The City Of Dubuque, Iowa was adopted.

12. Signed Contracts: Advantage Sheet Metal for Service HVAC Systems – FY26; Fabric Structures International, Inc. for Park Division Greenhouse Polycarbonate Replacement Project; Handyman Steve for FY26 Handyman Service Contract; Hawkins, Inc for the City of Dubuque Water Sodium Hypochlorite FY26-FY27 Bid; ImOn Communications, LLC for Additional Business Listings; Jeremy & Andrea Biedermann for the sale of City owned property behind Cedar Crest Court; Milestone Systems for License to Data Agreement; Molo Plumbing & Heating for Molo Plumbing and Heating Service Contract – FY26; Molo Plumbing & Heating for Parks and Recreation Inspect Repair and/or Parts; Racom Corporation for the Portable Radio/Battery Maintenance for Transportation Services; Terracon Consultants for the National Emissions Standards for Hazardous Air Pollutants (NESHAP) Subpart ZZZZ compliance report for the diesel generator located at the Eagle Point Water facility. Upon motion the documents were received and filed.

13. Improvement Contracts with Performance, Payment, and Maintenance Bonds: Poly Vinyl Roofing, Inc. for the Eagle Point Water Treatment Plant Roof Rehabilitation Project. Upon motion the

documents were received, filed, and approved.

14. Updated "Tax Increment Financing in Dubuque" Booklet: Upon motion the documents were received and filed.

ITEMS SET FOR PUBLIC HEARING

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

1. Resolution Setting a Public Hearing on a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC Assigning Rights to Bellevue State Bank for the Redevelopment of 2541 Central Avenue: Upon motion the documents were received and filed and Resolution No. 27-26 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On A Collateral Assignment Of Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC, To Bellevue State Bank For Property At 2541 Central was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 16, 2026 in the Historic Federal Building.

2. Levi & Sullivan Storm Sewer Extension Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 28-26 Levi & Sullivan Storm Sewer Extension Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 16, 2026 in the Historic Federal Building.

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. Vote on appointment to occur at the March 16, 2026, city council meeting.

One, 4-Year Term through April 6, 2030 (Expiring term of Crabill). Applicants: Randall Ludowitz, 867 Barbaralee Dr.; Colleen McKenna, 1360 Mount Pleasant St.; Brian Neises, 1841 Phyllrich Dr.; Tom Parker, 2743 Mineral St.; Darcy VanOstrand, 1222 Lincoln Ave. Mayor Cavanagh announced his selection of Ludowitz for appointment to the term.

Appointments were made to the following boards/commissions.

1. Community Development Advisory Commission: One, 3-Year Term through February 15, 2029 (Expiring Low to Moderate Income Area Representative term of Brown). Applicant: Talma Brown, 2004 Windsor Ave. Motion by Sprank to appoint Brown to the term. Seconded by Resnick. Motion carried 7-0.

2. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2028 (Vacant term of Conrad). Applicant: Rebecca Bruce, 7926 N. Westbrook Dr. Motion by Resnick to appoint Bruce to the term. Seconded by Sprank. Motion carried 7-0.

PUBLIC HEARINGS

1. 7800 Chavenelle Building Remodel Project Public Hearing: Motion by Resnick to receive and file the documents and adopt Resolution No. 29-26 7800 Chavenelle Building Remodel Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Wethal. Van Milligen provided a summary of the building's history and development. City Council members highlighted the importance of partnerships in both the acquisition and ongoing development of the building. Motion carried 7-0.

2. Public Hearing to approve the First Amendment of the Amended and Restated Lease Agreement between the City of Dubuque and Bunge USA Grain, LLC: Motion by Sprank to receive and file the documents and adopt Resolution No. 30-26 Approving The First Amendment To The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Bunge USA Grain, LLC For Real Property In The City Of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

PUBLIC INPUT

Rob McDonald, 3399 Eagle Point Dr., spoke on Action Item No. 2, raising concerns regarding transparency in the release of the Minimum Revenue Guarantee and associated city financial commitments.

Jason White, President and CEO of Greater Dubuque Development Corporation, spoke on Action Item No. 2, emphasizing the critical role of commercial air service for Dubuque's economy.

ACTION ITEMS

1. City Assessor Assessed and Taxable Valuations Presentation: Motion by Resnick to receive and file the documents and hear the presentation. Seconded by Roussell. City Assessor Troy Patzner made a presentation on the 2025 assessed and taxable valuations and responded to questions regarding assessment criteria and proposed property tax legislation. Motion carried 7-0.

2. Commercial Air Service Minimum Revenue Guarantee: Motion by Roussell to receive and file the documents regarding the Minimum Revenue Guarantee (MRG) with Denver Air. Seconded by Wethal. Brumwell reported that a corrected memo with updated figures was included with the agenda item. Airport Director Todd Dalsing confirmed that the final invoice following the termination of service with Denver Air is pending. Van Milligen clarified that the purpose of the agenda item was to allow City Council to discuss the information presented. Brumwell clarified that the powers of the Airport Commission and Board of Library Trustees are established by state code and that, while the Council may request them to share executed contracts, such disclosure is not required. Brumwell further noted that if the Council wanted to receive notifications regarding such contracts, the types of information and monetary thresholds should be defined through a formal resolution. Council members expressed support for a resolution but agreed that the matter should be discussed during their upcoming governance session rather than the next regular agenda. Brumwell and Dalsing confirmed they will review practices in comparable communities and provide additional context on state code provisions for the Airport Commission. Council members emphasized lessons learned, including presenting initial contracts such as Denver Air to the Council and public and establishing stricter timelines for releasing the MRG in response to open records requests. Motion carried 6-1 with Leyendecker voting nay.

3. State Historic Preservation Office Programmatic Agreement for use of U.S. Department of

Housing and Urban Development (HUD) Funding: Motion by Resnick to receive and file the documents and adopt Resolution No. 31-26 Authorizing The Mayor To Execute A Programmatic Agreement Between The City Of Dubuque; The Iowa State Historic Preservation Officer And The City Of Dubuque Historic Preservation Commission For HUD-Funded Programs. Seconded by Wethal. Planning Services Director Wally Wernimont acknowledged Assistant Planner Chris Happ Olson for her contributions and confirmed that the agreement applies exclusively to HUD-funded programs. Motion carried 7-0.

4. Merge, LLC/Port of Dubuque LLC Termination of Development Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 32-26 Approving The Termination Agreement Of The Development Agreement Between The City Of Dubuque, Iowa And Merge, LLC, Dated November 18, 2019, As Amended, In The City Of Dubuque, Iowa, Assigned By Merge, LLC To Port Of Dubuque LLC By Assignment Of Development Agreement Dated February 13, 2020. Seconded by Resnick. City Council noted disappointment that action on this item was necessary. Motion carried 7-0.

5. Proceedings to Complete Action for the Issuance of $2,330,000 Water Revenue Capital Loan Notes, Series 2026 (State Revolving Loan Fund Program) North English Road Water Main: Motion by Roussell to receive and file the documents and adopt Resolution No. 33-26 Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of $2,330,000 Water Revenue Bonds, Series 2026 and other documents related to the Series 2026 Bonds. Seconded by Wethal. Van Milligen summarized the City's goals for the project. Motion carried 7-0.

6. Proceedings to Complete Action for the Issuance of $14,643,000 Sewer Revenue Bond, Series 2026 (State Revolving Loan Fund Program) Old Mill Rd. Lift Station Project – Phase 2: Motion by Sprank to receive and file the documents and adopt Resolution No. 34-26 Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of $14,643,000 Sewer Revenue Bonds, Series 2026 and other documents related to the Series 2026 Bonds, and amending certain provisions. Seconded by Wethal. Van Milligen described the history of the project and the interest rates offered under the State Revolving Loan Fund Program. City Engineer Gus Psihoyos confirmed that the project is currently on schedule. Motion carried 7-0.

7. Ordinance Updates following State v. Pagliai: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Resnick. Brumwell noted that the Iowa Legislature may consider addressing this issue. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 2-26 Amending City Of Dubuque Code Of Ordinances Title 1 Administration, Chapter 1 General Penalty Section 1 General Penalty And Section 2 Civil Penalty. Seconded by Resnick. Motion carried 7-0.

8. Mobile Food Vendor Ordinance and Related Transient Merchant Amendments: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Sprank. Breitfelder responded to questions regarding fees and retail alcohol licenses for vendors operating at special events. City Council Members expressed support for extending weekend hours of operation to align with the City's noise ordinance. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 3-26 Amending City Of

Dubuque Code Of Ordinances Title 4 Business And License Regulations And Adopting A New Chapter 9 Mobile Food Vendors and Ordinance No. 4-26 Amending City Of Dubuque Code Of Ordinances Title 4 Business And License Regulations Chapter 5 Solicitors And Transient Merchants Article B Transient Merchants Section 3 Exemptions. Seconded by Sprank. Motion carried 7-0.

9. Dubuque Housing Creation Projects Update Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Wethal. A video was shown featuring progress made over the fourth quarter of 2025 on several housing creation projects in the city. The video can also be seen on the City's YouTube channel at https://youtu.be/sjrYA2ttNEc. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Wethal reported on attending her first Dubuque Metropolitan Area Solid Waste Agency (DMASWA) board meeting, the Police Department's annual awards ceremony, and a Dubuque County Early Childhood Board meeting.

Resnick reported on attending the recent Habitat for Humanity open house and the Telegraph Herald's First Citizen Award Celebration for Perry Mason.

Roussell reported on attending the Habitat for Humanity open house as well as Dubuque Main St. and HACAP board meetings.

Sprank reported on attending the Habitat for Humanity open house and an open house for 2527 Washington St., participating in the Dubuque Racing Association (DRA) nomination committee, attending a Crescent Community Health Center Board meeting, and attending neighborhood association meetings.

Leyendecker reported on attending City department orientations and an introduction meeting for the Sister City Committee.

Staver reported on attending City department orientations as well as attending his first DRA and Travel Dubuque board meetings.

Cavanagh reported on attending the Police Department's awards ceremony, appearing on Iowa Public Radio's program "River to River", and attending the US Conference of Mayors Winter Meeting in Washington, D.C.

CLOSED SESSION

Motion by Wethal to convene in closed session at 9:38 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Leyendecker. 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 11:16 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 11:16 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 5:15 p.m. on February 9, 2026, in Room 4 of the Grand River Center, 500 Bell St.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver, Wethal; City Manager Van Milligen, City Attorney Brumwell.

SPECIAL SESSION
Governance Session

Lyle Sumek of Lyle Sumek Associates, Inc. facilitated a governance session with the City Council. The session covered an overview of the Council-Manager form of government, the development of a code of civility outlining expectations for interactions among council members and with residents, and the establishment of protocols for engaging with residents, communicating with the City Manager, and receiving agendas. The Council recessed for dinner at 6:06 p.m. and reconvened at 6:28 p.m. An additional break was taken from 7:46 p.m. to 7:53 p.m. Sumek requested that the City Council sign the finalized code of civility items to demonstrate their commitment to it; however, it was clarified that the signing was purely ceremonial. In response to questions, Brumwell confirmed that she would review the agreed upon code of civility against the existing Code of Conduct that was adopted in 2021. If amendments were necessary to incorporate any new civility provisions, she would present a revised Code of Conduct for Council adoption via resolution. Brumwell further noted that once adopted by a majority vote, the Code of Conduct would be binding on all Council members, including those who voted against it. Van Milligen explained the process for contacting him and sharing responses with Council. He noted staff could work toward releasing draft agendas to the City Council in stages, with any finalized items available by Wednesday evening. Brumwell clarified that draft or tentative materials remain confidential under Iowa Code Section 22.7.

CLOSED SESSION

Motion by Roussell to convene in closed session at 8:48 p.m. to discuss Confidential Records – Chapter 21.5(1)(a) 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 9:48 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:48 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

CITY OF DUBUQUE - COMMISSION MEETING MINUTES

GOVERNMENTAL BODY: Resilient Community Advisory Commission (RCAC)

DATE: 10/30/2025

TIME: 5:00 pm

LOCATION: Jule Operations and Training Center (JOTC) Circle Conference Room, 949 Kerper Blvd.

MEMBERS PRESENT: Robin Kennicker, Jake Kohlhaas, Nolan Bielinski, Dave McDermott, Rachel Schmidt Boeke, and Lalith Jayawickrama

MEMBERS ABSENT: N/A

STAFF PRESENT: Gina Bell and Michelle Kim

Kohlhaas called the meeting to order at 5:03 pm

TEST AGENDA

MINUTES APPROVAL:

- Kennicker motions to approve, McDermott seconds
    - Motion carries.

PUBLIC COMMENT: NA

New Business:

- **PFAS & Water quality update from the City of Dubuque Water Department**
    - In August 2022 the City of Dubuque water department participated in a voluntary sampling collection and testing with the Iowa DNR.
        - Samples were taken from DBQ's finished water and two shallow wells
            - They detected some PFAS in the shallow wells, but not in the deep wells.
            - This resulted in the development of a utilization strategy to prioritize drawing water from the deep wells and only pull from the shallow wells when needed to meet water demands.
        - The City stopped drawing water from the two wells, notified the public, and tested the rest of the wells
        - In 2024 the EPA announced regulations for 6 PFAS for drinking water
            - Public water systems must monitor for these 6 PFAS and have 3 years to complete initial monitoring (2027 deadline)
    - The City is has started to budget for a new deep well to be able to meet water demand without utilizing the shallow wells
        - Currently looking to finalize the location

        - ETA 2028
    - The Water Department is monitoring the levels consistently and matching specific shallow wells with spikes in PFAS concentration to help make decisions on which shallow wells to use if the need arises
    - Water department to rehab the existing filters and put granular activated carbon to help "absorb" the PFAS out of the water. This is budget for FY 2028-29
    - PFAS is NOT a by product of anything that the Water Department or the WRRC are doing.

Old Business:

- Leases for farmland – next steps
    - Commissions consensus: First steps are to figure out where the farmland is and how much farmland the City has which will help us determine next steps
        - A potential recommendation to council to consolidate all lease agreements in one place
        - Look at what Cedar Rapids did with the farmland and see if any of their practices are translatable to Dubuque

Commissioner Reports: How Did I Show Up?

- Bielinski – Discussing AI in various groups at UD (storage, data centers, water usage, electricity usage) to development a preemptive policy (with demands/regulations) for potential businesses that come forward and ask to build a data center in Dubuque. Expressed that we need to draft a policy to prepare, especially around energy and water usage.
    - Crosswalks are needed on UD campus, what can he do to get this started?
- Kennicker – Parks and Rec was granted money to put into Eagle Point Park
- Kohlhaas – Gathered student volunteers to clean up trees in a prairie

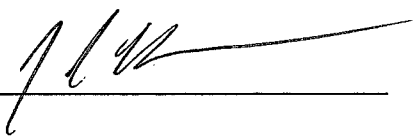
Important Dates

Staff updates

- SD grants have not gone to council because there is some concern with one of the proposals. It will be on the November 3rd council agenda.
- Gina is going to Brazil to the World Leaders and Local Leaders summit Mayor Cavanaugh will not be attending.

Next meeting date: The next commission meeting will occur on Thursday, December 4, 2025, at 5pm at the Jule Operations and Training Center (JOTC) in the Circle Conference Room, 949 Kerper Blvd

ADJOURNMENT: The Commission adjourned at 6:39 pm.

Minutes approved by: 

Jacob Kohlhaas, Commission Chair

Prepared by: 

Michelle Kim, Climate Action Coordinator

CITY OF DUBUQUE - COMMISSION MEETING MINUTES

GOVERNMENTAL BODY: Resilient Community Advisory Commission (RCAC)

DATE: 12/04/2025

TIME: 5:00 pm

LOCATION: Jule Operations and Training Center (JOTC) Circle Conference Room, 949 Kerper Blvd.

MEMBERS PRESENT: Nolan Bielinski, Lalith Jayawickrama, Robin Kennicker, Dave McDermott, Rachel Boeke, Jake Kohlhaas (late, excused)

MEMBERS ABSENT: N/A
STAFF PRESENT: Michelle Kim and Green Iowa AmeriCorps members Lizzie Sulla and Zoe Heiar

Robin Kennicker called the meeting to order at 5:05

TEST AGENDA

MINUTES APPROVAL:
Bielinski motions to approve, Jayawickrama seconds

- Vote:
- 5 – yes; 0 – No; 1– Abstain
- Motion carries

PUBLIC COMMENT:

- Ashley Neises and Andie Donnan (735 Rose St, Dubuque, IA, 52001) offered comments on City owned farmland. They expressed that they wished the City would consider changing the farmland to grow edible crops instead of commodities. They also gave us an insight into the timeline of organic farming practices.

New Business:

- Data center presentation by Green Iowa member, Lizzie Sulla
  - What is a data center
  - Recommendations from NLC and ACEEE
  - Impacts: Energy, water, noise and light pollution, rapid expansion leads to rapid decline
  - Model ordinances and moratoriums
  - State and Federal interest
- Commission would like to vote on sending a letter to council next meeting on how to act

- City owned farmlands presentation by Green Iowa member, Zoe Heair
  - 7 leases – engineering and economic development
  - Revenue - $142,594 goes to each department that sends the bid.
  - Property management and oversight
    - reactive not proactive – neighbors call in, no one goes out to see if they are following plans
    - capacity has limited what kinds of data we have – used to have drones and GPS data
  - Sustainable practices
    - Bidding Process: scoring system on price and sustainable practices
    - DSWCD create conservation plans – resource concerns are prioritized
  - Possible actions
    - More oversight
    - Detailed scoring system – cost benefit analysis
    - Incentives/rate reduction for sustainable practices
    - Revenue used for land development – organic farming, community farmland, etc

Commission thoughts:

- Not enough land for consulting services
- Would like to see some more oversight/accountability
- Collaborate with universities to use as research – grant opportunities?
- Proposal for experimental project or changing rubric/approval

Old Business: N/A

Commissioner Reports: How Did I Show Up?

- Kennicker – Will be holding special meeting at City Hall discussing new outlook of parks and rec plan coming out.
- Jayawickrama – Cyclone through Sri Lanka that covered entire island, many deaths and infrastructure damage, water is contaminated, deforestation contributing to landslides. Water borne diseases will be a concern
- Boeke - handouts for events, showcase this weekend at mission, Groundswell Joy Collective theatrical celebration

Important Dates

- Next meeting 02/05/2026

Staff updates

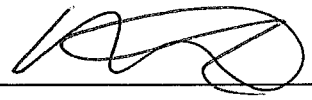
N/A

Next meeting date: The next commission meeting will occur on Thursday, February 5th 2026, at 5pm at the Jule Operations and Training Center (JOTC) in the Circle Conference Room, 949 Kerper Blvd

ADJOURNMENT: The Commission adjourned at 6:33

Minutes approved by: Robin Kennicker

Robin Kennicker Commission Chair

Prepared by: 

Michelle Kim, Climate Action Coordinator

Approved

MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION
6:00 p.m.
Wednesday, December 3, 2025
City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulligan; Commission Members Martha Christ, Troy Froistad, Carrie Lohrmann, Pat Norton, Rich Russell, and Teri Zuccaro (virtually).

Commissioners Excused: None.

Commissioners Unexcused: None.

Staff Members Present: Shena Moon, Travis Schrobilgen, and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson Mulligan at 6:00 p.m.

MINUTES: Motion by Norton, seconded by Christ, to approve the minutes of the November 5, 2025 meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, Zuccaro, and Mulligan; Nay – none.

ACTION ITEM/FINAL PLAT: Application of Timothy and Peggy Stockel to approve the Final Plat of Clay Hill Road.

Ron Breitbach, 16543 Herod Lane, spoke on behalf of the application. He stated that he is planning to purchase seven acres from the Stockel's at the north end of his property because his driving range customers have been hitting golf balls past the property line, so he would like to get the golf balls on his property.

Staff Member Moon detailed the staff report noting that the submitted Plat of Survey of Stockel Acres is a Simple Subdivision which will subdivide off the southern seven acres and convey them to Mr. Breitbach. She stated that Lot 2 will not have street frontage, so that requirement needs to be waived. She explained that an access easement has been included on the plat. Mr. Breitbach noted that the access is to the west from Herod Lane.

Commissioners had no questions or concerns.

Motion by Christ, seconded by Russell, to approve the Final Plat of Stockel Acres subject to waiving the requirement for street frontage for Lot 2. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, Zuccaro, and Mulligan; Nay – none.

PUBLIC HEARING/REZONING: Application of Jacob Kohlhaas to rezone property located at 514 & 518 East 22nd Street.

Jacob Kohlhaas, 1125 Richards Road, spoke on behalf of the application. He stated that he and his wife own these buildings. He noted that 518 East 22nd is a tri-plex and 514 East 22nd is duplex, and they are considering finishing the attic into a studio apartment. He noted that both properties have a parking lot in the back.

There was no public input.

Staff Member Duba detailed the staff report. He described the characteristics of the subject properties and the surrounding neighborhood. He explained the rationale for the rezoning being to bring 518 East 22nd into conformance and providing the opportunity to add a unit to 514 East 22nd. He said that the addition of one unit should have a negligible impact on surrounding properties. He referred to several recommendations from the Comprehensive Plan that support this change.

Commissioners had no questions or comments.

Motion by Christ, seconded by Norton, to recommend approval of the rezoning from R-2A Alternate Two-Family Residential to R-3 Moderate Density Multi-Family Residential as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, Zuccaro, and Mulligan; Nay – none.

Commissioner Norton recused himself from the hearing.

PUBLIC HEARING/REZONING: Application of Sean Shriver to rezone property located at 2900 Block of Davenport Street.

Korrin and Sean Schriver, 2884 Davenport Street, spoke on behalf of their application. They said they live adjacent to the two lots they own and are requesting to rezone. They said they are seeking to lift the condition about number and type of goats allowed, noting they have successfully owned goats and used them for mowing. They plan to convert the baseball diamonds into grazing pasture. They stated they are no longer planning to build a home on this property. They noted they are engaged in an agricultural research study with the Natural Resources Conservation Service (NRCS). They said they would like to have one pig. They said they went to all the neighbors who received public notification about the request and talked with approximately twenty-six of them, and everyone was either supportive or indifferent to the proposal.

There was no public input.

Staff Member Schrobilgen detailed the staff report. He stated the request is to rezone these properties from R-1 and AG with conditions to AG with no conditions. He noted that the current condition places some limits on the animals that can be raised there. He said

the Commission has the ability to place conditions. He said the property has received site plan review. He said the change in zoning should cause little impact to neighbors. He referred to recommendations in the Comprehensive Plan that support this request. He noted that there are some site constraints, such as access and topography, that make this site difficult to develop. He stated that no public input has been received.

Commissioner Lohrmann asked if the applicants are requesting both properties to be zoned AG or to change the conditions. Staff Member Schrobilgen replied they are seeking to rezone to AG with no conditions, but the Commission could discuss any conditions they may deem appropriate. She asked if staff recommended any conditions, and staff replied no.

Chairperson Mulligan suggested they vote to remove all conditions.

Motion by Mulligan, seconded by Froistad, to recommend approval of the rezoning from AGc Agriculture with conditions and R-1 Single Family Residential to AG Agriculture zoning district. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, Zuccaro, and Mulligan; Nay – none.

Commissioner Norton returned to the meeting.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: None.

ADJOURNMENT: Motion by Mulligan, seconded by Christ to adjourn the December 3, 2025 Commission meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, Zuccaro, and Mulligan; Nay – none.

The meeting adjourned at 6:22 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

February 4, 2026
Adopted

STATE OF IOWA SS:
DUBUQUE COUNTY

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:

01/28/2026

and for which the charge is 386.61

Kathy Goetzinger

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

this 28th day of January, 2026

Janet K Pape

Notary Public in and for Dubuque County, Iowa.

NOTARIAL SEAL IOWA
JANET K. PAPE
Commission Number 199659
My Commission Expires
12/11/2028

Ad text :

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:30 p.m. on January 20, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver (attended virtually), 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 conducting a closed session pursuant to Iowa Code Chapter 21.5 and a work session on the Historic Millwork District Outdoor Community Space.

CLOSED SESSION

Motion by Wethal to convene in closed session at 5:32 p.m. to discuss Confidential Records - Chapter 21.5(1)(a) Code of Iowa. Seconded by Roussell. Motion carried 7-0.

The City Council reconvened in open session at 6:01 p.m.

WORK SESSION

Historic Millwork District Outdoor Community Space

Planning Services Director Wally Wernimont, Assistant Planner Chris Happ Olson, and Brenda Nelson, Principal at Confluence, presented on the Historic Millwork District (HMD) Outdoor Community Space. In response to a question about next steps, Wernimont noted that public feedback favors Concept No. 1 for the planned community space. This concept will be presented as an action item to the City Council within the next month. Van Milligen clarified that the action item will include all the proposed concepts with the council voting on their preferred choice. Wernimont also confirmed that staff from the adjacent Alamo Building have been actively engaged in the process. Due to time constraints, Mayor Cavanagh requested that any remaining questions be emailed to the City Manager and emphasized that the council will have additional time to discuss the matter when it comes forward as an action item next month.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 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 January 20, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver (attended virtually), Wethal; City Manager Van Milligen, 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. Recognize Grand River Center for 2026 EXHIBITOR Magazine Centers of Excellence Award: Parks and Recreation Director

Matthew Kalcevich recognized the Grand River Center and Oak View Group (OVG 360) staff for their recent Special Award in EXHIBITOR Magazines 2026 Centers of Excellence Awards. Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas also offered remarks regarding the recognition.

CONSENT ITEMS

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

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

2. Notice of Claims and Suits: Peter Dotterweich for vehicle damage; Richard Herrig for vehicle damage; Alyson Nelson for vehicle damage; Ryan Scherrman for property damage; Daniel Schleter for property damage. 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: Steven Palmer for property damage; Ryan Scherrman 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. 11-26 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. Resolution Approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC for the Redevelopment of 2541 Central Avenue: Upon motion the documents were received and filed, and Resolution No. 12-26 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC was adopted.

6. Iowa Department of Transportation HMA Sealing Project: Correspondence from Jesse Tibodeau, District Engineer with the Iowa Department of Transportation, notifying the City Council of HMA joint and crack sealing on US-61 from Dubuque Airport to Lake Eleanor Road. Upon motion the documents were received and filed.

7. Request for City Council Ratification of the First Amendment to the International Union of Operating Engineers (IUOE), Local #234 July 1, 2024 CBA: Upon motion the documents were received, filed, and approved.

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

9. Acceptance of Grants of Permanent Easement for Storm Sewer Utility across parts of Lots 11 and 12 in Block 3 in Birch Acres, in the City of Dubuque, Iowa from James F.

Breitbach and Kelly K. Breitbach, and from Benjamin T. Graham and Cindy J. Graham: Upon motion the documents were received and filed, and Resolution No. 13-26 Accepting A Grants Of Permanent Easement For Storm Sewer Utility Through, Under And Across Parts Of Lots 11 And 12 In Block 3 In Birch Acres, In The City Of Dubuque, Iowa was adopted.

10. City Council Contact Information and Ward Map Flyer: City Manager provided a copy of the City Council Contact Information and Ward Map Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026. Upon motion the documents were received and filed.

11. Winter Reminders Flyer: City Manager provided a copy of the Winter Reminders Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026. Upon motion the documents were received and filed.

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

13. Improvement Contracts with Performance, Payment, and Maintenance Bonds: Offset Construction LLC for the Rockwood Court Storm and Sanitary Sewer Repairs. Upon motion the documents were received, filed, and approved.

14. Request for Qualifications for a fundraising campaign consultant for restoration at Eagle Point Park: City Manager recommended City Council approval to distribute the enclosed Request for Qualifications (RFQ) with the purpose of engaging a fundraising consultant for the restoration of the Alfred Caldwell-designed buildings at Eagle Point Park, a collaboration under the Parks and Recreation and Planning Services Departments. Upon motion the documents were received, filed, and approved.

15. Tanglewood Court Storm Sewer Extension Project: Award Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 14-26 Awarding Public Improvement Contract For The Tanglewood Court Storm Sewer Extension Project was adopted.

16. Civil Service Commission - Certified Lists for Fire and Police Promotional Positions: Civil Service Commission submitted the recertified list for the positions of Fire Lieutenant, Division/Bureau Chief, Assistant Fire Marshall, EMS Supervisor, and Fire Captain. The Fire Equipment Operator segment of the Fire Promotionals List was previously exhausted. Therefore, a new list of qualified Fire Equipment

Operator candidates has been certified. Additionally, the commission is submitting the certified lists for the positions of Police Lieutenant, Police Corporal, Police Captain, and Assistant Chief of Police. Upon motion the documents were received, filed, and made a Matter of Record.

17. Request to Apply for an Environmental Protection Agency Community-wide Assessment Grant in the Amount of $500,000: Upon motion the documents were received and filed, and Resolution No. 15-26 Authorizing The Filing Of A Grant Application With The Environmental Protection Agency To Assist With Funding Community-Wide Brownfield Assessments was adopted.

18. Tobacco Acknowledgement/Settlement Agreement between the City of Dubuque and Pink Cloud at 4835 Asbury Rd.: Upon motion the documents were received, filed, and approved.

19. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 16-26 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 was adopted.

20. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications: Upon motion the documents were received and filed, and Resolution No. 17-26 Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3 was adopted.

ITEMS SET FOR PUBLIC HEARING

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

1. 7800 Chavenelle Building Remodel Project: Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 18-26 7800 Chavenelle Building Remodel Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 2, 2026 in the Historic Federal Building.

2. Setting a Public Hearing to Approve First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Bunge USA Grain, LLC: Upon motion the documents were received and filed and Resolution No. 19-26 Setting A Public Hearing To Consider The First Amendment To The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Bunge USA Grain, LLC For Real Property In The City Of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 2, 2026 in the Historic Federal Building.

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2026.1: Upon motion the documents were received and filed and Resolution No. 20-26 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2026.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing

And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2026.1, For Said Area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 16, 2026 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. Civil Service Commission: Iowa Code ?400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the February 2, 2026, city council meeting with the vote on appointments to occur at the March 16, 2026, city council meeting. One, 4-Year Term through April 6, 2030 (Expiring term of Crabill). Applicants: Randall Ludowitz, 867 Barbaralee Dr.; Colleen McKenna, 1360 Mount Pleasant St.; Brian Neises, 1841 Phyllrich Dr.; Tom Parker, 2743 Mineral St.; Darcy VanOstrand, 1222 Lincoln Ave. Neises and Parker spoke in support of their applications. Breitfelder noted that Ludowitz and Mckenna submitted written input in support of their applications.

2. Community Development Advisory Commission: One, 3-Year Term through February 15, 2029 (Expiring Low to Moderate Income Area Representative term of Brown). Applicant: Talma Brown, 2004 Windsor Ave. Breitfelder noted that Brown submitted written input in support of the application.

3. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2028 (Vacant term of Conrad). Applicant: Rebecca Bruce, 7926 N. Westbrook Dr. Breitfelder noted that Bruce submitted input in support of the application.

PUBLIC HEARINGS

1. Grand Harbor Hotel - Assignment of Development Agreement: Motion by Resnick to receive and file the documents and adopt Resolution No. 21-26 Approving The Assignment Of The Development Agreement Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To RG Hospitality, LLC. Seconded by Wethal. David Westergaard, Chief Financial Officer (CFO) of Riddle's Group, Inc., the company that acquired the property, spoke virtually about the companys vision, which includes branding the property as a Radisson Hotel. Brumwell confirmed that the Development Agreement remains unchanged; the original terms are simply being assigned to the new developer. Brumwell also noted that both the development agreement and lease include language addressing maintenance and upkeep responsibilities. Motion carried 7-0.

2. Grand Harbor Hotel - Assignment of Lease Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 22-26 Approving The Assignment Of The Lease Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holding LLC To RG Hospitality, LLC. Seconded by Wethal. Motion carried 7-0.

PUBLIC INPUT

Breitfelder noted that written input was received regarding Action Item No. 1 from Mike Wright, 385 Burch St.; Ric Jones, 1270 Dunleith Ct.; and S.A. Sutton, 1700 N. Algona.

ACTION ITEMS

1. Request for New Ordinance - Medians 9-8-321.330: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Police Chief Jeremy Jensen and Brumwell made a presentation. In response to questions, Jensen explained that the ordinance intentionally does not list specific locations; instead, it refers to them in general terms, with the exact locations documented separately outside of the ordinance, since they may change over time. City Council members emphasized that the ordinance does not prohibit panhandling and is intended to address safety concerns rather than impose fines. Brumwell noted that city staff have discretion when issuing municipal infractions, which may include no fine or a minimal fine, tailored to the circumstances. When asked about citations under the Citys camping ordinance, Captain Steve Radloff, head of the Community Policing Division, reported that no citations have been issued to date, with most interactions resulting in referrals to community resources. Regarding the Citys role in coordinating services for those in need, Assistant City Manager Cori Burbach highlighted efforts such as expanding affordable housing options and funding initiatives like the Community Solutions of Eastern Iowa (CSEI) hotline. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 1-26 Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic, Chapter 8 Pedestrians Rights And Duties And Adopting A New Section 321.330 Pedestrian Safety; Use Of Certain Medians Prohibited. Seconded by Wethal. Motion carried 7-0.

2. 2026 Federal Legislative Priorities: Motion by Sprank to receive and file the documents and approve the 2026 Federal Legislative Priorities. Seconded by Wethal. City Council members noted that not all initiatives can be included in the federal priorities, even though significant work is being done on items outside those priorities. The listed priorities primarily reflect the Councils established goals and objectives. Motion carried 7-0.

3. New Ladder Truck - Static Display: Motion by Roussell to receive and file the documents and schedule the Fire Departments display of the new 2025 E-One Cyclone ladder truck before the February 2, 2026, City Council meeting starting at 5:30 p.m. in front of the Historic Federal Building on 6th Street. Seconded by Wethal. Motion carried 7-0.

4. Work Session Request: Travel Dubuque Annual Update: Motion by Wethal to receive and file the documents and schedule the work session for February 2, 2026, at 6:00 p.m. Seconded by Roussell. Motion carried 7-0.

5. Work Session Request: City Budget Resources and Online Transparency Tools: Motion by Wethal to receive and file the documents and schedule the work session for March 2, 2026, at 5:15 p.m. Seconded by Sprank. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Wethal reported on her recent tutorial and tour of the landfill as part of her orientation after joining the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) Board.

Sprank reported on attending the ribbon cutting for the Key Hotel and the Table Mound Neighborhood Associations plans to travel to the state capital.

Roussell reported on attending the Key Hotel ribbon cutting and meeting with the new CEO of the Dubuque Regional Humane Society.

Leyendecker reported on continuing his city department orientations, attending his first meeting as a board member for Dubuque Initiatives, and meeting with Table Mound.

Cavanagh reported on attending the Key hotel ribbon cutting and attending the Dubuque Area Chamber of Commerces young professionals local leaders day, legislative kickoff, and forecast luncheon. He also reported on meetings with Presentation Lantern Center and Building Bridges.

CLOSED SESSION

Motion by Wethal to convene in closed session at 7:38 p.m. to discuss Purchase or Sale of Real Estate Chapter 21.5(1)(j) Code of Iowa. Seconded by Leyendecker. 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 9:35 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:35 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk
1t 1/28

STATE OF IOWA SS:
DUBUQUE COUNTY

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:

01/28/2026

and for which the charge is 158.85

Kathy Goetzinger

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

this 28th day of January, 2026

Janet K Pape

Notary Public in and for Dubuque County, Iowa.

NOTARIAL SEAL IOWA

JANET K. PAPE
Commission Number 199659
My Commission Expires
12/11/2028

Ad text :

CITY OF DUBUQUE
PERIOD ENDING AUGUST 31,2025
INTERIM EXPENDITURES
BY FUND
General 1,910,919.52; Special Revenue 665,495.43; Capital Projects 2,015,837.22; Water 525,682.50; Sanitary Sewer 285,900.60; Stormwater 29,370.55; Parking 80,001.31; Refuse 45,921.79; Transit 38,987.22; Internal Service 4,022.52; DMASWA 278,180.07; GRAND TOTAL $ 5,880,318.73
*Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.
CITY OF DUBUQUE
PERIOD ENDING SEPTEMBER 30, 2025 INTERIM REVENUES BY TYPE
Revenue Type Amount
Charge for services 7,724,358.00; Grants/Contributions 3,360,907.38; Property Taxes 2,841,926.37; TIF 2,009,543.25; LOST 1,100,968.65; Hotel/Motel Tax 324,018.54; Utility Franchise Fees 629,064.30; Gaming 52,421.88; Investment Earnings 350,192.94; Gain on Disposal 28,446.01; Transfers 106,711.61; Miscellaneous 142,265.00; Total $ 18,670,823.93
CITY OF DUBUQUE
PERIOD ENDING SEPTEMBER 30, 2025 INTERIM REVENUES BY FUND
Fund Amount
General Fund 8,179,966.59; Special Revenue 4,304,828.38; Debt Service 28,543.30; Capital Projects 809,821.80; Permanent 177.10; Water 1,047,472.33; Sanitary 1,148,931.24; Stormwater 551,045.43; Parking 242,457.29; Refuse 355,894.31; Transit 172,978.95; Internal Service 675,338.63; DMASWA 1,153,368.58; Total $ 18,670,823.93
*Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.
CITY OF DUBUQUE
PERIOD ENDING SEPTEMBER 30,2025 INTERIM EXPENDITURES BY FUND
General 1,461,065.43; Special Revenue 91,406.40; Capital Projects 1,412,557.20; Water 106,035.73; Sanitary Sewer 696,056.71; Stormwater 274,881.01; Parking 28,777.92; Refuse 4,034.53; Transit 16,891.43; Internal Service 7,306.27; DMASWA 1,283,237.68; GRAND TOTAL $ 5,382,250.31
*Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.
CITY OF DUBUQUE
PERIOD ENDING OCTOBER 31, 2025 INTERIM REVENUES BY TYPE
Revenue Type Amount
Charge for services 8,971,147.25; Grants/Contributions 1,973,078.60; Property Taxes 10,777,907.88; TIF 5,719,840.04; LOST 1,191,929.51; Hotel/Motel Tax 378,459.51; Utility Franchise Fees 675,993.21; Gaming 46,830.52; Investment Earnings 968,241.22; Gain on Disposal 17,823.04; Miscellaneous 2,618,124.50; Total $ 33,339,375.28
CITY OF DUBUQUE
PERIOD ENDING OCTOBER 31, 2025 INTERIM REVENUES BY FUND

Fund Amount
General Fund 14,121,204.58; Special Revenue 8,714,808.31; Debt Service 103,286.79; Capital Projects 961,709.12; Permanent 684.68; Water 1,964,313.67; Sanitary 4,271,744.65; Stormwater 940,130.13; Parking 227,316.90; Refuse 623,444.87; Transit 79,104.99; Internal Service 331,157.74; DMASWA 1,000,468.85; Total $ 33,339,375.28

*Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

CITY OF DUBUQUE

PERIOD ENDING OCTOBER 31,2025 INTERIM EXPENDITURES BY FUND

General 1,519,674.45; Special Revenue 642,279.07; Capital Projects 2,013,723.82; Water 82,109.28; Sanitary Sewer 323,457.02; Stormwater 371,088.53; Parking 21,303.26; Refuse 7,058.37; Transit 8,846.28; Internal Service 21,230.49; DMASWA 764,514.84; GRAND TOTAL $ 5,775,285.41

*Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

CITY OF DUBUQUE

PERIOD ENDING NOVEMBER 30, 2025 INTERIM REVENUES BY TYPE

Revenue Type Amount
Charge for services 6,988,020.48; Grants/Contributions 1,868,048.82; Property Taxes 2,164,034.42; TIF 839,021.13; Backfill 323,220.24; Utility Franchise Fees 544,112.12; Gaming 48,128.11; Investment Earnings 441,819.59; Gain on Disposal 13,770.00; Miscellaneous 37,062.22; Total $ 13,267,237.13

CITY OF DUBUQUE

PERIOD ENDING NOVEMBER 30, 2025 INTERIM REVENUES BY FUND

Fund Amount
General Fund 5,699,347.54; Special Revenue 2,613,754.52; Debt Service 19,741.82; Capital Projects 22,331.41; Water 1,075,856.71; Sanitary 1,558,021.40; Stormwater 525,676.96; Parking 184,094.38; Refuse 482,021.51; Transit 214,453.92; Internal Service 39,855.94; DMASWA 832,081.02; Total $ 13,267,237.13

*Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

CITY OF DUBUQUE

PERIOD ENDING DECEMBER 31, 2025 INTERIM REVENUES BY TYPE

Revenue Type Amount
Charge for services 6,751,501.33; Grants/Contributions 8,481,426.11; Property Taxes 575,965.29; TIF 128,521.23; LOST 2,071,712.31; Hotel/Motel Tax 619,655.06; Utility Franchise Fees 469,118.68; Gaming 48,022.46; Investment Earnings 529,360.01; Miscellaneous 17,543.25;Total $ 19,692,825.73

CITY OF DUBUQUE

PERIOD ENDING DECEMBER 31, 2025 INTERIM REVENUES BY FUND

Fund Amount
General Fund 4,969,022.62; Special Revenue 1,868,776.18; Debt Service 155,397.37; Capital Projects 7,774,113.86; Water 1,137,049.88; Sanitary 1,904,943.02; Stormwater 495,993.31; Parking 267,312.85; Refuse 415,159.26; Transit 78,452.29; Internal Service 30,207.57; DMASWA 596,397.52; Total $ 19,692,825.73

*Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

CITY OF DUBUQUE

PERIOD ENDING DECEMBER 31,2025 INTERIM EXPENDITURES BY FUND

General 1,934,256.99; Special Revenue 2,230,590.86; Capital Projects 4,010,288.80; Permanent 1,872.08; Water 474,956.10; Sanitary Sewer 308,211.25; Stormwater 231,779.98; Parking 50,836.58; Refuse 4,172.71; Transit 14,118.20; Internal Service 2,542.46; DMASWA 1,642,575.12; GRAND TOTAL $ 10,906,201.13

*Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

CITY OF DUBUQUE

PERIOD ENDING JANUARY 31, 2026 INTERIM REVENUES BY TYPE

Revenue Type Amount

Charge for services 3,814,329.19; Grants/Contributions 1,244,602.67; Utility Franchise Fees 485,052.16; Gaming 29,091.01; Investment Earnings 2,661.71; Gain on Disposal 16,132.17; Miscellaneous 133.66; Total $ 5,592,002.57

CITY OF DUBUQUE

PERIOD ENDING JANUARY 31, 2026 INTERIM REVENUES BY FUND

Fund Amount

General Fund 2,513,782.30; Special Revenue 1,206,672.95; Capital Projects 6,112.91; Water 545,232.64; Sanitary 571,191.52; Stormwater 254,480.07; Parking 32,742.32; Refuse 184,435.74; Transit 49,283.88; Internal Service 46,162.92; DMASWA 181,905.32; Total $ 5,592,002.57

*Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.

1t 1/28

STATE OF IOWA SS:
DUBUQUE COUNTY

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:

01/28/2026

and for which the charge is 562.39

Kathy Goetzinger

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

this 28th day of January, 2026

Janet K Pape

Notary Public in and for Dubuque County, Iowa.

NOTARIAL SEAL IOWA
JANET K. PAPE
Commission Number 199659
My Commission Expires
12/11/2028

Ad text :

City of Dubuque - Expenditures Approved by the City Council at the 1/20/26 City Council Meeting^^
VENDOR NAME^INVOICE DESCRIPTION NET AMOUNT AND NUMBER OF CONSOLIDATED CLAIMS (IF APPLICABLE)
1800TShirts, Transit Employee Uniforms, 2028.5; 3 1800TShirts, Transit Employee Uniforms Hats, 575; 3CMA, Job posting for the Communications Specialist posi, 99; 3M, 3M Clear Transfer Tape (Signs), 263.5; 563 DESIGN PLLC, Architectural Services-Fire Station HDQ Remodel, 8750; 799 Main LLC, 799 Main, 395000; 2 A & G ELECTRIC COMPANY, Locust Ramp Repair Roof Top Lights, 889.05; A-1 MOBILE STORAGE SERVICE, LLC, STORAGE CONTAINER -BRANCHING OUT DBQ, 175; AARON DOUGLAS, TREE REMOVAL, 2800; AARON DOUGLAS, TREE REMOVAL-ALONG GREENHOUSE, 5000; ACROSS THE STREET PRODUCTIONS INC, Blue Card Online Training for 25 Fire Personnel, 3125; AECOM TECHNICAL SERVICES INC, B2E2 (705) RAISE Planning Grant Design Services, 29019.62; AIRGAS USA LLC, FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES, 2891.3; AIRGAS USA LLC, LF-Rent Cyl Large Acetylene, Argon, Oxygen 12/31/2, 16.74; AIRGAS USA LLC, Liquid Oxygen for the WRRC - FY26, 55757.55; 19 AIRGAS USA LLC, Medical Oxygen for Ambulances, 9.18; 2 AIRGAS USA LLC, MONTHLY TANK RENTALS FOR WATER TRT.PROCESS, 8.37; 2 AIRGAS USA LLC, Tank & Vaporizer Rental - FY26, 2599.9; ALLIANT ENERGY, 2820 Brunswick St.-Alliant Energy (City Owned), 42.12; ALLIANT ENERGY, ELECTRIC BILLS FOR FY26, 330.11; ALLIANT ENERGY, FY 26 City Hall Electricity, 3127.02; ALLIANT ENERGY, FY2026 BLANKET PO - ELECTRICITY COSTS, 67689.05; ALLIANT ENERGY, FY26 1157 Central MFC Electricity, 3531.83; ALLIANT ENERGY, FY26 350 W 6th Electricity, 3299.14; ALLIANT ENERGY, FY26 Electric City Hall Annex 1300 Main, 1325.85; ALLIANT ENERGY, FY26 Electric Traffic & Street Lights, 4231.19; 16 ALLIANT ENERGY, FY26 Electrical Service for 300 Main, Suite 330, 222.84; ALTORFER INC, UNIT #3250 - WO8492 - SOS SAMPLES, 505; ALTORFER INC, UNIT #3475 - LF HAUL TRUCK REPAIR, 4652.76; Amazon Capital Services, Inc., Supplies for programs, patrons, and maintenance, 940.58; 10 Applied Technology Group Inc, Bluebeam Upfront Subscription, 3630; ARMELLA WISSINK, 725 ANGELLA RL OVERPAYMENT, 65; Ascendance Trucks LLC, GARAGE - STOCK 01/07/26, 59.77; Ascendance Trucks LLC, GARAGE - STOCK 01/08/26, 90.46; Ascendance Trucks LLC, GARAGE - STOCK GILLIG 1/7/2026, 24; Ascendance Trucks LLC, No unit - Will be returning - 12/9/2025, 3631.54; Ascendance Trucks LLC, Unit #2504 - WO6600 - BLTPRF EGR Cooler, Gasket Se, -2006.84; Ascendance Trucks LLC, UNIT #2680 Parts: Cooler, Gasket, Seal, 2138.27; Ascendance Trucks LLC, UNIT #3207 - WO8789 - MUFFLER STRAP SUPPORT, 33.06; Ascendance Trucks LLC, UNIT #3222 - KIT, TURBOCHARGER ACTUATOR, 1861.21; Ascendance Trucks LLC, UNIT #3222 - WO8790 - BREATHER TUBE, 90.53; Ascendance Trucks LLC, UNIT #3222 -Engine Systems, 15858.23; Ascendance Trucks LLC, UNIT #3409 - WO7508 - BRAKE SPIDER ASSY, 209.05; AT&T Mobility National Accounts, LLC, AT&T FirstNet - 11/29/25-12/28/25, 872.5; AT&T Mobility National Accounts, LLC, IPHONES AND IPADS PARKS-NOV 29-DEC 28, 2025, 947.56; AVALON SERVICE CENTER INC, NEW EQUIPMENT TRAILER FOR PARKS, 17760; AVALON SERVICE CENTER INC, UNIT #3412 - ACCIDENT REPAIR, 11744.99; B L MURRAY COMPANY INC, Cleaning Supplies, 80.25; B L MURRAY COMPANY INC, TP for the WRRC, 75.19; BALL HORTICULTURAL COMPANY, SEEDS FOR GREENHOUSE, 28.45; 2

Banner Fire Equipment Inc, UNIT #13005 - WO8796 - CAB TILT PUMP, 525.58; BLACK HILLS/IOWA GAS UTILITY CO, FY26 LF BLANKET PO- GAS COSTS, 820.09; BluePath Finance FC IV LLC, UTILITY EXPENSE - ELECTRICITY, 257.94; Brandon Avenarius, TREE/BRUSH REMOVAL, 13660; BRIAN VEACH, LF- 25 Hour LF Operator Course, 200; BRIAN VEACH, LF- Training and Conference 09/22/25, 180; CALLAWAY GOLF SALES COMPANY, PRO SHOP MERCHANDISE, 1764.26; 7 CES COMPUTERS INC, Order # : Econ Dev - Joe setup Order ID : 99045887, 595.99; CHEMSEARCH, LF Inside Out, 2x2.5GL,NAC FE 01/06/26, 338.45; CHEMSEARCH, LF Inside Out, 2x2.5GL,NAC FE 12/29/25, 289.45; CHEM-SULT INC, Polymer for Water Plant Treatment, 1319.51; CHRISTINA LYNN LEMMON, Travel- 2025 Women Lead Change Conf 11/12/25, 105.98; CHRISTOPHER D RICHARD, "Housing Dept TIF grants - 1706", 29000; CHRISTOPHER D RICHARD, 1706 CENTRAL, 145000; 2 CINTAS CORP, Cleaning Supplies / Mats - Intermodal - FY26, 61.61; CINTAS CORP, FY2026 BLANKET PO - UNIFORMS, 397.03; 2 CINTAS CORP, Mats, Cloths, shop towels JOTC FY26, 383.16; 2 CINTAS CORP, Rugs/Towels for the WRRC-FY26, 705.36; CINTAS CORP, Various Maintenance - FY26, 1614.51; 7 CINTAS FIRST AID & SAFETY, FY2026 BLANKET PO - FIRST AID SUPPLIES, 101.68; CINTAS FIRST AID & SAFETY, FY2026 First Aid Supplies, 158.97; 2 City of Dubuque, 2025 Annual State Legislative Dinner, 2266.1; City of Dubuque, SHORTFALL AND SUBSIDY FOR FY26, 104284; CITY OF DUBUQUE - UB, COMMUNITY IMPACT SERVICE PROGRAM, 1676.49; 2 CITY OF DUBUQUE IOWA/FIVE FLAGS, SHORTFALL AND SUBSIDY FOR FY26, 99909.17;
CivicPlus LLC, Acquia Web Governance Standard Package, 8095.02; CLARKE UNIVERSITY, Franchise Fee FY26, 2824.13; 2 COBRA PUMA GOLF, PRO SHOP SPECIALTY ITEM, 69.22; CODY BINICEWICZ, 2548 Marywood RL Overpayment, 32.5; COMMAND SECURITY SOLUTIONS, ALARM MONITORING FY26, 566.07; 4 COMMUNICATIONS ENGINEERING CO, City of Dubuque - IT - Wireless Network Refresh, 3148; Compass Minerals America Inc., Road Salt Deicer Winter 2025-2026, 320989.92; 3 CONSTELLATION NEW ENERGY GAS DIV, Natural Gas City Hall, 483.11; CONVIVIUM URBAN FARMSTEAD, SD Grant-Learning Center & Apiary Signage-Conviviu, 1379.71; CRAWFORD HEATING AND COOLING CO INC, 5th St Ramp Back Flow Repair, 95; CRAWFORD HEATING AND COOLING CO INC, BACKFLOW TESTING, 398.58; CRAWFORD HEATING AND COOLING CO INC, Five Flags Backflow Repair, 95; CRAWFORD HEATING AND COOLING CO INC, Fy26 Annual Backflow test Locust Ramp, 580; CRAWFORD HEATING AND COOLING CO INC, FY26 Backflows Testing in 8 ramps/Sprinkler Inspec, 3324.1; CRAWFORD HEATING AND COOLING CO INC, Intermodal Backflow Repair, 95; CURT'S SIGNATURE SIGN, Signs for OSPNS, 937.22; DAN ARENSDORF CONSTRUCTION, Snow Removal of Port Lots, 4775; DANIEL J MAYNE, LF- 25 Hour LF Operator Course, 521.79; DAVID A NESS, D. Ness Axis Immerse 2025 Travel Reimbursement, 248.5; DEMCO INC, Processing supplies for library materials, 849.21; DENISE C BLAKELEY-IHRIG, FY2026 BLANKET PO - CONSULTANT SERVICES, 3827.6; 2 DIETZ ENTERPRISES LLC, 1240 Mt Loretta Construction HH'21, 1521; DIETZ ENTERPRISES LLC, 1240 Mt Loretta HHP 2022 Work, 12459; 2 DIETZ ENTERPRISES LLC, 2315 Graham Circle Construction HH'22, 2698; DIRK AND RHONDA DEUTMEYER, 580 WILSON PROPERTY SALE RL REIMBURSEMENT, 225; Discover Hospitality LLC, 710 Merz Relocation LHH21, 1931.87; DITTMER RECYCLING INC, Blanket Refuse-Comingled Recycling, 20594.82; 3 DITTMER RECYCLING INC, FY2026 BLANKET PO - SVC TRASH AND RECYCLING CHARGE, 150; DITTMER RECYCLING INC, Landfill Fees -

20 yrd/2 yrd - FY26, 212.98; Drive Line & Company, Inc.,
GARAGE - STOCK PLOW 12/31/2025, 318.62;
DRIVE LINE OF DUBUQUE INC, Stock- International/ Navistar
Radiator, 879.65; DUANE J RICHTER, D. Richter Axis Immerse
2025 Travel Reimbursement, 146.3; DUBUQUE AREA LABOR MGMNT
COUNCIL, FY 26 COS/DALMC, 8750; DUBUQUE COMMUNITY SCHOOL DIST,
Franchise Fee FY26, 10860.22; 5 DUBUQUE COUNTY BAR
ASSOCIATION, Dubuque County Bar Association Members Fees, 165;
DUBUQUE COUNTY E911 BOARD, 911 Access Fee: Oct- Dec 2025,
8789.94; DUBUQUE COUNTY RECORDER, Outstanding Recording Fees,
42; DUBUQUE COUNTY SHERIFF, Sheriff Services for DECEMBER
2025, 162; DUBUQUE COUNTY TREASURER, FY24 28E Cooperative
Agreement, 6000; 2 DUBUQUE COUNTY TREASURER, FY25 28E
Cooperative Agreement, 3000; DUBUQUE HOSE & HYDRAULICS, GARAGE
- SHOP SUPPLIES(NYLON CLAMPS) - 01/14/2025, 90.85; DUBUQUE
HOSE & HYDRAULICS, GARAGE - SHOP USE - 01/14/2026, 346;
DUBUQUE HOSE & HYDRAULICS, GARAGE - STOCK BINS 12/24/2025,
405.71; DUBUQUE HOSE & HYDRAULICS, LF- Shop Supplies Bits
01/06/26, 171.51; DUBUQUE HOSE & HYDRAULICS, LF- Shop Supplies
Bits 12/23/25, 176.12; 2 DUBUQUE HOSE & HYDRAULICS, UNIT #3401
- WO8866 - HEX PLUG, CHROME BIT, 40.58; DUBUQUE HOSE &
HYDRAULICS, UNIT #3407 - CLAMP ASSY, 12MP-FPX, ELBOW, 87.4;
DUBUQUE HOSE & HYDRAULICS, UNIT #3407 (LINES 1-7); UNIT #3412
(LINES 8-12), 507.07; DUBUQUE HOSE & HYDRAULICS, UNIT #3412 -
WO8959 - HEX NUT, 74.66; DUBUQUE HOSE & HYDRAULICS, UNIT #3471
- HOSE PARTS 12/23/2025, 750.95; DUBUQUE HOSE & HYDRAULICS,
UNIT #540010 - PIPE ELBOW/NIPPLES 3/4X2, 23.66; DUBUQUE HOSE &
HYDRAULICS, UNIT #FIRE EQUIPMENT - WO8548 - CABLES, 2472.32;
DUBUQUE RACING ASSOCIATION LTD, DRA Board Mtg
Luncheons-December 2025, 14.85; DUBUQUE SIGN COMPANY, ACM
Signage for Locust, 5th and Central ramps, 23904.6; DUBUQUE
SIGN COMPANY, DECALS FOR EQUIPMENT, 95; DUBUQUE SIGN COMPANY,
DECALS FOR NEWER TRUCKS, 65.3; DUKES ROOT CONTROL INC, Root
Foam of Sewers and Manholes, 13258.92; DYERSVILLE COMMERCIAL,
LF- ABC's of Christmas, 64; DYNAMIC LIFECYCLE INNOVATIONS INC,
LF-Recycling services, 2068.55; EAST CENTRAL INTERGOVERN
ASSOC, 16th St Detention Basin Culvert & Pumping Station,
49.5; EASTERN IOWA EXCAV & CONCRETE LLC, DITCH OVER WM
REPAIR-OLD DAVENPORT&O'ROURKE RDS, 849;
EASTERN IOWA EXCAV & CONCRETE LLC, STREET PATCHES FOR WM
REPAIR-E. 14TH ST & ELM ST, 318.32; ELECTRIC PUMP LLC, Blended
Sludge Feed Pump, 22432.26; ELLIOTT EQUIPMENT COMPANY, UNIT#
3412 Brake Dual Valve, 1091.01; ETALYC, Inc., Hyperflow
Program - STIC, 5000; EUROFINS ENV TESTING NORTH CENTRAL, Lab
Fees for FY26 (remainder), 2374.65; 13 EXPRESS EMPLOYMENT
PROFESSIONALS, Dispatcher Temp Services, 979.61; 2
EXPRESS EMPLOYMENT PROFESSIONALS, Temporary Administrative
Assistant for HR, 620.5; F&W SERVICE COMPANY INC, Fleet Lift
Repair, 23097.87; FEDEX, Fed X Shipping Fee-Water Bottle
Sample - Lead, 34.02; 2 Gabrielle Chelette, Meeting Room
Cancellation, 144; GARY CARNER, 51 BLUFF PROPERTY SALE RL
REIMBURSEMENT, 105; GARY CARNER, 61 BLUFF PROPERTY SALE RL
REIMBURSEMENT, 157.5; GEISLER BROTHERS COMPANY, Service Call -
Intermodal Facility, 496.2; GEISLER BROTHERS COMPANY, WRRC
HVAC Preventative Maintenance Services, 6298; 2 GENUINE PARTS
COMPANY INC, GARAGE - STOCK - 12/23/2025, 143.28; GENUINE
PARTS COMPANY INC, GARAGE - STOCK - 12/29/2025, 50.28; GENUINE
PARTS COMPANY INC, GARAGE - STOCK FILTER - 01/09/2026, 30.02;
GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS - 01/06/26,
76.46; GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS -

1/09/2026, 84.13; GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS - 12/23/2025, 311.71; GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS - 12/24/2025, 78.54; GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS -01/02/26, 304.56; GENUINE PARTS COMPANY INC, GARAGE - STOCK FILTERS -01/08/26, 109.13; GENUINE PARTS COMPANY INC, GARAGE - STOCK FLUIDS - 12/23/2025, 166.4; GENUINE PARTS COMPANY INC, LF-Shop Supplies 01/06/26, 100.9; GENUINE PARTS COMPANY INC, LF-Shop Supplies 01/08/26, 42.48; GENUINE PARTS COMPANY INC, LF-Shop Supplies 12/02/25, 31.47; GENUINE PARTS COMPANY INC, LF-Shop Supplies 12/11/25, 17.7; GENUINE PARTS COMPANY INC, LF-Shop Supplies 12/23/25, 47.99; GENUINE PARTS COMPANY INC, UNIT #2111 - WO8975 - SUPER TRIM ADH-YELLOW, 60.8; GENUINE PARTS COMPANY INC, UNIT #3250 - WO8901 - ADHESIVE, 63.84; GENUINE PARTS COMPANY INC, UNIT #3455 Cabin Air Replacements, 21.96; GENUINE PARTS COMPANY INC, UNIT #3456 Cabin Filters Replacements, 21.96; GENUINE PARTS COMPANY INC, UNIT #3476 - FILTERS 12/17/2025, 187.17; GERALD AND DONNA WELTER, 2010 Deborah Property RL Reimbursement, 90; GIESE SHEET METAL CO INC, MSC- Heat not working 01/09/26, 529.01; GIESE SHEET METAL CO INC, MSC- Heat not working 12/31/25, 1594.8; GIESE SHEET METAL CO INC, MSC-Carbon Monoxide Detector Issue 12/23/25, 450; GILLIG LLC, UNIT #2504 - WO8822 - COOLANT PUMP, FILTER ELEMENT, 1816.12; GILLIG LLC, UNIT #2682 - WO8798 - BRACKET, FENDER, 413.82; GILLIG LLC, UNIT #2693 - WO8647 - MOD/ADAPTOR KIT, 215.68; GOVERNMENTJOBS.COM, HRIS implementation - initial invoice, 95755.93; GRAYMONT WESTERN LIME INC, FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME, 16279.48; 3 Haidee M Cardoso, Mileage Reimbursement, 11.13; HANLEY AUTO BODY INC, UNIT#2682 Prep and Paint 5 Loose Panels, 745; HAWKINS INC, Sodium Hypochlorite - Bulk order, 10940.16; 2 HDR ENGINEERING INC, C9AAP2 Engineering, 21722.71; HDR ENGINEERING INC, HDR - OMLS Middle Fork Phase 3 Design Contract, 94413.75; HDR ENGINEERING INC, LF- Annual Engineering Services FY25, 19010.74; HDR ENGINEERING INC, LF- Customer Convenience Care Center Project, 18051.14; HDR ENGINEERING INC, Sanitary Sewer Asset Mgmt Plan, 28882.5; 3 HDR ENGINEERING INC, Waste Minimization Report Consultant, 1131.76; HENDERSON PRODUCTS INC, Unit #3233 - WO8666 - TARP KIT, ELECTRIC, W/WD, 2373.06; HENDRICKS FEED & SEED CO INC, Street- Hendricks Choice Salt -50# Blue 12/11/25, 398; Hooks Hydraulics & Equipment, UNIT #3205 - WO8213 - SENSOR, 720; HYGIENIC LABORATORY, Disinfectant BY-Product and PFAS Testing Fee, 2714; InSource Software Solutions, Update SCADA Software, 14190; INTERSTATE PIPE & SUPPLY, Fitting for bypass egate window, 62.3; IOWA DEPARTMENT OF PUBLIC SAFETY, Certification Fees, 50; IOWA DEPT OF INSPECTIONS & APPEALS, Elevator Permit & Inspection Fee - 12/15/25, 225; IOWA KENWORTH INC, GARAGE - STOCK - 01/05/2026, 331.11; IOWA KENWORTH INC, GARAGE - STOCK - 01/09/2026, 227.33; IOWA KENWORTH INC, STOCK - GILLIG 01/12/2026, 6.86; ISELER DEMOLITION INC, EAGLE POINT WATER TOWER DECONSTRUCTION PROJECT, 109535; J & R SUPPLY COMPANY, Check Valve for the Blended Sludge Pump-Bld 75, 3612.86; J & R SUPPLY COMPANY, Street/ Refuse- Winter Gripper Gloves 12/11/25, 360; J & R SUPPLY COMPANY, Street/ Refuse- Winter Gripper Gloves 12/19/25, 3648; J & R SUPPLY COMPANY, TAPPING SADDLES & WRAPS FOR MAINBREAKS, 5025; JAMES YAGER, 1305 ELM PROPERTY SALE RL REIMBURSEMENT, 300; JESSICA QUECK, 2071 N MAIN PROPERTY SALE RL REIMBURSEMENT, 135; JQ Construction LLC, LEAD SERVICE LINE REPO. PROJ-PHASE 1 CONSTRUCTION, 171181.43; KANE, NORBY AND

REDDICK, PC, 103928- Platinum Holdings, 1111; Keaton Wayne Larson, Larson - Civil Rights Independent Contractor, 4000; KEITH ZENNER, 2520 Queen Property Sale RL Reimbursement, 112.5; KEN SAIKI DESIGN INC, COMISKEY PARK -PHASE 2, 3320; KEYSTONE AUTOMOTIVE INDUSTRIES INC, UNIT #130003 - WO8874 - ACRYLIC ENAMEL, 28.3; KILBURG EQUIPMENT LLC, UNIT #3411 - WO8984 - COMPLETE FINGER-HELPING HAND, 1594.49; KIM A HERRIG, FY26 Custodial Services for 300 Main, Suite 330, 412; KMDE LLC, MSC Solar Production- DEC 2025, 831.9; KRAEMERS WATER STORE INC, Bottled Water Service for Landfill 12/17/25, 79.65; KRUSER SEPTIC SERVICE INC, FY26 WRRC As Needed Maintenance, 2286.25; 3Kwik Trip Inc, Monthly Fuel Charges Acct #00557404: Dec 2025, 33826.74; Kwik Trip Inc, Monthly Fuel Charges: Nov 2025, 41344.04; Kwik Trip Inc, Monthly Fuel Charges: Oct 2025, 31890.77; LEE HIGHTOWER, 603 NEEDHAM RENTAL LICENSE OVERPAYMENT, 97.5; LEE HIGHTOWER, 945 Spruce Overpayment Reimbursement, 32.5; LISA KLEIN, 1720 BRISTOL PROPERTY SALE RL REIMBURSEMENT, 438.75; LOCATORS LTD, 356 MAIN PROPERTY SALE RL REIMBURSEMENT, 540; MACQUEEN EQUIPMENT GROUP, Cleaning solution/disinfectant for SCBA masks, 427.79; MACQUEEN EQUIPMENT GROUP, SCBA Repair, 111.5; MACQUEEN EQUIPMENT GROUP, STOCK - RUBBISH, -1097.85; MACQUEEN EQUIPMENT GROUP, STOCK - RUBBISH (paid short on original invoice), 17.66; MACQUEEN EQUIPMENT GROUP, STOCK - RUBBISH Strap and Filter, 208.37; MACQUEEN EQUIPMENT GROUP, STOCK - RUBBISH Strap, Buckle, Filter, Tank 12/23, 460.03; MARGIE A WHITE, 1930 JACKSON PROPERTY SALE RL REIMBURSEMENT, 97.5; MARGIE A WHITE, 614 LINCOLN PROPERTY SALE RL REIMBURSEMENT, 146.25; MARTIN EQUIPMENT OF IL INC, FROST HOOK FOR MINI EXCAVATOR, 2125; MARTIN EQUIPMENT OF IL INC, UNIT#3244 - WO8893 - REAR VEIW MIRROR, 182; MARTIN EQUIPMENT OF IL INC, UNIT#3244 Rear View Mirror (being returned), 127.83; MARTIN EQUIPMENT OF IL INC, UNIT#3250 - WO8817 - MIRROR, 350.87; MARTIN EQUIPMENT OF IL INC, UNIT#3250 FIELD OPS - WO8709 - LAMP, 106.01; MARTIN EQUIPMENT OF IL INC, UNIT#3453 FIELD OPS - COMPRESSOR, PRECLEANER, 1152.84; MARTIN EQUIPMENT OF IL INC, UNIT#3453 FIELD OPS - HIGH PRESSURE HOSE, 190.7; MARTIN EQUIPMENT OF IL INC, UNIT#3453 LF - TRACK BOLT, 2.49; MARTIN EQUIPMENT OF IL INC, UNIT#3453 O Ring Hose Spring Bulk Hose Hose Fittin, 312.83; MARTIN EQUIPMENT OF IL INC, UNIT#3455 Hose Fitting, O Ring, Bulk Hose, Elbow, 178.99; MARTIN EQUIPMENT OF IL INC, UNIT#3455 O Ring, Seal Washer, Bushing, Thermostat, 145.48; MARTIN EQUIPMENT OF IL INC, UNIT#3455 Precleaner, 835.56; MARTIN EQUIPMENT OF IL INC, UNIT#3456 Bushing, 86.94; MARTIN EQUIPMENT OF IL INC, UNIT#3456 Cap Screw, Washer, Guide, 4552.8; MARTIN EQUIPMENT OF IL INC, UNIT: NONE (BEING RETURNED) - MIRROR, 113.06; MEDICAL ASSOCIATES CLINIC PC, Random drug and alcohol tests - December 2025, 1552; MICHAEL DUEHR, 122 State Property Sale RL Reimbursement, 120; MICHAEL W WEIKERT JR, LF- Recycling Services, 1332; MIKE FINNIN FORD LLC, GARAGE - STOCK POLICE 01/13/2025, 610.96; MIKE FINNIN FORD LLC, UNIT #110021 Parts: Deflector and Bumper Asy, 580.87; MIKE FINNIN FORD LLC, UNIT #110023 - PANEL, SHIELD ASY, 275.78; MIKE FINNIN FORD LLC, UNIT #110043 Repairs elec motor and coolant pump, 1316.08; MIKE FINNIN FORD LLC, UNIT #130010 Parts: Damper Asy, 166.37; MIKE FINNIN FORD LLC, UNIT #2109 - WO8714 - SPEAKERS (2ND SET), 24.6; MILLWORK HOTEL ASSOCIATES LLC, 390 Glen Oak Relocation-LHH24, 618.04; MIRACLE CAR WASH CORP, PATROL TRUCKS WASHED, 21.49; MOBOTREX INC, Traffic signal components, 1848; MODERN PIPING INC, Boiler

Condensate Piping to Exterior, 3737.16; MODERN PIPING INC, WRRC - Temporary Boiler Removal, 1938.11; MOLO OIL COMPANY, COD FIRE DEPT VEHICLE FUEL ACCT #31790 - 12/31/202, 719.63; MOLO OIL COMPANY, COD PW FUEL - ACCT#5990034984 - 12/20/2025, 1300.4; MOLO OIL COMPANY, COD PW FUEL - ACCT#5990034984 - 12/20/2025 (B), 70323.52; MSA PROFESSIONAL SERVICES INC, GREYHOUND PK RD WATER MAIN LOOP PROJECT, 1500; MSA PROFESSIONAL SERVICES INC, PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION, 100; MTI DISTRIBUTING INC, EQUIPMENT FOR IRRIGATION SYSTEM, 11.35; 2 MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 01/02/26, 592.8; MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 01/06/26, 1172.09; MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 01/08/25, 826.59; MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 12/23/25, 1502.67; MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 12/26/25, 965.02; MULGREW OIL COMPANY, LF-# 2 PRM DYED WNTR DSL ULS15PPM 12/30/25, 1779.22; MULGREW OIL COMPANY, LF-#1 DYED DIESEL ULS15PPM 01/02/26, 551.44; MULGREW OIL COMPANY, LF-#1 DYED DIESEL ULS15PPM 01/06/26, 551.44; MULGREW OIL COMPANY, LF-#1 DYED DIESEL ULS15PPM 01/08/26, 331.47; MULGREW OIL COMPANY, LF-#1 DYED DIESEL ULS15PPM 12/23/25, 579.01; MULGREW OIL COMPANY, LF-#1 DYED DIESEL ULS15PPM 12/26/25, 413.58; MUNICIPAL COLLECTIONS OF AMERICA IN, Collection Fees for Utility Billing, 50.7; MUNICIPAL PIPE TOOL CO LLC, UNIT#2704 - SANITARY SEWER VAC TRUCK - DESCALER, 3987.98; NATIONAL BAND & TAG CO, PET PARK DOG TAGS FOR 2026, 80.42; NON-PROFIT DUBUQUE ARTS COUNCIL, 50% REFUND FOR NON-PROFIT ORGANIZATION, 900; O'REILLY AUTOMOTIVE INC, SM699 Semi-MET Pad, -49.65; O'REILLY AUTOMOTIVE INC, UNIT #110011 - WO8707 - AIR FILTER, 25.73; O'REILLY AUTOMOTIVE INC, UNIT #130007 - WO8788 - BATTERY, 141.29; O'REILLY AUTOMOTIVE INC, UNIT #1914 - WO8246 - BATTERY, -44; O'REILLY AUTOMOTIVE INC, UNIT #1915 - WO8939 - WASHR NOZZLE, 27.95; O'REILLY AUTOMOTIVE INC, UNIT #2109 - WO8714 - SPEAKERS, 49.99; O'REILLY AUTOMOTIVE INC, UNIT #2203 - WO8991 - 2450 CELL BATTERIES, 11.99; O'REILLY AUTOMOTIVE INC, UNIT #2680 - WO8995 - BATTERIES, 519.5; O'REILLY AUTOMOTIVE INC, UNIT #4901 - WO8697 - BATTERIES, 23.98; O'REILLY AUTOMOTIVE INC, UNIT 2562 semi-met pads and brake rotors, -487.74; O'REILLY AUTOMOTIVE INC, UNIT 2616 semi-met pad, -49.99; O'REILLY AUTOMOTIVE INC, UNIT# 110014 Battery AUX 14, -95.81; O'REILLY AUTOMOTIVE INC, Water Outlet (being returned), -50.77; ORIGIN DESIGN CO, FY2026 CITY OF DUBUQUE WATER SYSTEM MODELING, 780; ORIGIN DESIGN CO, Kerper Lift Station Consulting Engineering, 3183.4; ORIGIN DESIGN CO, PROF SVCS-PRIVATE LEAD LINE REPL. PROG PHASE 1, 493.5; OVERDRIVE INC, Downloadable Ebooks and EAudio for Adult Collectio, 1500; OVERHEAD DOOR COMPANY, Central Ramp Large Button Transmitters, 199; OVIVO USA LLC, Shaft for the Digester Mixer, 28990; Parsons Transportation Group Inc, STREETS Project, 13223.13; PATRIC VAHLE, REFUND FOR RENTAL LICENSE APP CANCEL, 97.5; Peterbilt of Wisconsin, GARAGE - STOCK BRAKES - 01/14/2026, 4346.98; Peterbilt of Wisconsin, STOCK - Brake Shoe Kits 07/08/25, -211.96; Peterbilt of Wisconsin, STOCK Brakes- Cast Brake Shoe Kit, -1769.92; 2 PIGOTT INC., Furniture for Bureau Chief of EMS & Training, 11652.86; PORTZEN CONSTRUCTION INC, Dubuque Gate and Pump Station Flood Mitigation 16t, 588100.21; PORTZEN CONSTRUCTION INC, MSC Boiler Maint City Ops Building 12/15/25 Emerge, 395.5; PORTZEN CONSTRUCTION INC, MSC Leak in Garage 1/13/26 (Emergency), 977.16;

PORTZEN CONSTRUCTION INC, MSC mens locker room 12/31/25 (emergency), 1856.11; PROQUEST LLC, Ancestry, Heritage Quest, Historical News Database, 3975.94; 2 RAPIDS REPRODUCTION INC, OMLS & ForceMain Prints, 87.55; Rarestep Inc, Centralized Fleet Management Software Subscriptio, 50457.6; RDG PLANNING & DESIGN, Q Casino Amphitheater Planning-New PO w/New Coding, 10243.75; 2 Redline Engineering LLC, Electric Hydraulic Shop Press, 10094.75; RILCO, Inc, GARAGE - Bulk Fluids 12/30/25, 4135.5; RILCO, Inc, Rotella ELC NF 50/50 Bulk, 391.5; RIVER CITY STONE, 2025 Various Stone, 3907.75; 8 RIVER CITY STONE, FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN, 657.92; 4 ROBERT AND LINDA PUCKETT, 2764 Central Property Sale RL Reimbursement, 168.75; ROBERT DONNER, 992 MT LORETTA OVERPAYMENT, 48.75; ROCHESTER ARMORED CAR CO INC, DMASWA armored car service (Blanket), 442.09; ROGER CLEVELAND GOLF CO INC, PRO SHOP MERCHANDISE, 2168.72; 8 RONALD CONRAD SR, 625 CLARKE PROPERTY SALE RL REIMBURSEMENT, 90; ROUSSELOT INC, Franchise Fee FY26, 5284.94; SADLER POWER TRAIN INC, GARAGE - STOCK 01/06/26, 130.8; SADLER POWER TRAIN INC, GARAGE - STOCK FILTER 12/23/2025, 24.26; SADLER POWER TRAIN INC, GARAGE - STOCK Light 01/05/26, 18.87; SADLER POWER TRAIN INC, GARAGE - Unit 540009 Back Up Alarm, 86.71; SADLER POWER TRAIN INC, UNIT #3401 - WO8866 - GREASE LUBE COMPOUND, 71.72; SADLER POWER TRAIN INC, UNIT #3401 - WO8866 - HYDRAULIC PUMP, 865.88; SAFETY-KLEEN CORP, LF Parts Wash Station Maintenance 11/18/25, 680.02; Schadl Incorporated, Landfill General Plumbing- Pump Out Mudpits, 1344.36; Schadl Incorporated, LF- Preventative Maintenance, 3647.02; 3 SEDONA STAFFING, Hours Worked - Admin Support - 01/11/26, 548.1; SEDONA STAFFING, Hours Worked - Admin Support - 12/14/25, 502.43; SELCO INC, ROAD CLOSED SIGNS, 302; SENECA COMPANIES, GARAGE - BUILDING MAINTENANCE (GARAGE OIL SYSTEM), 1602; Sewer AI Corporation, Auto Code Services Sewer AI, 1330; Shelley M Stickfort, Employment Law Client Seminar, 327.38; SPX CORPORATION, Genfare Mobile Ticketing Sept 25, 384.3; 2 ST LUKES HEALTH - UNITYPOINT CLINIC, MRO Drug Screen results - December 2025, 588; Stantec Consulting Services, Inc., Ice Harbor Gate Inspection, 18929.5; STEEL MART, METAL FOR GATE LOCKS, 58.9; STRAND ASSOCIATES INC, Fire Station 5 & 6, 14079.81; 2 STRAND ASSOCIATES INC, Industrial Controls Project Upgrades-WRRC-amendmen, 1000; STRAND ASSOCIATES INC, Ruby Sutton Second Floor Structural Engineering, 2170.46; 2 STRAND ASSOCIATES INC, WRRC Misc Service - FY21-Tsk 20-09-#1154-085, 423.4; SUSTAINABLE STRATEGIES DC, Strategic Funding Services - Grant Writing, 1250; T & W GRINDING, Composting contract 1 Oct- 31 Dec 2025, 26914.3; TAYLOR MADE GOLF, PRO SHOP SPECIALTY ITEM, 533.45; TERRACON CONSULTANTS INC, Catfish Creek Interceptor Middle Fork Phase 3, 5109; THE FISCHER COMPANIES, Parking for IT - 2 spaces at Annex, 80; THE FISCHER COMPANIES, Parking Rent (01/2026), 120; THE LOCKSMITH EXPRESS, 1276 Jackson St. - Rekey City Owned Property, 104; THE LOCKSMITH EXPRESS, Intermodal Ramp Key Extraction, 105; THE LOCKSMITH EXPRESS, MSC- Office Filling Cabinet, 13; THE POINT NEIGHBORHOOD ASSOCIATION, FY26 PNA GRANT- NEIGHBORHOOD FLIER, 750; THEISENS INC, GLOVES FOR STAFF, 33.98; THEISENS INC, Transit Uniform shoes - Cathey, 56.24; THOMPSON TIRE & RETREAD, GARAGE- Stock Tires Police, 1788; THOMPSON TIRE & RETREAD, UNIT # 3241 Tires Repairs, 2256.54; THOMPSON TIRE & RETREAD, UNIT # 3401 Tires Repairs, 1135; THOMPSON TIRE &

RETREAD, UNIT # 4001 Tire Repairs, 1421.48; THOMPSON TIRE & RETREAD, UNIT#110011 Workhorse, 643.84; THOMPSON TIRE & RETREAD, UNIT#1909, 882.24; THOMPSON TIRE & RETREAD, UNIT#1941 Tire Parts, 2343.42; THOMPSON TIRE & RETREAD, UNIT#2702 LT235/ 80R17 WRGLR DURATRAC LRE, 354; THOMPSON TIRE & RETREAD, UNIT#3404 Tires, 547; THOMPSON TIRE & RETREAD, UNIT#4904 - METERS - TIRES, 736.8; THREE RIVERS FS INC, LF- #2 Dyed Diesel & #1 Dyed Diesel 1/12/26, 2073.48; THREE RIVERS FS INC, LF- Diesel exhaust fluid bulk 12/22/25, 1060.02; THREE RIVERS FS INC, MSC- LP Gas 33# Cylindar 01/09/26, 43.65; TM Inc, Mail Courier Service, 300; TOP GRADE EXCAVATING INC, N. ENGLISH RD WATER MAIN EXTENSION PROJECT, 549178.9; TSCHIGGFRIE EXCAVATING, Clean Load of Stone for Shed-Keywest Lagoons, 410.8; TSCHIGGFRIE EXCAVATING, EMERGENCY MAIN BREAK REPAIR -STREET REPAIR, 7046.62; TSCHIGGFRIE EXCAVATING, FY26 As Needed Maintenance, 3466; TURPIN DODGE OF DUBUQUE LLC, UNIT #1857 - ACCIDENT 10/01/2025, 7139.8; Unified Therapy Services, 24 OAHMP Unified Therapy Services, 50; 2 UNION HOERMANN PRESS, Franchise Fee FY26, 157.4; UNION HOERMANN PRESS, January/February 2026 City News, 2564.1; UNION HOERMANN PRESS, Power Outage & Workforce Housing Inserts, 2908.6; US CONFERENCE OF MAYORS, USCM Membership due 1/1-12/31/2026, 6567; VAN METER INDUSTRIAL INC, ELEC. COMPONENTS FOR MOTOR CNTRL. CENTER AT WTP, 205433; VAN METER INDUSTRIAL INC, INTEGRATED SERVICE AGREEMENT - TECH SUPPORT/REPAIR, 8848.2; VAN METER INDUSTRIAL INC, Integrated Svc Agreement-Electronic Controls, 11520; VAN-WALL EQUIPMENT CO, DRIVE SHAFT, 1598.3; VERIZON WIRELESS SERVICES LLC, Fixed Route Rangers Data Dec 25, 240.24;
Vestis Group Inc (f/k/a Aramark), Linens, tablecloths, cleaning cloths, 131.97; Vidl Solutions, Inc, Culture Journey Practitioner Certification-5 staff, 22500; WATER SOLUTIONS UNLIMITED INC, FY2026 BLANKET PO - PHOSPHATE FOR WATER TREATMENT, 11987.64; WELU PRINTING COMPANY, Homeowner Rehabilitation Postcards, 146.5; WELU PRINTING COMPANY, STAFF BUSINESS CARDS, 43.13; WENZEL TOWING SERVICE, CAR THAT FELL IN WATER MAIN BREAK HOLE-TOWING, 59.5; WENZEL TOWING SERVICE, Unit #110007 Black Ford Explorer, 114.5; WENZEL TOWING SERVICE, Unit #110037 - POLICE (WON'T START) TOW, 59.5; WENZEL TOWING SERVICE, Unit #2680 -BUS (LEAKING FLUIDS) TOW TO CITY GARAG, 187.5; WENZEL TOWING SERVICE, Unit #3412 Brakes Went out Tow, 187.5; WENZEL TOWING SERVICE, Unit #4401 Green Chevy Silverado Towing, 109; WENZEL TOWING SERVICE, Unit #540006 2022 Freightliner Accident Tow, 312.5; WESTPHAL & COMPANY, INC, Flexsteel Pump Station Transformer Replacement, 375.22; WESTPHAL & COMPANY, INC, On Demand Electrical/Network Svcs for WRRC, 4703.29; 2 WEX HEALTH INC, FY26 COBRA, Commuter, FSA Admin - December 2025, 1013.24; Winwater of Eldridge, IA CO, REPLACEMENT HYDRANT, 4095; WISS, JANNEY, ELSTNER ASSOCIATES, EPP STRUCTURAL ASSESSMENT STUDY, 14670; Total, 4180468.37
1t 1/28

STATE OF IOWA SS:
DUBUQUE COUNTY

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:

01/28/2026

and for which the charge is 495.23

Kathy Goetzinger

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

this 28th day of January, 2026

Janet K Pape

Notary Public in and for Dubuque County, Iowa.

NOTARIAL SEAL IOWA
JANET K. PAPE
Commission Number 199659
My Commission Expires
12/11/2028

Ad text :

City of Dubuque - Expenses Paid Since 1/7/26. Submitted to City Council at their 1/20/26 meeting.
CHECK #^ CHECK/PAYMENT DATE ^VENDOR NAME ^INVOICE AMOUNT AND INVOICE DESCRIPTION
1017393, 1/14/2026, 563 DESIGN PLLC, 10,500.00 Finance Dept to 7800 Chavenelle; 1017361, 1/14/2026, A & G ELECTRIC COMPANY, 1,925.70 Repair Conduit POD Ramp; 1017361, 1/14/2026, A & G ELECTRIC COMPANY, 115.00 Iowa St Ramp Underground Wiring; 520008, 12/30/2025, ACCESS TECHNOLOGIES INC, 8,361.91 FY26 Copy and Print Costs for Malfunctions; 1017359, 1/7/2026, ADVANTAGE SHEET METAL INC, 95.00 FY26 HVAC Services City Facilities; 1017359, 1/7/2026, ADVANTAGE SHEET METAL INC, Number of Claims Consolidated: 9. Total Consolidated Claim Amount: $7997.85 FY26 HVAC Services City Facilities; 1017410, 1/14/2026, ADVANTAGE SHEET METAL INC, 162.50 HVAC Repairs to JOTC 12/1/25; 1017265, 12/30/2025, AIRGAS USA LLC, 16.20 LF-Rent Cyl Large Acetylene, Argon, Oxygen 12/30/2; 520002, 12/30/2025, ALLIANT ENERGY, 353.04 FY 2026 Energy Costs for Various Locations; 520002, 12/30/2025, ALLIANT ENERGY, 51.52 FY26 Electric Traffic & Street Lights; 520002, 12/30/2025, ALLIANT ENERGY, 93.66 FY26 Electric Traffic & Street Lights; 520002, 12/30/2025, ALLIANT ENERGY, 2,832.29 FY 26 City Hall Electricity; 520002, 12/30/2025, ALLIANT ENERGY, 4,056.05 FY26 350 W 6th Electricity; 520002, 12/30/2025, ALLIANT ENERGY, Number of Claims Consolidated: 14. Total Consolidated Claim Amount: 4249.31 Blanket Purchase Order - Monthly Electric Service; 520120, 1/14/2026, ALLIANT ENERGY, Number of Claims Consolidated:14. Total Consolidated Claim Amount: 15382.21 ELECTRIC BILLS FOR FY26; 520120, 1/14/2026, ALLIANT ENERGY, 1,950.77 FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS; 520120, 1/14/2026, ALLIANT ENERGY, 6,656.17 0557811000 PORT RAMP FY26; 520120, 1/14/2026, ALLIANT ENERGY, 732.17 0557811000 PORT RAMP FY26; 520120, 1/14/2026, ALLIANT ENERGY, 5,002.62 Alliant 1406331000 Intermodal Ramp FY26; 520120, 1/14/2026, ALLIANT ENERGY, 628.32 Alliant 1477501000 5th Bell Lot FY26; 520120, 1/14/2026, ALLIANT ENERGY, 5,096.90 Alliant 1522511000 5th St Ramp FY26; 520120, 1/14/2026, ALLIANT ENERGY, 130.55 Alliant 6477860931 12th Elm Lot FY26; 520120, 1/14/2026, ALLIANT ENERGY, 18,726.98 ALLIANT 4392701000 Ramps/Lots FY26; 520120, 1/14/2026, ALLIANT ENERGY, 1,959.27 Electricity for Intermodal Dec 25; 520120, 1/14/2026, ALLIANT ENERGY, 2,327.95 Electricity for JOTC Dec 25; 520120, 1/14/2026, ALLIANT ENERGY, 5,743.25 Electrical Service for Building; 520120, 1/14/2026, ALLIANT ENERGY, 135.00 Blanket Purchase Order - Monthly Electric Service; 520120, 1/14/2026, ALLIANT ENERGY, 10,850.90 WRRC Electrical Expense - FY26; 520120, 1/14/2026, ALLIANT ENERGY, 12,815.85 WRRC Electrical Expense - FY26; 520120, 1/14/2026, ALLIANT ENERGY, 19,804.36 WRRC Lift Stations - Electricity Expense FY26; 520121, 1/14/2026, ALLIANT ENERGY, 25.71 Alliant 0539621000 12th Bluff Lot FY26; 520121, 1/14/2026, ALLIANT ENERGY, 111.42 2527 Washington St - Alliant Energy - (City Owned); 520121, 1/14/2026, ALLIANT ENERGY, 63.51 514 Angella St - Alliant Energy (City Owned); 1017408, 1/14/2026, Amano McGann Inc, 2,571.00 Amano McGann Amano One Elite Software Package; 1017239, 12/30/2025, AMERICAN ASSOCIATION OF AIRPORT, 700.00 US Contract Tower Association Membership; 1017239, 12/30/2025, "EXECUTIVES

AMERICAN ASSOCIATION OF AIRPORT", 1,881.00 Digicast ID media software; 1017389, 1/14/2026, "EXECUTIVES ANN E DAUDERMAN", 140.00 Per Diem FBINAA Leadership; 520123, 1/14/2026, ASSOCIATION OF PUBLIC TREASURERS, 249.00 Association of Public Treasurers Membership Renewa; 520144, 1/14/2026, AT&T Mobility National Accounts, LLC, 2,146.20 Cellular Service for Department; 520144, 1/14/2026, AT&T Mobility National Accounts, LLC, 4,917.44 FY26 First Net Charges for IPhone/Tech Services; 1017241, 12/30/2025, AV FUEL, Number of Claims Consolidated: 3. Total Consolidated Claim Amount: 40,124.73 Blanket Purchase Order - Aviation Fuel; 1017242, 12/30/2025, AY MCDONALD MFG CO, 400.81 Franchise Fee FY26; 1017414, 1/14/2026, BARD MATERIALS CENTRAL, 275.35 CONCRETE FOR FLOOR REPAIRS; 1017392, 1/14/2026, BERVEN INDUSTRIES LLC, 12,944.10 5 Pallets of NEWDEAL; 1017278, 12/30/2025, BIECHLER ELECTRIC INC, 1,384.19 Hook Up AED's at Comiskey, Vets, Marshal Parks; 1017411, 1/14/2026, BIECHLER ELECTRIC INC, 283.85 Replace Receptacle for Block Heater; 1017253, 12/30/2025, BIG RIVER SIGN COMPANY INC, 1,202.48 LF- Graphics for Receptacles; 1017382, 1/14/2026, BILLY S DIEUJUSTE, Number of Claims Consolidated: 2. Total Consolidated Claim Amount:560.01 Northwest U-School Police Staff and Command; 1017240, 12/30/2025, BLACK HILLS/IOWA GAS UTILITY CO, 91.34 FY26 LF BLANKET PO- GAS COSTS; 1017240, 12/30/2025, BLACK HILLS/IOWA GAS UTILITY CO, Number of Claims Consolidated: 4. Total Consolidated Claim Amount: 1114.52 Blanket Purchase Order - Monthly Gas Service; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, Number of Claims Consolidated: 4. Total Consolidated Claim Amount: 522.40 FY2026 BLANKET PO - GAS COSTS; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 332.73 FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, Number of Claims Consolidated: 6. Total Consolidated Claim Amount: 1067.41 NATURAL GAS FOR FY26; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 3,047.12 FY25 JOTC GAS UTILITIES; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 1,035.02 FY26 INTERMODAL GAS UTILITIES; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 201.06 821 Garfield Ave. - Black Hills Energy (City Owned; 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 172.19 2820 Brunswick St.-Black Hills Energy (City Owned); 1017362, 1/14/2026, BLACK HILLS/IOWA GAS UTILITY CO, 26.86 2527 Washington St (City Owned) Black Hills Energ; 1017243, 12/30/2025, BLACKSTONE AUDIO BOOKS, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 339.65 CD Audio Books for Library Collection; 1017283, 12/30/2025, BOUND TO STAY BOUND BOOKS INC, 465.47 Children's books for collection; 1017283, 12/30/2025, BOUND TO STAY BOUND BOOKS INC, 983.96 Children's books for Outreach - Bright Beginnings; 1017273, 12/30/2025, Braden Daniels, 1,750.00 Tuition Reimbursement for fall semester 2025; 1017390, 1/14/2026, BRIAN S FELDOTT, 61.60 MILEAGE REIMBURSEMENT; 520035, 12/30/2025, Bruce Lange, 175.00 Ground Transportation Reimbursement; 1017284, 12/30/2025, CAPITAL SANITARY, 248.35 HDQ-Janitorial Supplies; 1017417, 1/14/2026, CAPITAL SANITARY, 74.68 ST3-Janitorial Supplies; 1017417, 1/14/2026, CAPITAL SANITARY, 52.93 JANITORIAL SUPPLIES FOR PARKS; 1017417, 1/14/2026, CAPITAL SANITARY, 165.72 Janitorial Supplies - Shop Supplies - Absorbant; 1017417, 1/14/2026, CAPITAL SANITARY, 536.80 Bathroom toiletries for library restrooms; 520146, 1/14/2026, Carl Plumley, 107.38 NOVEMBER & DECEMBER

2025 MILEAGE FOR CARL PLUMLEY; 1017370, 1/14/2026, CENGAGE LEARNING INC, 476.65 Large Print books for circulating collection; 520141, 1/14/2026, CENTER POINT INC, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 427.89 Large print books for circulating collection; 260700003, 1/2/2026, CENTURY LINK, Number of Claims Consolidated: 6. Total Consolidated Claim Amount:3567.95 FY26 CL Phone Charges; 520020, 12/30/2025, Chad Sharkey, 100.00 REIMBURSEMENT FOR TRIP TO WEST DES MOINES; 1017244, 12/30/2025, CINTAS CORP, Number of Claims Consolidated: 3. Total Consolidated Claim Amount: 336.35 Various Maintenance - FY26; 1017244, 12/30/2025, CINTAS CORP, Number of Claims Consolidated:5. Total Consolidated Claim Amount: 490.43 Floor Mat Service; 1017365, 1/14/2026, CINTAS CORP, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 403.8 FY2026 BLANKET PO - UNIFORMS; 1017365, 1/14/2026, CINTAS CORP, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 301.44 Cintas Ramp Rugs FY26; 520003, 12/30/2025, CINTAS FIRST AID & SAFETY, 104.33 FIRST AIDE CABINET RESTOCKED; 1017416, 1/14/2026, COMELEC INTERNET SERVICES, 60.00 INTERNET FOR CAMPGROUNDS-FY26; 1017416, 1/14/2026, COMELEC INTERNET SERVICES, 126.45 COMELEC INTERNET SERVICE FY26; 1017409, 1/14/2026, CONFLUENCE, INC., 17,130.00 Historic Millwork District Community Space Design; 520036, 12/30/2025, Constance Hutchcroft, 175.00 Ground Transportation Reimbursement; 1017263, 12/30/2025, CONSTELLATION NEW ENERGY GAS DIV, 483.45 COD-Dubuque City Garage: Kerper OCT 2025; 1017388, 1/14/2026, CONSTELLATION NEW ENERGY GAS DIV, 1,487.25 FY2026 BLANKET PO - GAS COSTS; 1017388, 1/14/2026, CONSTELLATION NEW ENERGY GAS DIV, 3,312.19 Utility gas for library; 1017388, 1/14/2026, CONSTELLATION NEW ENERGY GAS DIV, 149.87 GAS BILL FOR 2241 LINCOLN; 1017388, 1/14/2026, CONSTELLATION NEW ENERGY GAS DIV, 7,773.98 Natural Gas - FY26 - Constellation; 1017406, 1/14/2026, Cooper Grams, 90.00 BASKETBALL REFEREE; 520150, 1/14/2026, Cornerstone Government Affairs, Inc, 7,500.00 August-November Gov Affairs & Consulting Services; 1017245, 12/30/2025, Cottingham & Butler Inc, 1,000.00 Job Evaluation Retainer - October 2025; 1017366, 1/14/2026, Cottingham & Butler Inc, 2,917.00 Ongoing consulting 10-1-2025 to 10-1-2026; 520023, 12/30/2025, COX SPRINGS FARM, 9.95 BACKGROUND CHECK FEE REFUND; 1017254, 12/30/2025, CRENNA M BRUMWELL, 350.20 Brumwell - IMAA; 520139, 1/14/2026, CRESCENT COMMUNITY HEALTH CENTER, 25,000.00 CCHC contracted services 7/1/25-6/30/26; 520122, 1/14/2026, DAN ARENSDORF CONSTRUCTION, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 72226.25 Arensdorf Snow Removal; 1017269, 12/30/2025, DANIEL J MAYNE, 300.00 LF-RCON- SWANA; 1017262, 12/30/2025, DANIELLE K DAY, 47.25 Reimbursement for Program Supplies; 1017264, 12/30/2025, DAVID M KING, 90.00 BASKETBALL REFEREE; 1017374, 1/14/2026, DEBRA A SEARLES, 21.84 DECEMBER 2025 MILEAGE FOR DEB SEARLES; 1017258, 12/30/2025, DEMMER OIL COMPANY, 24,123.60 7308 Gallons of Diesel; 1017398, 1/14/2026, Digitech Computer LLC, 12,676.49 Ambulance Billing Cash Receipts; 520147, 1/14/2026, Discover Hospitality LLC, 144.48 640 W 11th Relocation LHH21; 520126, 1/14/2026, DISH NETWORK LLC, 153.12 Blanket Purchase Order - Monthly TV Service; 1017380, 1/14/2026, DITTMER RECYCLING INC, 686.28 REFUSE FOR DECEMBER 2025; 520137, 1/14/2026, DUANE F ROLING, 105.00 BASKETBALL REFEREE; 520004, 12/30/2025,

DUBUQUE AREA CHAMBER OF COMMERCE, 55.00 Forecast Luncheon 2026; 520004, 12/30/2025, DUBUQUE AREA CHAMBER OF COMMERCE, 25.00 Legislative Kickoff 2026; 520138, 1/14/2026, DUBUQUE COUNTY E911 BOARD, 1,122.12 Access Fees E911 Parking; 1017246, 12/30/2025, DUBUQUE COUNTY FIRE ASSOCIATION, 750.00 Emergency Responder Training Facility 2026; 1017367, 1/14/2026, DUBUQUE COUNTY HISTORICAL SOCIETY, 60.00 FY26 RECREATION INSTRUCTOR; 520124, 1/14/2026, DUBUQUE COUNTY RECORDER, 54.00 RECORDING FEE FOR MERZ AND JACKSON; 1017360, 1/7/2026, DUBUQUE FIRE EQUIPMENT INC, 175.00 City Hall Annex fire extinguisher service; 1017247, 12/30/2025, DUBUQUE HOSE & HYDRAULICS, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 833.05 LF- Shop Supplies 12/01/25; 1017368, 1/14/2026, DUBUQUE HUMANE SOCIETY, 14,933.00 FY26 Contracted Service Fees; 520125, 1/14/2026, DYERSVILLE COMMERCIAL, 914.00 Denver Air Conn Marketing - New service ORD-DBQ; 1017248, 12/30/2025, EBSCO SUBSCRIPTION SERVICE, 414.00 Subscription renewal for 7 EBSCO Databases; 520021, 12/30/2025, ELLA ROSE LINK, 30.01 Gas from Academy for new officers; 1017407, 1/14/2026, EverFlow LLC, Number of Claims Consolidated: 2. Total Consolidated Claim Amount:2143 EverFlow LLC - Snow & Ice Removal -Blanket PO; 1017259, 12/30/2025, EXPRESS EMPLOYMENT PROFESSIONALS, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 919.8 Temporary Administrative Assistant for HR; 520127, 1/14/2026, FEDEX, 9.84 Fed X Shipping Fee-Water Bottle Sample - Lead; 520128, 1/14/2026, FINLEY HOSPITAL, 4,775.61 Franchise Fee FY26; 1017396, 1/14/2026, FOUNTAIN OF YOUTH PROGRAM, 15,750.00 FY2026 COS foy; 1017369, 1/14/2026, FOUR MOUNDS FOUNDATION, 4,800.00 2231 Francis OAHMP Work; 1017402, 1/14/2026, Gavin Sarvis, 90.00 BASKETBALL REFEREE; 1017276, 12/30/2025, GENUINE PARTS COMPANY INC, (14.72) Stock Filters 11/18/25; 1017276, 12/30/2025, GENUINE PARTS COMPANY INC, (14.72) STOCK - Filters, Motor Oil, Washers, Beams & Clean; 1017276, 12/30/2025, GENUINE PARTS COMPANY INC, 42.50 LF-Shop Supplies Tape and Coolant 12/04/25; 520037, 12/30/2025, Geraldine Vesely, 175.00 Ground Transportation Reimbursement; 1017268, 12/30/2025, GINA S BELL, 167.51 GB Mileage July-December 2025; 1017395, 1/14/2026, GINA S BELL, 379.50 10/1 GB_TR_Leadership Iowa_Indianola; 1017271, 12/30/2025, Global Flight Solutions, LLC, 4,000.00 Blanket Purchase Order - Monthly Air Serv. Consult; 1017376, 1/14/2026, GRAYMONT WESTERN LIME INC, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 11013.4 FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME; 520129, 1/14/2026, GREATER DUBUQUE DEVELOPMENT CORP, 10,500.00 FY26 COS GDDC; 520011, 12/30/2025, GRP & ASSOCIATES INC, 33.00 LF- Large Medical Waste Boxes 12/15/25; 1017371, 1/14/2026, HAWKINS INC, 7,413.28 SODIUM HYPOCHLORITE (CHLORINE)WTP PROCESS; 1017249, 12/30/2025, HDR ENGINEERING INC, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 62245.3 HDR - Task Order 6 Dubuque Gate & Pump Station Flo; 1017249, 12/30/2025, HDR ENGINEERING INC, 17,590.95 LF- Annual Engineering Services FY25; 1017249, 12/30/2025, HDR ENGINEERING INC, 33,094.34 C9AAP2 Engineering; 1017249, 12/30/2025, HDR ENGINEERING INC, 1,808.25 DMASWA TO 20 - Horiz Exp Permitting; 520018, 12/30/2025, Heartland Business Systems, LLC, 26,948.00 Mitel License Renewal; 1017415, 1/14/2026, HEIMAN INC, 185.00 Ratchet Clutch Subassembly for Hose Nozzle; 1017404, 1/14/2026, HM Life Insurance Company,

96,448.77 Stop Loss Insurance premium for January 2026; 520130, 1/14/2026, HOLY FAMILY CATHOLIC SCHOOLS, 1,838.06 Franchise Fee FY26; 520131, 1/14/2026, HYGIENIC LABORATORY, 1,472.00 LEAD WATER SAMPLES TESTING FEE; 1017397, 1/14/2026, IMWCA, 2,500.00 Work Comp Quarterly Fees - Third Party Admin; 1017397, 1/14/2026, IMWCA, 8,966.17 TPA 411 payments - November 2025; 1017397, 1/14/2026, IMWCA, 81,081.00 Work Comp Premium - 7 Installments; 1017391, 1/14/2026, INDEPENDENT PUBLIC ADVISORS LLC, 5,500.00 FY26 Q3 Retainer Services; 1017261, 12/30/2025, INGRAM LIBRARY SERVICES INC., 136.98 Children's books for collection; 1017261, 12/30/2025, INGRAM LIBRARY SERVICES INC., Number of Claims Consolidated: 5. Total Consolidated Claim Amount: 5390.66 Circulating materials for Adult library collection; 1017387, 1/14/2026, INGRAM LIBRARY SERVICES INC., 141.52 Children's books for collection; 1017387, 1/14/2026, INGRAM LIBRARY SERVICES INC., 33.30 Teen/Young Adult Materials for Collection; 520134, 1/14/2026, IOWA COMMUNITIES ASSURANCE POOL, Number of Claims Consolidated: 4. Total Consolidated Claim Amount:12184.80 FY26 Damage Claims; 520014, 12/30/2025, IOWA DEPARTMENT OF PUBLIC SAFETY, Number of Claims Consolidated: 2. Total Consolidated Claim Amount: 7467 FY26 Public Safety System Estimate; 1017372, 1/14/2026, J & R SUPPLY COMPANY, 570.00 TOOLS FOR TRUCKS, PROBE, MANHOLE HOOKS; 520151, 1/14/2026, JAMES BUTCHER, 9.95 REFUND OF BACKGROUND CHECK; 1017270, 12/30/2025, Jason D Lehman, 350.20 Lehman - IMAA; 520038, 12/30/2025, Joseph Rios, 175.00 Ground Transportation Reimbursement; 520039, 12/30/2025, Karin Spisak, 175.00 Ground Transportation Reimbursement; 1017275, 12/30/2025, Key Lime Air Corp, 245,327.00 MRG for November 2025; 520016, 12/30/2025, KIMBERLY A HOOVER, 1,336.50 Tuition Reimbursement for fall semester 2025; 520032, 12/30/2025, KLOSSNER, CRYSTAL S, 113.26 UB 17434 1586 MT PLEASANT; 1017412, 1/14/2026, KONE INC, 2,474.00 FY26 Ramp Elevator Maintenance; 520132, 1/14/2026, LAMAR TEXAS LIMITED PARTNERSHIP, 630.00 Advertising; 520132, 1/14/2026, LAMAR TEXAS LIMITED PARTNERSHIP, 1,652.00 Advertising; 520033, 12/30/2025, LEWIS, KAREN K, 557.41 UB 22668 2149 SUNNYSLOPE; 1017281, 12/30/2025, LIBERTY TIRE RECYCLING LLC, Number of Claims Consolidated: 3. Total Consolidated Claim Amount: 15841.25 LF- Tire Recycling Mixed Load; 520013, 12/30/2025, LIBRARY IDEAS LLC, 197.84 Vox Books for Children's Collection; 1017405, 1/14/2026, Life Wave Communication Inc, 22,429.00 Ancillary Fiber Optic Services; 520006, 12/30/2025, LORAS COLLEGE, 146.48 Franchise Fee FY26; 520012, 12/30/2025, MARTIN E. STEIL, 100.00 Per Diem IAI Educational Conference; 1017274, 12/30/2025, Mary Angelene Metcalf, 65.85 MILEAGE REIMBURSEMENT; 520133, 1/14/2026, MEDIACOM, 236.90 INTERNET FOR TREE CREW-FY26; 520007, 12/30/2025, MEDICAL ASSOCIATES CLINIC PC, 28.00 Drug Screening; 1017379, 1/14/2026, MICS CONSTRUCTION, 45,460.00 710 Merz 21 Lead and HH Work; 1017379, 1/14/2026, MICS CONSTRUCTION, 3,950.00 1771 Alta Vista CO Work; 1017379, 1/14/2026, MICS CONSTRUCTION, 3,000.00 1771 Alta Vista Construction CO LHH21; 1017257, 12/30/2025, MIDWEST TAPE LLC, Number of Claims Consolidated: 4 Total Consolidated Claim Amount: 1440.49 Adult DVDs, BluRays, CDs for Collection; 1017383, 1/14/2026, MIDWEST TAPE LLC, Number of Claims Consolidated: 2 Total Consolidated Claim Amount: 13747.88 Downloadable materials Hoopla; 1017383, 1/14/2026, MIDWEST TAPE LLC, 7,169.37 Downloadable materials Hoopla;

520017, 12/30/2025, MILLWORK HOTEL ASSOCIATES LLC, 1,854.12 1771 Alta Vista Relocation LHH21 12.10.2025; 520148, 1/14/2026, Morris Newspaper Corporation of Wisconsin, 630.36 Advertising; 520010, 12/30/2025, MULGREW OIL COMPANY, 1,935.17 LF-# 2 PRM DYED WNTR DSL ULS15PPM; 520010, 12/30/2025, MULGREW OIL COMPANY, 863.69 LF-#1 DYED DIESEL ULS15PPM 12/09/25; 520010, 12/30/2025, MULGREW OIL COMPANY, 446.58 LF-#1 DYED DIESEL ULS15PPM 12/11/25; 520010, 12/30/2025, MULGREW OIL COMPANY, 997.66 LF-# 2 PRM DYED WNTR DSL ULS15PPM; 520010, 12/30/2025, MULGREW OIL COMPANY, 849.40 LF-#1 DYED DIESEL ULS15PPM 12/16/25; 520010, 12/30/2025, MULGREW OIL COMPANY, 1,860.75 LF-# 2 PRM DYED WNTR DSL ULS15PPM 12/16/25; 520010, 12/30/2025, MULGREW OIL COMPANY, 447.47 LF-#1 DYED DIESEL ULS15PPM 12/18/25; 520010, 12/30/2025, MULGREW OIL COMPANY, 1,488.60 LF-# 2 PRM DYED WNTR DSL ULS15PPM 12/18/25; 520040, 12/30/2025, Nelson Klavitter, 175.00 Ground Transportation Reimbursement; 1017386, 1/14/2026, NETWORK COMPUTER SOLUTIONS, 700.00 Service on 12/17/25; 1017279, 12/30/2025, NORTHEAST IOWA COMMUNITY COLLEGE, 133.00 CPR Class for E911; 1017279, 12/30/2025, NORTHEAST IOWA COMMUNITY COLLEGE, 400.00 CPR Class for Dubuque Police Dept; 1017385, 1/14/2026, O'REILLY AUTOMOTIVE INC, 42.99 UNIT #420001 - WO8550 - HARNESS; 1017385, 1/14/2026, O'REILLY AUTOMOTIVE INC, (40.00) UNIT 2562 bracketed cal and core charge; 1017250, 12/30/2025, ORIGIN DESIGN CO, 3,349.25 Task order 25-1; 1017260, 12/30/2025, OVERDRIVE INC, Number of Claims Consolidated: 3 Total Consolidated Claim Amount:2454.93 Downloadable Ebooks and EAudio for Adult Collectio; 1017403, 1/14/2026, Patrick Quarnstrom, 120.00 BASKETBALL REFEREE; 520041, 12/30/2025, Patrick Welsh, 175.00 Ground Transportation Reimbursement; 520140, 1/14/2026, QUEEN B RADIO WISCONSIN INC, Number of Claims Consolidated: 2 Total Consolidated Claim Amount: 600.00 Advertising; 1017373, 1/14/2026, RACOM CORPORATION, 1,215.13 RACOM INV36542 091525; 1017373, 1/14/2026, RACOM CORPORATION, 55,385.00 Remaining Parts for Outdoor Warning Sirens; 520135, 1/14/2026, RADIO DUBUQUE INC, 60.00 KDTH December Invoice - Aging In Place; 520135, 1/14/2026, RADIO DUBUQUE INC, Number of Claims Consolidated: 4 Total Consolidated Claim Amount:1100 Advertising; 520143, 1/14/2026, RAM SERVICES LLC, 1,095.00 390 Glen Oak- LHH24 Radon Mitigation Installation; 1017267, 12/30/2025, RAMONA J MANTERNACH, 927.00 LF- Clerical Services- Mona; 520042, 12/30/2025, Ramona Klavitter, 175.00 Ground Transportation Reimbursement; 520034, 12/30/2025, ROBBIE KOVAR, 516.57 AMBULANCE REFUND; 1017394, 1/14/2026, ROBERT G WRIGHT JR, 21,200.00 390 Glen Oak-LHH24; 1017266, 12/30/2025, ROCHESTER ARMORED CAR CO INC, 378.93 DMASWA armored car service (Blanket); 520025, 12/30/2025, ROCKIN 5K BBQ, 9.95 REFUND OF BACKGROUND CHECK; 260700001, 1/7/2026, RXBENEFITS INC, 101,607.42 FY26 Presc Admin & Claims - 12/6 to 12/19/25; 520149, 1/14/2026, Sandra Fowler, 6,250.00 Dept Mgr for Housing-Fowler Consulting; 520043, 12/30/2025, Sandra Welsh, 175.00 Ground Transportation Reimbursement; 260700002, 1/15/2026, SISCO, 240.00 FY26 STD Insurance Premium - Jan 2026; 1017418, 1/14/2026, SIX SECONDS, 500.00 Coach credits; 520026, 12/30/2025, SOUR JOES, 9.95 REFUND OF BACKGROUND CHECK; 1017399, 1/14/2026, SPECIAL MARKETS INSURANCE CONSULTAN, 1,201.78 AMERICORPS MEMBER HEALTH INSURANCE- NOVEMBER; 520027, 12/30/2025, STAN'S ICE CREAM, 9.95 REFUND OF BG CHECK FEE; 520022, 12/30/2025, STEGER CONST., INC., 836,865.95

Blanket- Cell 9 Abutment Liner Phase 2 Project; 1017400, 1/14/2026, Susan R. Farber, 1,183.69 7/16 SF_TR_NLC Board and Leadership Mtg_Columbus O; 1017400, 1/14/2026, Susan R. Farber, 3,450.32 11/18 SF_TR_NLC City Summit_Salt Lake City UT; 1017413, 1/14/2026, TELEGRAPH HERALD, 1,747.90 Publication Expenses; 520145, 1/14/2026, Telos Corporation, 213.75 Blanket Purchase Order - Fingerprinting; 520044, 12/30/2025, Terrence Hutchcroft, 175.00 Ground Transportation Reimbursement; 520028, 12/30/2025, THAT 1 PLACE (BEAN), 9.95 REFUND OF BG CHECK; 1017381, 1/14/2026, THE FISCHER COMPANIES, 80.00 FY26 Parking; 520015, 12/30/2025, THE METRIX COMPANY, 178.22 Franchise Fee FY26; 520029, 12/30/2025, THE OLD MAN BAR B QUE, 50.00 REFUND OF MOBILE VENDOR LIC FEE; 520030, 12/30/2025, THE RICE IS NICE, LLC, 9.95 BACKGROUND CK REFUND; 1017255, 12/30/2025, THERESE H GOODMANN, 3,333.33 Strategic partnerships with federal agencies 2025; 1017378, 1/14/2026, THOMAS J KIEFER, 90.00 BASKETBALL REFEREE; 1017251, 12/30/2025, THREE RIVERS FS INC, 140.40 LF- Spectra Lube Red 2 30TB CS; 1017251, 12/30/2025, THREE RIVERS FS INC, 46.80, LF- Spectra Lube Red 2 30TB CS, 1017375, 1/14/2026, TIMOTHY L SPECHT, 15,000.00, 1605 Lincoln 22 HHP Work, 520142, 1/14/2026, TOWNSQUARE MEDIA LLC, 5,000.00, Number of Claims Consolidated: 3 Total Consolidated Claim Amount: 13540 Advertising, 1017252, 12/30/2025, TRICON CONSTRUCTION GROUP; Number of Claims Consolidated: 2 Total Consolidated Claim Amount: 1676626.48 LF- Customer Convenience Center Project, 1017282, 12/30/2025, TRI-STATE PORTA POTTY INC, 997.00, Rental of units for Landfill and Streets 12/01/25, 520045, 12/30/2025, Troy Henkels, 175.00, Ground Transportation Reimbursement, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, (1,511.93), UNIT #3407 Exhaust RCN Cooler Kit, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 42.49, UNIT #3407 - WO8625 - SEAL, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 48.32, UNIT #3407 - WO8625 - GASKET, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 1.88, UNIT #2680 - WO8632 - O-RING SEAL, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC; Number of Claims Consolidated: 2 Total Consolidated Claim Amount: 293.70 UNIT #4004 - WO8615 - V BAND CLAMP, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 95.20, UNIT #4001 - WO 8592 - BRAKE CHAMBER BRACKET ASSEM, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 24.77, UNIT #3212 - WO8614 - CHASSIS COVER, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 176.71, GARAGE - STOCK RUBBISH 12/09/2025, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 1,093.87, GARAGE - STOCK 12/19/2025, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 1,463.08, GARAGE - STOCK RUBBISH 12/20/2025, 1017280, 12/30/2025, TRUCK COUNTRY OF IOWA INC, 1,740.20, UNIT #3236 - WO8555 - TURBOCHARGER ACTUATOR KIT, 520136, 1/14/2026, UNIVERSITY OF DUBUQUE, 646.61, Franchise Fee FY26, 520005, 12/30/2025, UNIVERSITY OF WISCONSIN PLATTEVILLE, 62.00, Career Fair fee, 1017401, 1/14/2026, Valentine Construction Co LLC, 5,407.50, Number of Claims Consolidated: 3 Total Consolidated Claim Amount: 18082.20 Valentine Snow/Ice Removal 12/06-07/25, 520031, 12/30/2025, VERSUS LLC, 9.95, BACKGROUND CHEVCK REFUND, 1017256, 12/30/2025, Vestis Group Inc (f/k/a Aramark), 131.97, Linens, tablecloths, cleaning cloths, 1017272, 12/30/2025, Vidl Solutions, Inc, 2,400.00, CC Goal-Organizational Culture Continuous Improvem, 520009, 12/30/2025, WAYNE R SCHNIER, 90.00, BASKETBALL REFEREE, 520019, 12/30/2025, WB McCloud & Co, Inc., 66.13, FY26 1805

Central Pest Control, 520019, 12/30/2025, WB McCloud & Co,
Inc., 280.90, Monthly Pest Prevention, 1017377, 1/14/2026,
WHKS AND COMPANY, 16,692.91, RUSTIC POINT PARK DESIGN AND
DEVELOPMENT, 1017277, 12/30/2025, Yesscenia Cuellar Vannatta,
97.87, Gas from Academy for new officers
1t 1/28

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Thomas Davis for property damage; Joselma Fautsch for vehicle damage; Deon Lawrence for vehicle damage; Kim Schmelzer for property damage.
SUGGUESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Thomas Davis
2. Claim by Joselma Fautsch
3. Claim by Deon Lawrence
4. Claim by Kim Schmelzer

mum
Legal
Chris Lester

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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:** Thomas A. Davis
2. **Address:** 14225 Barrington Dr.
   City: Dubuque **State:** IA **Zip:** 52003
3. **Telephone Number:** 563-451-3957
4. **Date of Incident:** Sat. Feb. 7, 2026 water meter leak found.
5. **Time of Incident:** NA
6. **Location of Incident (Be specific):** at City of Dubuque water meter in my basement at address above.
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.)**

   A City of DBQ water meter in my basement leaked water for over 2 weeks which seeped under laminate flooring. See attached for more details.
8. **What were weather conditions like?** NA
9. **Give name and address of any witnesses:** NA
10. **Did police investigate? (If so, give names of officers.)**

    NA
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.)

Damaged vinyl laminate flooring in one basement room. See attached sheet for more details.

13. What other damages do you claim, if any? flooring in one room only. estimate includes installation.

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? $3374.59 see flooring estimate.

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

The city water meter was leaking;

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?

Dated at Dubuque, Iowa this 11 day of February, 2026.

Thomas A. Davis (Signature)

Thomas A. Davis (Print Name)

RECEIVED
2026 FEB 11 PM 2:10
City Clerk's Office
Dubuque, IA

(Rev. 9/24)

mvm
Legal
Arielle Swift

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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:** JOSELMA K. FAUTSCH
2. **Address:** 2833 NORTHRIDGE DRIVE

   City: Dubuque **State:** IA **Zip:** 52001
3. **Telephone Number:** 563-582-0543
4. **Date of Incident:** 12/23/2025
5. **Time of Incident:** morning
6. **Location of Incident (Be specific):** in front of 2833 NORTHRIDGE on street
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.)**

   see attached
8. **What were weather conditions like?** good
9. **Give name and address of any witnesses:** NONE
10. **Did police investigate? (If so, give names of officers.)**

    No
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.)**

car parked in front of house was hit on driver's side - yellow paint on car - hole in door - estimate attached

13. **What other damages do you claim, if any?** NONE

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?** repair charges on Nissan Rogue an insurance claim has been filed

16. **Why do you claim the City of Dubuque is responsible?** we believe a city truck hit the car

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?** —

Dated at Dubuque, Iowa this 5th **day of** January, **20**25.

Joselma Fautsch
(Signature)

JOSELMA FAUTSCH
(Print Name)

RECEIVED
2025 JAN 30 PM 1:20
City Clerk's Office
Dubuque, IA

(Rev. 9/24)

MVM
Legal
Ryan Knuckey

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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:** Deon Lawrence

2. **Address:** _____

   City: Dubuque, **State:** IA **Zip:** 52001

3. **Telephone Number:** _____

4. **Date of Incident:** 12-1-2025

5. **Time of Incident:** 2:48 Pm

6. **Location of Incident (Be specific):** 1052 W 3Rd Street Dubuque, IA 52001

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.)**

Deon was Sitting in his Parked Car finishing a call waiting to go in his home. When a 2020 Low floor bus Sped by breaking his Side view mirror on the driver side.

8. **What were weather conditions like?** Norma/Clear

9. **Give name and address of any witnesses:** N/A

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

Dubuque PD Report #: 2025-008533

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.)

2017 Chevrolet Malibu driver Side, Sideview mirror

13. What other damages do you claim, if any? None

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?

Estimate Still needed

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

The vehicle was Parked & not moving when the accident occured

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?

Dated at Dubuque, Iowa this ~~February~~ day of 10, 2026.

Siedah Watson (Adjuster) (Signature)

Siedah Watson (Adjuster) (Print Name)

RECEIVED

2/11/2026, 2:41:43 PM

City Clerk's Office
Dubuque, IA

(Rev. 9/24)

mum
Legal
Arielle Swift

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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:** Kim Schmelzer
2. **Address:** 4490 Peru Rd
   City: Dubuque **State:** Iowa **Zip:** 52001
3. **Telephone Number:** 563-590-0556
4. **Date of Incident:** January 16th 2026
5. **Time of Incident:** Some time during the day
6. **Location of Incident (Be specific):** across the street from our driveway.
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.)**

   Snowplow hit the mailbox and destroyed it
8. **What were weather conditions like?** Snowing
9. **Give name and address of any witnesses:** None
10. **Did police investigate? (If so, give names of officers.)**

    NO
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.)

Mailbox None

13. What other damages do you claim, if any? None

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.)

None

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

reimbursment of 100$ or a new mailbox

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

Because it was a snowplow, has happened before

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

None

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

None

Dated at Dubuque, Iowa this 3rd day of February, 2026.

Kim Schmelzer (Signature)

Kim Schmelzer (Print Name)

RECEIVED
2026 FEB -3 PM 1:31
City Clerk's Office
Dubuque, IA

(Rev. 9/24)

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 3.

ITEM TITLE:	Disposition of Claims
SUMMARY:	City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Joselma Fautsch for vehicle damage; Selena Fischer for vehicle damage; Kim Schmelzer for property damage.
SUGGUESTED DISPOSITION:	Receive and File; Concur

ATTACHMENTS:

1. ICAP Referral

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

TO: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 2/2/2026

RE: Claim Against the City of Dubuque by Joselma K. Fautsch

Claimant	Date of Claim	Date of Incident	Nature of Claim
Joselma Fautsch	1/30/2026	12/23/2025	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was struck by a City garbage truck.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Joselma Fautsch

OFFICE OF THE CITY ATTORNEY DUBUQUE, IOWA
SUITE 330, HARBOR VIEW PLACE, 300 MAIN STREET DUBUQUE, IA 52001-6944
TELEPHONE (563) 589-4113 / FAX (563) 583-1040 / EMAIL jmedinge@cityofdubuque.org

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

TO: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 1/30/2026

RE: Claim Against the City of Dubuque by Selena Fischer

Claimant	Date of Claim	Date of Incident	Nature of Claim
Selena Fischer	1/27/2026	1/14/2026	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was struck by a City bus.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Ryan Knuckey, Director of Transportation Services
Selena Fischer

OFFICE OF THE CITY ATTORNEY DUBUQUE, IOWA
SUITE 330, HARBOR VIEW PLACE, 300 MAIN STREET DUBUQUE, IA 52001-6944
TELEPHONE (563) 589-4113 / FAX (563) 583-1040 / EMAIL jmedinge@cityofdubuque.org

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

TO: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 2/4/2026

RE: Claim Against the City of Dubuque by Kim Schmelzer

Claimant	Date of Claim	Date of Incident	Nature of Claim
Kim Schmelzer	2/3/2026	1/16/2026	Property Damage

This is a claim in which Claimant alleges Claimant's mailbox was struck by a City snowplow.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Kim Schmelzer

OFFICE OF THE CITY ATTORNEY DUBUQUE, IOWA
SUITE 330, HARBOR VIEW PLACE, 300 MAIN STREET DUBUQUE, IA 52001-6944
TELEPHONE (563) 589-4113 / FAX (563) 583-1040 / EMAIL jmedinge@cityofdubuque.org

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 4.

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

ATTACHMENTS:

1. Memo Council for 2026_02_16
2. Approving Expenditures Resolution 2026_02_16
3. Expenditure Report - Approvals
4. Expenditure Report - Exceptions
5. 02.16.26_September Interim Revenues
6. 02.16.26_October Interim Revenues
7. 02.16.26_October Interim Expenditures by Fund
8. 02.16.26_November Interim Revenues
9. 02.16.26_November Interim Expenditures by Fund
10. 02.16.26_December Interim Revenues
11. 02.16.26_December Interim Expenditures by Fund
12. 02.16.26_January Interim Revenues
13. 02.16.26_January Interim Expenditures by Fund
14. 02.16.26_February Interim Revenues

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Expenses Submitted for City Council Approval

DATE: February 9, 2026

Finance is submitting the following expenses to City Council for approval at the February 16, 2026 meeting. Payments on these expenses will be made on February 18, 2026.

In addition, Finance is submitting expenses paid since February 4, 2026, 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 No. 334-19.

Prepared by Jennifer Larson, Chief Financial Officer, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4322
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

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 Chief Financial Officer-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 334-19 adopted September 16, 2019, 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.

Pursuant to Iowa Code §372.13(6) Finance is submitting the statement of receipts and disbursements to the City Council, and the City Clerk to publish a summary with the City Council minutes.

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

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

COUNCIL APPROVAL

PAYDATE 02-18-2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	$ 160.00	Transit Employee Uniforms
1800TShirts	55.00	Transit Employee Uniforms
1800TShirts	100.00	Transit Employee Uniforms
1ST AYD CORP	317.99	Janitorial Supplies - JOTC Garage
563 DESIGN PLLC	3,443.75	Annex Remodel consultant
A & G ELECTRIC COMPANY	140.00	A&G Electric- Emergency repair
A & G ELECTRIC COMPANY	294.25	AG Electric City Hall Annex
ACCURATE ANALYTICAL TESTING	65.00	AAT Dust Wipes LHH24
ACCURATE ANALYTICAL TESTING	329.00	AAT Dust Wipes LHH24
ACCURATE ANALYTICAL TESTING	208.00	AAT Dust Wipes LHH24
AGILEBITS	1,538.80	1Password
AIRGAS USA LLC	16.74	Medical Oxygen for Ambulances
AIRGAS USA LLC	2.79	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2.79	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	5.58	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	3,306.59	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,670.27	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,645.53	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,730.24	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	72.92	Medical Oxygen for Ambulances
AIRGAS USA LLC	42.38	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,813.45	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,667.27	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,833.89	Tank & Vaporizer Rental - FY26
AIRGAS USA LLC	2,612.52	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,680.76	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,814.95	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,685.26	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,883.14	Liquid Oxygen for the WRRC - FY26
ALAN J STOLTZ	30.00	BASKETBALL REFEREE
Alex Pro Firearms LLC	4,200.00	LE SBR Rifles
Alex Pro Firearms LLC	4,200.00	LE-012 Enhanced LE-SBR
Alex Pro Firearms LLC	4,050.00	LE-012 Enhanced LE-SBR
ALL SEASONS HEATING & COOLING	8,540.00	EMERGENCY REPAIRS -GRC
ALLIANT ENERGY	33.25	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	102.14	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	138.82	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	3,692.50	FY26 350 W 6th Electricity
ALLIANT ENERGY	1,311.42	FY26 Electric City Hall Annex 1300 Main
ALLIANT ENERGY	5,568.50	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	28.65	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	26.57	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	38.57	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	4,702.10	Electrical Service for Building
ALLIANT ENERGY	752.47	FY26 1805 Central LA Electric
ALLIANT ENERGY	1,532.37	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
ALLIANT ENERGY	3,200.65	FY26 1157 Central MFC Electricity
ALLIANT ENERGY	3,397.30	FY 26 City Hall Electricity
ALLIANT ENERGY	3,421.32	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	760.69	0557811000 PORT RAMP FY26
ALLIANT ENERGY	896.92	FY26 W 5th Restroom Electricity
ALLIANT ENERGY	821.82	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	72,783.76	FY2026 BLANKET PO - ELECTRICITY COSTS
ALLIANT ENERGY	49.59	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	208.84	FY26 Electrical Service for 300 Main, Suite 330
ALLIANT ENERGY	4,334.02	FY 2026 Energy Costs for Various Locations
ALLISON, DANIEL	15.00	ALLISON D DEER TAG REIMBURSEMENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
ALLISON, ROBERT	15.00	Allison R Deer Tag Reimbursement
ALTORFER INC	(250.53)	UNIT #3292 - Relay
ALTORFER INC	275.53	UNIT: PAVER - STOCK RELAY 12/9/2025
ALTORFER INC	1,944.00	Altorfer City Hall GEN maintenance and inspection
AMERICAN RED CROSS	110.00	Online Training - Advanced Life Support & BL Train
AMERICAN RED CROSS	37.56	Online Training - Basic Life Support
Ascendance Trucks LLC	24,003.86	UNIT #1906 - SERVICE (ENGINE) - 1/6/2026
Ascendance Trucks LLC	6,523.82	UNIT #3223 - SERVICE - REAR AXLE PWR DIVIDER 2/4/2
Ascendance Trucks LLC	(130.00)	UNIT #1910 Parts: EGR Valve Kit and Cooler
Ascendance Trucks LLC	(276.25)	STOCK - Nitrogen Oxide Sensor and Core (For Buses)
Ascendance Trucks LLC	(1,105.00)	UNIT #1910 Parts: EGR Valve Kit and Cooler
Ascendance Trucks LLC	(2,835.15)	Unit #3405 - Gear, Steering, Reman
Ascendance Trucks LLC	(3,192.54)	No unit - Will be returning - 12/9/2025
Ascendance Trucks LLC	(325.00)	UNIT #3222 - KIT, TURBOCHARGER ACTUATOR
Ascendance Trucks LLC	(276.25)	Unit #3407 - WO8436 - NO SENSOR
Ascendance Trucks LLC	128.36	GARAGE - No unit # (returning item) 1/28/26
Ascendance Trucks LLC	9.49	GARAGE - STOCK - LOCK NUT 1/28/2026
Ascendance Trucks LLC	134.30	UNIT #3401 - 9265 - AIR TEMP SENSOR 1/28/2026
Ascendance Trucks LLC	870.35	UNIT #1903 WO 9313 Sensor, Nitrogen Ox 1/30/26
Ascendance Trucks LLC	193.44	UNIT #1905 Brake Repair 1/31/26
Ascendance Trucks LLC	1,080.60	UNIT #3405 - WO9331 - EGR VALVE KIT
Ascendance Trucks LLC	47.76	UNIT #3405 - WO9346 - PEDAL LOCK SWITCH
Ascendance Trucks LLC	231.56	GARAGE - STOCK FILTERS - 2/4/2026
Ascendance Trucks LLC	(325.00)	UNIT #3222 - KIT, TURBOCHARGER ACTUATOR
Ascendance Trucks LLC	(780.00)	Unit #1906 - WO8398 - DPF KIT & Doc Assy
AT&T Mobility National Accounts, LLC	4,916.85	FY26 First Net Charges for IPhone/Tech Services
AT&T Mobility National Accounts, LLC	1,770.71	FY2026 BLANKET PO-MONTHLY PHONE & IPAD COSTS
AT&T Mobility National Accounts, LLC	2,706.00	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	886.95	IPHONES AND IPADS PARKS-DEC 29, 2025 -JAN 28, 2026
AT&T Mobility National Accounts, LLC	1,001.22	AT&T FirstNet - 12/29/25-01/28/26
AVALON BODY SHOP INC	11,744.99	UNIT #3412 - ACCIDENT REPAIR 7/29/2025
Axon Enterprise, Inc.	1,975.90	Interview panels
BLACK HILLS/IOWA GAS UTILITY CO	56.66	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	105.83	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	902.71	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	430.61	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
BLACK HILLS/IOWA GAS UTILITY CO	399.18	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
BLACK HILLS/IOWA GAS UTILITY CO	3,386.04	FY25 JOTC GAS UTILITIES
BLACK HILLS/IOWA GAS UTILITY CO	286.41	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	920.82	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
BLACK HILLS/IOWA GAS UTILITY CO	795.80	Locust Ramp Electricity FY26
BluePath Finance FC IV LLC	590.21	UTILITY EXPENSE - ELECTRICITY
BURGER, JEFF	15.00	Burger J Deer Tag Reimbursement
BUTT'S FLORIST & GREENHOUSE	220.00	FY26 WEEKLY FLOWER ARRANGEMENTS
BUTT'S FLORIST & GREENHOUSE	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
CAIN, KENNETH	15.00	CAIN KENNETH DEER TAG REIMBURSEMENT
CARLISLE RYAN DIGITAL SERVICES	1,779.43	Recruitment Materials
CARLOS SANTOS-RIVERA	1,226.07	Reimbursement for interview expenses-Housing Direc
CHEMSEARCH	207.95	LF Yield Aerosol 1/27/26
CINTAS CORP	701.88	Rugs/Towels for the WRRC-FY26
CINTAS CORP	53.86	Various Maintenance - FY26
CINTAS CORP	20.01	Various Maintenance - FY26
CINTAS CORP	47.67	Various Maintenance - FY26
CINTAS CORP	35.00	Various Maintenance - FY26
CINTAS CORP	236.33	Various Maintenance - FY26
CINTAS CORP	150.04	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	192.96	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	74.98	Cintas Ramp Rugs FY26
CINTAS CORP	560.50	Rugs/Towels for the WRRC-FY26
CINTAS CORP	157.90	FY2026 BLANKET PO - UNIFORMS

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
CINTAS CORP	390.65	Various Maintenance - FY26
CINTAS CORP	179.84	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	84.43	Cintas Ramp Rugs FY26
CINTAS FIRST AID & SAFETY	20.28	Replenish Safety Supplies Garage Feb 26
CINTAS FIRST AID & SAFETY	258.23	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	142.14	FY2026 BLANKET PO - FIRST AID SUPPLIES
CITY OF DAVENPORT	500.00	CPAT Consortium Maintenance Fee
Claudine Pied	175.00	Ground Transportation Reimbursement
COMMAND SECURITY SOLUTIONS	342.90	LF- Alarm Monitoring Burglary 11/27/25
COMMAND SECURITY SOLUTIONS	195.15	TROUBLESHOOT WIRED MOTION DETECTOR AT BUNKER
COMMUNICATIONS ENGINEERING CO	1,167.66	Ethernet switching for Parking Ramp Project
COMMUNICATIONS ENGINEERING CO	1,006.54	LF-Cat 6 Cable to Gate Controller 1/30/26
CONLON CONSTRUCTION CO	156,786.41	Iowa Amphitheater Schmitt Island Bid Pkg 2
CONSTELLATION NEW ENERGY GAS DIV	5,569.51	FY2026 BLANKET PO - GAS COSTS
CONSTELLATION NEW ENERGY GAS DIV	1,216.85	NATURAL GAS FOR PARKS
CONSTELLATION NEW ENERGY GAS DIV	2,393.02	Natural Gas City Hall
CONSTELLATION NEW ENERGY GAS DIV	4,875.56	Utility gas for library
CONTINENTAL FIRE SPRINKLER CO	3,115.00	Fire Sprinkler Heads - Repair, Replace & Test
Cooper Grams	180.00	BASKETBALL REFEREE
CORI L BURBACH	357.19	10/23 CB Tampa ICMA Annl Conf
Cottingham & Butler Inc	1,000.00	Job Evaluation Retainer - Install 10 of 11
CRAWFORD HEATING AND COOLING CO INC	1,542.81	Annual Domestic Backflow Inspection
CRAWFORD HEATING AND COOLING CO INC	366.45	Repair Backflow - Bradley Perry Lift Station
CRAWFORD HEATING AND COOLING CO INC	812.91	Repair Backflow - Bradley Perry Lift Station
CULBERTSON, JASON	15.00	CULBERTSON JASON DEER TAG REIMBURSEMENT
DAVID A NESS	387.00	Dave Ness Travel Atlanta 0824-0829
DAVIS, PAUL	15.00	DAVIS PAUL DEER TAG REIMBURSEMENT
DELAWARE CO SOLID WASTE COMMISSION	4,341.03	LF- Delaware County Solid Waste Comm Fees
DEMMER OIL COMPANY	20,941.16	7014 Diesel / 1500 Gasahol
DEMMER OIL COMPANY	3,600.42	7014 Diesel / 1500 Gasahol
DENNIS RATH	22.50	25 CAMBRIDGE PROPERTY SALE REIMBURSEMENT
Derrick Johnson	270.00	BASKETBALL REFEREE
Discover Hospitality LLC	1,346.12	2085 Sunnyview Relocation LHH21
Discover Hospitality LLC	293.42	2085 Sunnyview Relocation LHH21 #58613
Discover Hospitality LLC	1,334.94	2867 Jackson St Relocation LHH'24 02.02.2026
DITTMER RECYCLING INC	402.94	Blanket Purchase Order - Monthly Refuse Collection
DITTMER RECYCLING INC	150.00	FY2026 BLANKET PO - SVC TRASH AND RECYCLING CHARGE
DITTMER RECYCLING INC	430.32	Landfill Fees - 20 yrd/2 yrd - FY26
DITTMER RECYCLING INC	265.49	REFUSE FOR JAN 2026
Dixon Engineering, Inc.	2,970.00	PROFESSIONAL SVCS - DEMOLITION-EAGLE POINT WTR TWR
DONATH, GREG	15.00	DONATH GREG DEER TAG REIMBURSEMENT
DONATH, RICK	15.00	DONATH RICK DEER TAG REIMBURSEMENT
DONATH, WALTER	15.00	DONATH WALTER DEER TAG REIMBURSEMENT
DUBUQUE COMMUNITY SCHOOL DIST	1,071.15	Franchise Fee FY26
DUBUQUE COUNTY AUDITOR	3,315.76	Warehouse Electricity- 325-328
DUBUQUE COUNTY E911 BOARD	93.51	AC 911 Access Fee Q3
DUBUQUE COUNTY E911 BOARD	467.55	Emergency Radio Access Fees
DUBUQUE COUNTY E911 BOARD	1,963.71	FY2026 BLANKET PO - MONTHLY EDACS ACCESS FEE
DUBUQUE COUNTY E911 BOARD	187.02	EDAS Access Fees - 3rd Qtr FY26
DUBUQUE COUNTY E911 BOARD	3,459.87	Access Fees E911 Transit Q3 FY26
DUBUQUE COUNTY EMS ASSOCIATION	50.00	2026 Membership Dues
DUBUQUE COUNTY FIRE ASSOCIATION	50.00	Annual dues for 2026
DUBUQUE COUNTY RECORDER	87.00	2025-00012776
DUBUQUE COUNTY RECORDER	36.00	2025-00012796
DUBUQUE COUNTY SHERIFF	557.00	Sheriff Services for JANUARY 2026
DUBUQUE COUNTY TREASURER	637.00	1523 Elm St; Jurisic, Ruth; Property taxes; FY26
DUBUQUE COUNTY TREASURER	414.00	2140 Elm Street; Steuer, Rick; property taxes; FY2
DUBUQUE COUNTY TREASURER	747.00	743 Louise St, Krolick, Mark; property taxes; FY26
DUBUQUE COUNTY TREASURER	866.00	1775 Washington; Herrig, Collin_property taxes,FY2
DUBUQUE COUNTY TREASURER	203.00	1250 Jackson; Colson, Tony; Property taxes; FY26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
DUBUQUE COUNTY TREASURER	930.00	1502 Washington; Simon, Jason - Property taxes FY2
Dubuque Forward LLC	1.00	ANNUAL LEASE PAYMENT
DUBUQUE HOSE & HYDRAULICS	329.09	LF- Shop Supplies 01/30/26
DUBUQUE HOSE & HYDRAULICS	50.25	GARAGE - BIN FILL - AIR BRAKE CONN -1/28/2026
DUBUQUE HOSE & HYDRAULICS	83.70	UNIT #3403 - WO9259 - HOSES,CRIMP SOCKET 1/28/2026
DUBUQUE HOSE & HYDRAULICS	295.86	GARAGE - BIN FILL - MISC PARTS 1/29/2026
DUBUQUE HOSE & HYDRAULICS	297.08	GARAGE - BIN FILL - MISC PARTS 1/29/2026 (2)
DUBUQUE HOSE & HYDRAULICS	130.77	UNIT #:3411 Hose, Fem Swivel, and Assy Hose 1/30/2
DUBUQUE HOSE & HYDRAULICS	141.01	UNIT: PLOW - WO9337 - NUTS 2/3/26
DUBUQUE HOSE & HYDRAULICS	105.82	UNIT: PLOW - WO9337 - FLANGE LOCK NUTS
DUBUQUE HOSE & HYDRAULICS	66.16	UNIT #2703 - WO9369 - CONNECTORS, PIPES
DUBUQUE MULCH COMPANY	936.00	MSC- Picked up Top soil #4071 on 10/17/25
EASTERN IOWA EXCAV & CONCRETE LLC	2,198.03	SIDEWALK AND TOPSOIL-WELU PARK
EASTERN IOWA EXCAV & CONCRETE LLC	162.67	STREET PATCHES FOR EAGLE ST&ALTHAUSER
Ed Gau	180.00	BASKETBALL REFEREE
Edge Ecom LLC	13,000.00	Workout Equipment for 6 Fire Stations
EDWARDS CAST STONE COMPANY	1,724.80	Franchise Fee FY26
EDWARDS CAST STONE COMPANY	349.12	Franchise Fee FY26
EELLS, MIKE	15.00	EELLS MIKE DEER TAG REIMBURSEMENT
EIDE BAILLY LLP	10,000.00	Eide Bailly Forensic Accounting Consulting Service
ERNST, BRAD	15.00	ERNST BRAD DEER TAG REIMBURSEMENT
ETALYC, Inc.	5,000.00	Hyperflow Program - STIC
EUROFINS ENV TESTING NORTH CENTRAL	192.60	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	89.55	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	212.60	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	192.60	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	169.80	Lab Fees for FY26 (remainder)
FEDEX	38.99	Fed X Shipping Fee-Water Bottle Sample - Lead
FEDEX	13.11	Fed X Shipping Fee-Water Bottle Sample - Lead
FERGUSON WATER WORKS SUPPLY #2516	38,640.00	METER STOCK
FJB FOOD GROUP LLC	332.50	DR BOBS FOOD LAB LICENSE REFUND
FORCE AMERICA	1,163.00	UNIT #3205 - WO8795 - SENSOR 1/14/2026
FROMMELT, ROB	15.00	FROMMELT ROB DEER TAG REIMBURSEMENT
GARY CARNER	50.00	1555 MAIN INSPECTION OVERPAYMENT
Gavin Sarvis	180.00	BASKETBALL REFEREE
GENUINE PARTS COMPANY INC	10.66	UNIT #3451 - AIR FILTER 1/20/2026
GENUINE PARTS COMPANY INC	25.94	UNIT #3456 - ONBOARD TOOLS 1/21/2026
GENUINE PARTS COMPANY INC	35.99	LF-Shop Supplies 01/27/26
GENUINE PARTS COMPANY INC	208.36	GARAGE - STOCK FILTERS - 1/28/2026
GENUINE PARTS COMPANY INC	87.58	GARAGE - STOCK FILTERS - 01/28/2026
GENUINE PARTS COMPANY INC	545.36	GARAGE - STOCK FILTERS - 2/2/26
GENUINE PARTS COMPANY INC	25.48	GARAGE - STOCK FILTERS - 2/3/2026
GENUINE PARTS COMPANY INC	217.14	GARAGE - STOCK FILTERS - 2/04/2026
GENUINE PARTS COMPANY INC	52.17	No unit - Will be returning - 2/06/2026
GEORGE MURPHY	105.80	Refund for Electrical Permit E25-0707
GERMAINE ELECTRIC	4,710.00	HDQ-Replace Drop Cords in Bay at Headquarters
GIESE SHEET METAL CO INC	312.50	Giese Chavenelle building repair
GOVCONNECTION INC	294.08	Fed. Bld Basement UPS battery
GRAINGER INC	938.56	4 WAY DIVISION SPLIT - 50 FT FIRE HOSE 2/3/2026
GRAY MEDIA GROUP, INC	2,200.00	Advertising
GRAY MEDIA GROUP, INC	700.00	Advertising
GRAY MEDIA GROUP, INC	100.00	Advertising
GRAYMONT WESTERN LIME INC	5,577.72	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,397.52	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,456.88	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GROSS, AARON	15.00	GROSS AARON DEER TAG REIMBURSEMENT
GROSS, BRIAN	15.00	GROSS BRIAN DEER TAG REIMBURSEMENT
HAU, TAYLOR	15.00	HAU TAYLOR DEER TAG REIMBURSEMENT
HAWKINS INC	5,051.23	Sodium Hypochlorite - Bulk order
HAWKINS INC	7,514.37	FY26-FY27 SODIUM HYPOCHLORITE(CHLORINE) FOR WTP

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
HAWKINS INC	5,051.23	Sodium Hypochlorite - Bulk order
HDR ENGINEERING INC	11,188.22	LF- Customer Convenience Care Center Project
HDR ENGINEERING INC	2,724.74	Waste Minimization Report Consultant
HDR ENGINEERING INC	3,420.47	E/W Corridor Capacity Improv-University Overlap
Heartland Business Systems, LLC	938.38	Premium Xima Care Support
HENDERSON PRODUCTS INC	400.31	GARAGE - STOCK - CHECK VALVES 1/21/2026
HENDERSON PRODUCTS INC	118.04	UNIT #3223 - WO9125 - BEARING 1/22/2026
HENDERSON PRODUCTS INC	2,801.21	UNIT #3241 Chains 1/28/26
HILLCREST FAMILY SERVICES INC	242.26	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	439.43	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	112.03	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	51.49	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	71.51	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	412.55	Franchise Fee FY26
HILLCREST FAMILY SERVICES INC	286.24	Franchise Fee FY26
HINGTGEN, EUGENE	15.00	HINGTGEN EUGENE DEER TAG REIMBURSEMENT
HINGTGEN, EVAN	15.00	HINGTGEN EVAN DEER TAG REIMBURSEMENT
HM Life Insurance Company	97,955.31	Stop Loss Insurance premium for February 2026
HOYNE LANDSCAPING & SNOW PLOWING	301.50	2025-2026 Snow/Ice Removal From Public Sidewalks
HOYNE LANDSCAPING & SNOW PLOWING	175.50	2025-2026 Snow/Ice Removal From Public Sidewalks
HOYNE LANDSCAPING & SNOW PLOWING	284.50	2025-2026 Snow/Ice Removal From Public Sidewalks
HOYNE LANDSCAPING & SNOW PLOWING	230.00	2025-2026 Snow/Ice Removal From Public Sidewalks
HYGIENIC LABORATORY	138.00	LEAD WATER SAMPLES TESTING FEE
ImageTrend, LLC	4,280.00	Visual Preplan Software
IMWCA	3,352.61	TPA 411 payments - December 2025
IMWCA	24,688.86	TPA payments - December 2025
IMWCA	131.25	TPA 411 payment - Police - December 2025
Industrial/Organizational Solutions Inc.	511.00	Firefighter/EMT Exams
INGRAM LIBRARY SERVICES INC.	218.26	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	296.07	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	364.66	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	194.78	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	144.45	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	562.47	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	342.61	Circulating materials for Adult library collection
INGRAM LIBRARY SERVICES INC.	65.63	Children's books for collection
INGRAM LIBRARY SERVICES INC.	65.86	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	86.71	Children's books for collection
INGRAM LIBRARY SERVICES INC.	79.02	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	217.96	Children's books for collection
INGRAM LIBRARY SERVICES INC.	32.03	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	6.74	Children's books for collection
INGRAM LIBRARY SERVICES INC.	126.54	Teen/Young Adult Materials for Collection
IOWA DEPT OF INSPECTIONS & APPEALS	40.00	Boiler Inspection - 10/08/25
IOWA DEPT OF NATURAL RESOURCES	534.73	Iowa LRP Invoice #103-6 - Blum Scrap Yard and Recy
IOWA HAZMAT TASK FORCE	100.00	2026 Membership Dues
IOWA KENWORTH INC	1,007.62	UNIT #2680 Sensor, Nitrogen 02/02/26
IOWA KENWORTH INC	877.33	GARAGE - STOCK NIT OX SENSORS 2/10/2026
IOWA ONE CALL	128.70	Iowa One Call Utility Locates
J & R SUPPLY COMPANY	1,085.00	Sani Sewer- Coupling & Pipe 1/6/26
J & R SUPPLY COMPANY	8,349.42	Knife Gate Valve for the Centrate Tank
J & R SUPPLY COMPANY	23,800.00	SUPPLIES FOR PUBLIC WORKS ASPHALT OVERLAY PROJECT
JAMES TRAUSCH	52.50	1446 AUTUMN RIDGE PROPERTY SALE REIMBURSEMENT
JESSICA QUECK	191.25	813 LINCOLN PROPERTY SALE REIMBURSEMENT
JESSICA QUECK	180.00	1625 N ALGONA DOUBLE PAYMENT
JOHNSON CONTROLS	1,446.57	Annual Charge - Fire Alarm Detection
JOHNSON CONTROLS FIRE PROTECTION	700.27	Fire and Alarm Services City Hall
JOHNSON CONTROLS FIRE PROTECTION	6,393.23	Fire and Alarm Services City Hall
JOHNSON CONTROLS FIRE PROTECTION	3,201.24	Fire and Alarm Services Federal Bldg
KEARNEY, TOM	15.00	KEARNEY TOM DEER TAG REIMBURSEMENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
KEMPS, NICK	15.00	KEMPS NICK DEER TAG REIMBURSEMENT
KEN SAIKI DESIGN INC	9,063.50	COMISKEY PARK -PHASE 2
KENNETH COOK	45.00	1655 ASBURY PROPERTY SALE REIMBURSEMENT
KENNETH J MEYER	522.50	Gloves for Operators & Lab
KILBURG EQUIPMENT LLC	221.58	UNIT #4009 - WO8180 - RELIEF CARTRIDGE 1/20/2026
KIM A HERRIG	412.00	FY26 Custodial Services for 300 Main, Suite 330
KLUESNER CONSTRUCTION INC	1,200.00	Wood Chips for DMASWA for 1/16/26-1/22/26
KRAEMERS WATER STORE INC	47.25	Bottled Water Service for Landfill 1/31/25
KRAMER, CONNOR	15.00	KRAMER CONNOR DEER TAG REIMBURSEMENT
KRAUSMAN, ROSS	15.00	KRAUSMAN ROSS DEER TAG REIMBURSEMENT
KUBITZ, JASON	15.00	KUBITZ JASON DEER TAG REIMBURSEMENT
KUBITZ, NICHOLAS	15.00	KUBITZ NICHOLAS DEER TAG REIMBURSEMENT
KUTSCH, MARVIN	15.00	KUTSCH MARVIN DEER TAG REIMBURSEMENT
Kwik Trip Inc	25,609.71	Monthly Fuel Charges Acct #00557404: Jan 2026
LEEP LEX LLC	20.00	UNIT #2602 - WO9423 - TANK FILLER
LIME ROCK SPRINGS CO	331.77	BEVERAGES THROUGH JUNE 2026
LINDENBERG, RICHARD	15.00	LINDENBERG RICH DEER TAG REIMBURSEMENT
LINK HYDRAULIC & SUPPLY	546.99	UNIT #3204 - SERVICE - RESEAL CYLINDER, REPLACE RO
LISA KLEIN	438.75	1730 BRISTOL PROPERTY SALE REIMBURSEMENT
LOCATORS LTD	120.00	3260 CIDER RIDGE PROPERTY SALE REIMBURSEMENT
LOCATORS LTD	120.00	4959 WILDFLOWER PROPERTY SALE REIMBURSEMENT
LOCATORS LTD	262.50	2090 KEY LARGO REIMBURSEMENT
LORAS COLLEGE	53,436.34	Expenditures Associated with the Agreement
Lotus Engineering and Sustainability	2,910.00	Community-wide Greenhouse Gas Inventory
Lyons Logging and Tree Care Inc.	3,800.00	TREE REMOVAL
Lyons Logging and Tree Care Inc.	6,500.00	TREE REMOVAL
LYONS, TRAVIS	15.00	LYONS TRAVIS DEER TAG REIMBURSEMENT
MACQUEEN EQUIPMENT GROUP	(986.40)	UNIT 2704 tube, retainer, seal, bushing, bushing k
MACQUEEN EQUIPMENT GROUP	696.57	STOCK - RUBBISH - Pin, Slide Pivot 1/28/26
MACQUEEN EQUIPMENT GROUP	729.23	GARAGE - STOCK RUBBISH - 2/4/2026
MACQUEEN EQUIPMENT GROUP	324.53	Fire Hose Replacement
MACQUEEN EQUIPMENT GROUP	2,696.41	UNIT #540006 - SERVICE ON HYDRAULIC CYLINDER 2/6/2
Mark Vasquez	10.00	Refund for overpayment of fee
MARTIN EQUIPMENT OF IL INC	43.20	UNIT#3453 Cap Screw 1/28/26
MARTIN EQUIPMENT OF IL INC	938.75	UNIT#3453 Impact Wrench 3/4" 1/29/26
MARTIN EQUIPMENT OF IL INC	347.50	UNIT#3476 - COIL 2/3/2026
MARY HOLLENBACK	105.00	839 AIR HILL PROPERTY SALE REIMBURSEMENT
MEADOWS, LUKE	15.00	MEADOWS LUKE DEER TAG REIMBURSEMENT
MEDIACOM	236.90	INTERNET FOR TREE CREW-FY26
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Wellness Checks
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Wellness Checks
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Wellness Checks
MEDICAL ASSOCIATES CLINIC PC	503.00	pre-employ screening, phys, vaccine, drug/alcohol
MERCY MEDICAL CENTER	480.00	EMS Pharmacy Fees
MIDWEST ALARM SERVICES INC	231.00	JOTC Service Call 1/30/26
MIKE FINNIN FORD LLC	(315.00)	UNIT #110004 - WO8638 - FUEL TUBE ASY
MIKE FINNIN FORD LLC	1,427.40	UNIT #3450 - SERVICE - REPLACE FUEL FILTER 12/11/2
MIRACLE CAR WASH CORP	167.86	FY26 Police Vehicle Car Washes
MITCHELL, JACKSON	15.00	MITCHELL, JACKSON DEER TAG REIMBURSEMENT
MODUS ENGINEERING, LTD	1,796.00	EAGLE POINT WTP BOILER REPLACEMENT PROJECT
MOLDENHAUER, ROBERT	15.00	MOLDENHAUER BOB DEER TAG REIMBURSEMENT
MOLO PLUMBING & HEATING	556.34	Urinal repair City Hall MOLO
MOLO PLUMBING & HEATING	1,158.41	Molo Federal Building repair
MORRISON BROTHERS CO	40.96	LF- Materials for Signs 1/15/26
MULGREW OIL COMPANY	121.22	Gasohol for the WRRC vehicles
MULGREW OIL COMPANY	257.70	Winter Blend #2 - WRRC Use
MULGREW OIL COMPANY	181.26	Winter Blend #1 - WRRC Use
NADING, BRENNEN	15.00	NADING, BRENNEN DEER TAG REIMBURSEMENT
NAN MCKAY & ASSOCIATES, INC	419.00	PIH Alert Subscription
NAN MCKAY & ASSOCIATES, INC	239.00	Model Administrative Plan Digital Revision Service

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
NAUMAN, TRAVIS	15.00	NAUMAN TRAVIS DEER TAG REIMBURSEMENT
NORTHWEST MECHANICAL INC	3,705.00	Intermodal Facility - Service Call for Boiler
O'REILLY AUTOMOTIVE INC	59.96	UNIT #130005 - WO9226 - ANTIFREEZE 1/28/2026
O'REILLY AUTOMOTIVE INC	179.88	UNIT #2614 - WO9243 - TRANS FLUID 1/28/2026
O'REILLY AUTOMOTIVE INC	7.93	UNIT #130012 - WO9260 - OIL FITER 1/28/2026
O'REILLY AUTOMOTIVE INC	120.06	UNIT #2614 - WO9217 - BR CALIPER 1/28/2026
O'REILLY AUTOMOTIVE INC	5.08	GARAGE - STOCK SPARK PLUG 1/29/2026
O'REILLY AUTOMOTIVE INC	17.68	UNIT #2104 Micro-V Belt 2/2/26
O'REILLY AUTOMOTIVE INC	71.62	UNIT #3405 - WO9346 - SWITCH 2/2/2026
O'REILLY AUTOMOTIVE INC	63.64	GARAGE - STOCK LIQUIDS - 2/3/2026
O'REILLY AUTOMOTIVE INC	(49.99)	UNIT #2109 - WO8714 - SPEAKERS
O'REILLY AUTOMOTIVE INC	50.60	UNIT #1917 - WO9420 - BRAKE PADS
ORIGIN DESIGN CO	109.00	Fueling Station Improvements
ORIGIN DESIGN CO	127.50	Fueling Station Improvements
OVERHEAD DOOR COMPANY	179.00	ST5-Overhead Door Maintenance
Patrick Quarnstrom	120.00	BASKETBALL REFEREE
Paul Ascheman	255.00	Critical Incident Debriefing
PEERLESS WELL & PUMP INC	116,853.00	WELL NO.7 REHABILITATION PROJECT 2024-PHASE 2
Peterbilt of Wisconsin	(105.98)	GARAGE - STOCK BRAKES - 06/09/25
Peterbilt of Wisconsin	(211.96)	STOCK - Brake Shoe Kits - Lining and Drum
Peterbilt of Wisconsin	(317.94)	GARAGE - STOCK BRAKES - 12/04/25
Peterbilt of Wisconsin	(105.98)	GARAGE - STOCK BRAKES - 01/14/2026
Peterbilt of Wisconsin	959.80	GARAGE - STOCK BRAKES - 2/9/2026
Peterbilt of Wisconsin	(211.96)	GARAGE - STOCK BRAKES - 01/14/2026
PITNEY BOWES GLOBAL FINANCIAL	824.94	Lease for Postage Meter 2025-12-06 to 2026-03-05
PLANET TECHNOLOGIES INC	74.58	Power Automate
PRECISE MRM LLC	360.00	Engineering Precise vehicle monitoring 2025-12
Print Plant LLC	1,089.00	Recruitment Materials
RACOM CORPORATION	8,206.51	Outdoor Siren plus Solar Chargers & Radios
RAMONA J MANTERNACH	927.00	LF- Clerical Services- Mona
RILCO, Inc	376.25	Def Bulk
RILCO, Inc	3,586.75	GARAGE - BULK FLUIDS - 2/4/2026
RIVER CITY STONE	119.61	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	116.21	Rock for Creek Crossing Repair Middle Fork
RIVER CITY STONE	113.67	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	20.00	STONE FILL FOR PLUMBING PROJECT
Robert Kloskowski	113.48	rechargable safety lights
ROEDER OUTDOOR POWER EQUIPMENT	199.78	UNIT #4011 - Tire and Wheel Assy 6-1/4"x3" 1/30/26
ROEDER OUTDOOR POWER EQUIPMENT	42.24	UNIT #4011 - STOCK BUSHING - 2/6/2026
ROGER CLEVELAND GOLF CO INC	245.10	PRO SHOP SPECIALTY ITEMS
ROGER CLEVELAND GOLF CO INC	360.18	PRO SHOP MERCHANDISE
ROGER CLEVELAND GOLF CO INC	290.00	PRO SHOP MERCHANDISE
ROGER CLEVELAND GOLF CO INC	120.30	PRO SHOP SPECIALTY ITEMS
ROGER CLEVELAND GOLF CO INC	145.00	PRO SHOP MERCHANDISE
ROGER CLEVELAND GOLF CO INC	811.98	PRO SHOP MERCHANDISE
ROGER CLEVELAND GOLF CO INC	121.20	PRO SHOP SPECIALTY ITEM
ROGER CLEVELAND GOLF CO INC	132.00	PRO SHOP MERCHANDISE
SADLER POWER TRAIN INC	(26.01)	GARAGE - STOCK - 01/26/2026
SADLER POWER TRAIN INC	227.60	GARAGE - STOCK LIGHTS - 2/4/2026
SADLER POWER TRAIN INC	54.32	GARAGE - STOCK LIGHTS - 2/4/2026 (2)
SADLER POWER TRAIN INC	14.11	UNIT #2680 - WO9398 - LOCK WSHR, NITRILE GLOVES
Sandra Fowler	11,500.00	Dept Mgr for Housing-Fowler Consulting
Schadl Incorporated	955.00	Landfill General Plumbing- Pump Out Mudpits
SCHIMBERG COMPANY	1,711.40	NUTS AND BOLTS FOR METERS
SCHLICHTMANN MACHINE & DESIGN, INC	350.00	Digester Mixer Shaft Seal Cup
SCHUMACHER, DAVE	15.00	SCHUMACHER, DAVE DEER TAG REIMBURSEMENT
SCHUMACHER, GARRETT	15.00	SCHUMACHER, GARRETT DEER TAG REIMBURSEMENT
SCOTT, PARKER	15.00	SCOTT, PARKER DEER TAG REIMBURSEMENT
SEDONA STAFFING	609.00	Hours Worked - Admin Support - 11/02/25
SEDONA STAFFING	365.40	Hours Worked - Admin Support - 11/16/25

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
SEDONA STAFFING	365.40	Hours Worked - Admin Support - 11/30/25
SEDONA STAFFING	312.11	Hours Worked - Admin Support - 12/21/25
SEDONA STAFFING	213.15	Hours Worked - Admin Support - 12/28/25
SENDT, JONATHAN	15.00	SENDT, JONATHAN DEER TAG REIMBURSEMENT
SHANNON, BRIAN	15.00	SHANNON BRIAN DEER TAG REIMBURSEMENT
SHANNON, OWYNN	15.00	SHANNON OWYNN DEER TAG REIMBURSEMENT
Shive-Hattery Inc	12,570.00	Engineering Services for Hdq. Mechanical Systems
SPX CORPORATION	6,107.50	Genfare Rangers - Fixed Route
ST LUKES HEALTH - UNITYPOINT CLINIC	42.00	MRO Drug Screen results - January 2026
STONE HOLLOW	240.00	Board K9 Axel
SUPERION, LLC	2,036.36	Central Square Training/Travel
SUSTAINABLE STRATEGIES DC	7,250.00	Strategic Funding Services - Grant Writing
TAMMY POTTER	97.50	1500 S GRANDVIEW PROPERTY SALE REIMBURSEMENT
THE FISCHER COMPANIES	160.00	FY26 Parking Althoff, AC, Link, Murphy - Blanket
THE FISCHER COMPANIES	120.00	Parking Rent (02/2026)
THE LOCKSMITH EXPRESS	110.00	Lock repair 1st floor City Hall
THEISENS INC	22.74	Heater for Traffic Signal Cabinet
THEISENS INC	58.49	Transit Uniform shoes - Ewert
THEISENS INC	80.00	Transit Uniform shoes - Wuertzer
THEISENS INC	58.77	Parking Maintenance Supplies
Thermo King Sales & Service	6.15	UNIT 2695 Switch 1/30/26
THOMPSON TIRE & RETREAD	547.00	UNIT# 3241 Tire Repair 01/28/26
THOMPSON TIRE & RETREAD	246.00	UNIT# 3410 Tire Repairs 1/28/26
THOMPSON TIRE & RETREAD	598.27	UNIT# 540009 Tire Repair 1/28/26
THOMPSON TIRE & RETREAD	1,196.54	UNIT#3403 Tire Repair 1/28/26
THOMPSON TIRE & RETREAD	208.00	UNIT# 3209 Flat Tire Repair 1/30/26
THREE RIVERS FS INC	1,797.78	LF- #2 Dyed Diesel & #1 Dyed Diesel 01/29/26
THREE RIVERS FS INC	480.40	LF- Spectra Lube Red/ Hyd Low Shear 2/6/26
THREE RIVERS FS INC	1,313.74	LF- #2 Dyed Diesel 02/03/26
THREE RIVERS FS INC	1,125.60	LF- #2 Dyed Diesel 02/05/26
THREE RIVERS FS INC	585.65	LF- #1 Dieselex 02/05/26
THREE RIVERS FS INC	87.30	LP Gas 33# Cylinder
THREE RIVERS FS INC	1.75	LP Gas 33# Cylinder
THREE RIVERS FS INC	1.75	LP Gas 33# Cylinder
THREE RIVERS FS INC	1.75	LP Gas 33# Cylinder
TIGGES, GARY	15.00	TIGGES GARY DEER TAG REIMBURSEMENT
TIGGES, JEREMY	15.00	TIGGES JEREMY DEER TAG REIMBURSEMENT
TIGGES, JOHN	15.00	TIGGES JOHN DEER TAG REIMBURSEMENT
TIGGES, NICHOLAS	15.00	TIGGES NICHOLAS DEER TAG REIMBURSEMENT
TOP GRADE EXCAVATING INC	12,180.00	Catfish Creek Sanitary Utility Easement Stream Cro
Trace Analytics LLC	454.68	Aircheck Kits for SCBA Unit
Tracey Lee Roberts	250.00	History presentation with Tracey Lee Roberts
TSCHIGGFRIE EXCAVATING	6,477.50	FY26 As Needed Maintenance
UNION HOERMANN PRESS	123.52	Franchise Fee FY26
UNION HOERMANN PRESS	35.00	Envelopes
UNION HOERMANN PRESS	388.00	SPIRIT cards
UNION HOERMANN PRESS	338.00	Union-Hoermann Press QR cards for UB
UNION HOERMANN PRESS	994.00	Printing of the Fire Department Strategic Plan
UNION HOERMANN PRESS	1,288.00	City Services guide
UNION HOERMANN PRESS	2,360.00	March/April 2026 City News
UNISON SOLUTIONS INC	275.00	Monthly Analysis Kit for H2S Testing
UNIVERSITY OF DUBUQUE	5,441.20	Franchise Fee FY26
US Foods	127.18	MISC FOOD ITEMS- BHGC
US Foods	833.25	MISC FOOD ITEMS- BHGC
Vidl Solutions, Inc	4,500.00	CC Goal-Organizational Culture Continuous Improvem
WALKER, KYLE	15.00	WALKER KYLE DEER TAG REIMBURSEMENT
WCS PHOTO	139.00	Photo Sitting/Downloading Charge
Weber Capital Restoration Inc	2,851.47	(Emergency) Water remediation
WEIDENBACHER, TOM	15.00	WEIDENBACHER TOM DEER TAG REIMBURSEMENT
WELU PRINTING COMPANY	129.39	FY26 Welu Printing-Business Cards

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
WENZEL TOWING SERVICE	75.00	FY26 Wenzel Towing
WEX HEALTH INC	1,100.99	FY26 COBRA, Commuter, FSA Admin - January 2026
YODER, LAVERN	15.00	YODER LAVERN DEER TAG REIMBURSEMENT
	$ 1,161,827.84	

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1017740	2/11/2026	Allen Media Broadcasting Evansville, Inc.	$ 600.00	Advertising
520367	2/11/2026	ALLIANT ENERGY	153.81	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	230.45	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	222.24	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	711.12	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	1,252.28	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	5,513.46	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	32.30	FY26 Electric Traffic & Street Lights
520367	2/11/2026	ALLIANT ENERGY	82.97	FY26 Electric Traffic & Street Lights
520367	2/11/2026	ALLIANT ENERGY	1,705.08	FY26 Electric Traffic & Street Lights
520367	2/11/2026	ALLIANT ENERGY	191.40	FY26 Electric Traffic & Street Lights
520367	2/11/2026	ALLIANT ENERGY	2,223.70	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
520367	2/11/2026	ALLIANT ENERGY	78.79	Blanket Purchase Order - Monthly Electric Service
520367	2/11/2026	ALLIANT ENERGY	23.44	Alliant 0539621000 12th Bluff Lot FY26
520367	2/11/2026	ALLIANT ENERGY	5,242.68	Alliant 1406331000 Intermodal Ramp FY26
520367	2/11/2026	ALLIANT ENERGY	568.34	Alliant 1477501000 5th Bell Lot FY26
520367	2/11/2026	ALLIANT ENERGY	5,514.52	Alliant 1522511000 5th St Ramp FY26
520367	2/11/2026	ALLIANT ENERGY	122.29	Alliant 6477860931 12th Elm Lot FY26
520367	2/11/2026	ALLIANT ENERGY	17,055.10	ALLIANT 4392701000 Ramps/Lots FY26
520367	2/11/2026	ALLIANT ENERGY	7,399.14	0557811000 PORT RAMP FY26
520367	2/11/2026	ALLIANT ENERGY	1,893.43	Electricity for Intermodal Jan 26
520367	2/11/2026	ALLIANT ENERGY	2,101.25	Electricity for JOTC Jan 26
520367	2/11/2026	ALLIANT ENERGY	1,076.14	ELECTRIC BILLS FOR FY26
520367	2/11/2026	ALLIANT ENERGY	62.42	ELECTRIC BILLS FOR FY26
520368	2/11/2026	ALLIANT ENERGY	9,833.05	FY26 Electric Traffic & Street Lights
520369	2/11/2026	ALLIANT ENERGY	9,105.57	FY26 Electric Traffic & Street Lights
520370	2/11/2026	ALLIANT ENERGY	9,108.04	FY26 Electric Traffic & Street Lights
520371	2/11/2026	ALLIANT ENERGY	9,020.55	FY26 Electric Traffic & Street Lights
520400	2/11/2026	Amanda Hauta	175.00	Ground Transportation Reimbursement
520380	2/11/2026	AREA RESIDENTIAL CARE	74.99	Franchise Fee FY26
520380	2/11/2026	AREA RESIDENTIAL CARE	188.24	Franchise Fee FY26
520380	2/11/2026	AREA RESIDENTIAL CARE	230.57	Franchise Fee FY26
520380	2/11/2026	AREA RESIDENTIAL CARE	81.21	Franchise Fee FY26
1017711	2/9/2026	AssuredPartners Capital Inc	50,588.66	26-27 Cyber Liability Policy
520388	2/11/2026	AT&T Mobility National Accounts, LLC	2,894.75	Cellular Service for Department
1017714	2/11/2026	AV FUEL	448.49	Blanket Purchase Order - Aviation Fuel
1017708	2/4/2026	BARD MATERIALS CENTRAL	678.55	CONCRETE FOR EMERGENCY WATERMAIN BREAK REPAIR
1017708	2/4/2026	BARD MATERIALS CENTRAL	931.10	CONCRETE FOR SHOP RESTROOM REMODEL
1017708	2/4/2026	BARD MATERIALS CENTRAL	1,050.68	EMERGENCY WATERMAIN BREAK REPAIR
1017708	2/4/2026	BARD MATERIALS CENTRAL	1,868.35	Emergency Repair at 3414 Pennsylvania
1017728	2/11/2026	BENJAMIN J POTHOFF	2,813.65	Reimbursement for trip to Cleveland OH
1017745	2/11/2026	BEST BEST & KRIEGER LLP	984.00	Cell Tower Legal Services
1017697	2/4/2026	BIECHLER ELECTRIC INC	940.56	Wire House Reel on Self Fueler
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	162.99	FY2026 BLANKET PO - GAS COSTS
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	255.90	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	171.97	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	110.91	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	45.63	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	43.09	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	637.41	NATURAL GAS FOR FY26
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	565.74	FY26 1101 Central Colts and MFC Bldg Natural Gas
1017713	2/11/2026	BLACK HILLS/IOWA GAS UTILITY CO	1,306.34	FY26 INTERMODAL GAS UTILITIES
1017715	2/11/2026	BLACKSTONE AUDIO BOOKS	121.32	CD Audio Books for Library Collection
1017715	2/11/2026	BLACKSTONE AUDIO BOOKS	157.74	CD Audio Books for Library Collection
520389	2/11/2026	Book Farm LLC	1,149.70	Children's books for collection
520386	2/11/2026	B-PLUS DUBUQUE LLC	1,430.10	Sealed Lead Acid BC Cell batteries
520381	2/11/2026	CALLAHAN EQUIPMENT SERVICES	985.00	Annual Inspection of Genie
1017710	2/4/2026	CAPITAL SANITARY	470.30	Janitorial Supplies
1017710	2/4/2026	CAPITAL SANITARY	106.95	Janitorial Supplies - Intermodal
1017710	2/4/2026	CAPITAL SANITARY	200.27	Janitorial Supplies - Intermodal
1017710	2/4/2026	CAPITAL SANITARY	258.56	HDQ-Janitorial Supplies
1017748	2/11/2026	CAPITAL SANITARY	106.95	Janitorial Supplies - JOTC
1017748	2/11/2026	CAPITAL SANITARY	131.10	Janitorial supplies for Water Plant
1017748	2/11/2026	CAPITAL SANITARY	293.37	Janitorial Supplies - JOTC
1017748	2/11/2026	CAPITAL SANITARY	512.08	ST4-Janitorial supplies
1017722	2/11/2026	CENGAGE LEARNING INC	28.79	Large Print books for circulating collection
1017722	2/11/2026	CENGAGE LEARNING INC	578.21	Large Print books for circulating collection
520384	2/11/2026	CENTER POINT INC	51.54	Large print books for circulating collection
260800001	2/2/2026	CENTURY LINK	2,978.93	FY26 CL Phone Charges
260800002	2/5/2026	CENTURY LINK	127.56	FY26 CL Phone Charges
1017716	2/11/2026	CINTAS CORP	35.00	Floor Mat Service
1017739	2/11/2026	City of Dubuque	74,100.00	SHORTFALL AND SUBSIDY FOR FY26
1017717	2/11/2026	CITY OF DUBUQUE IOWA/FIVE FLAGS	99,909.17	SHORTFALL AND SUBSIDY FOR FY26
520372	2/11/2026	CLARKE UNIVERSITY	785.57	Franchise Fee FY26
520372	2/11/2026	CLARKE UNIVERSITY	2,214.27	Franchise Fee FY26
520372	2/11/2026	CLARKE UNIVERSITY	36.52	Franchise Fee FY26
520390	2/11/2026	Coast to Coast Personal Transportation	305.00	Lost Baggage Return
1017747	2/11/2026	COMELEC INTERNET SERVICES	60.00	INTERNET FOR CAMPGROUNDS-FY26
1017698	2/4/2026	COMELEC SERVICES INC	120.00	KDUB Tower Fees - 8 Units - FY26
1017726	2/11/2026	COMMAND SECURITY SOLUTIONS	80.34	LF- Alarm Monitoring 11/27/25

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
520373	2/11/2026	COMMUNITY FOUNDATION OF GREATER DBQ	18,750.00	FY26 Envision Dbq-comm f cos
520373	2/11/2026	COMMUNITY FOUNDATION OF GREATER DBQ	21,250.00	FY26 Project HOPE comm f COS
1017735	2/11/2026	CONSTELLATION NEW ENERGY GAS DIV	20,973.17	Natural Gas - FY26 - Constellation
520395	2/11/2026	Cornerstone Government Affairs, Inc	7,500.00	August-November Gov Affairs & Consulting Services
1017718	2/11/2026	Cottingham & Butler Inc	2,917.00	Ongoing consulting 10-1-2025 to 10-1-2026
1017699	2/4/2026	CRESCENT ELECTRIC	2,034.14	Street Meter Batteries
1017699	2/4/2026	CRESCENT ELECTRIC	497.54	Central Ramp Louvers
520374	2/11/2026	DUBUQUE COMMUNITY SCHOOL DIST	2,331.92	Franchise Fee FY26
520382	2/11/2026	DUBUQUE COUNTY E911 BOARD	93.51	FY26 Radio System Fee
520382	2/11/2026	DUBUQUE COUNTY E911 BOARD	93.51	Dubuque County 911
520382	2/11/2026	DUBUQUE COUNTY E911 BOARD	467.55	FY26 Emergency Radio Access Fees
520382	2/11/2026	DUBUQUE COUNTY E911 BOARD	3,459.87	EMERGENCY RADIO SYSTEM ACCESS FEE-PARKS
1017719	2/11/2026	DUBUQUE FIRE EQUIPMENT INC	67.00	4 Year Metal Inspection Tags
1017742	2/11/2026	DUBUQUE FIRE EQUIPMENT INC	474.50	Annual Fire Extinguisher Testing
1017742	2/11/2026	DUBUQUE FIRE EQUIPMENT INC	252.00	FIRE EQUIPMENT MAINTENANCE - DISTRO TRUCKS
1017720	2/11/2026	DUBUQUE HUMANE SOCIETY	14,933.00	FY26 Contracted Service Fees
520375	2/11/2026	DUBUQUE VISITING NURSE ASSOCIATION	1,559.21	Dubuque Visiting Nurse-Project 8X0173-LHH24
1017709	2/4/2026	DUBUQUELAND DOOR COMPANY	221.03	LF-North Door #2 Issues 01/19/26
1017721	2/11/2026	EAST CENTRAL INTERGOVERN ASSOC	273.50	16th St Detention Basin Culvert & Pumping Station
520396	2/11/2026	Ed Gau	180.00	BASKETBALL REFEREE
520396	2/11/2026	Ed Gau	90.00	BASKETBALL REFEREE
520387	2/11/2026	ERYKA D COOK	90.00	Self defense classes held at the library
520387	2/11/2026	ERYKA D COOK	90.00	Self defense classes held at the library
520376	2/11/2026	FINLEY HOSPITAL	317.85	Franchise Fee FY26
520376	2/11/2026	FINLEY HOSPITAL	4,136.11	Franchise Fee FY26
1017723	2/11/2026	GOODYEAR TIRE & RUBBER	2,299.31	Goodyear Tires Dec 25
520391	2/11/2026	Great Lakes Meter Proving, Inc	4,045.00	Calibration of fuel tanks and trucks
520377	2/11/2026	GREATER DUBUQUE DEVELOPMENT CORP	26,058.95	FY26 COS GDDC
1017729	2/11/2026	HILLS & DALES CHILD DEVELOPMENT	519.06	Franchise Fee FY26
1017729	2/11/2026	HILLS & DALES CHILD DEVELOPMENT	366.93	Franchise Fee FY26
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	1,180.67	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	11.49	Teen/Young Adult Materials for Collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	243.40	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	15.64	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	254.58	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	222.87	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	129.42	Teen/Young Adult Materials for Collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	466.36	Teen/Young Adult Materials for Collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	245.73	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	415.79	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	436.61	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	1,271.47	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	558.95	Children's books for collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	14.49	Teen/Young Adult Materials for Collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	3,055.49	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	21.40	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	502.89	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	232.76	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	98.92	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	302.02	Circulating materials for Adult library collection
1017734	2/11/2026	INGRAM LIBRARY SERVICES INC.	292.14	Circulating materials for Adult library collection
520378	2/11/2026	IOWA ONE CALL	403.00	Iowa One Call Utility Locates
520394	2/11/2026	Iowa Permit Technicians Association	50.00	2026 IPTA MEMBERSHIP RENEWAL
520397	2/11/2026	IOWA TOTAL CARE (CAID HMO)	2,044.44	AMBULANCE REFUND
520392	2/11/2026	Iron Creek Group LLC	3,910.83	FY26 Taxes/Insurance for 300 Main, Suite 330
1017736	2/11/2026	Kanopy Inc	871.00	Kanopy Streaming Services for Adult Collection
1017741	2/11/2026	Key Lime Air Corp	204,128.00	MRG for December 2025
1017700	2/4/2026	KONE INC	2,474.00	FY26 Ramp Elevator Maintenance
1017743	2/11/2026	KONE INC	210.00	FY26 Engine House Elevator Service
1017743	2/11/2026	KONE INC	271.84	Elevator Maintenance
520398	2/11/2026	LEGACY HEALTHCARE	747.83	AMBULANCE REFUND
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	79.71	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	79.63	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	73.48	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	45.27	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	50.35	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	152.27	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	63.01	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	67.14	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	65.69	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	46.13	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	56.12	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	426.37	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	471.21	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	60.59	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	49.56	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	48.71	FY26 Electric Traffic & Street Lights
1017701	2/4/2026	MAQUOKETA VALLEY ELECTRIC COOP	82.02	FY26 Electric Traffic & Street Lights
520379	2/11/2026	MEDIACOM	236.90	FY26 INTERNET FOR POD MARINA
1017732	2/11/2026	MIDWEST TAPE LLC	61.02	Adult DVDs, BluRays, CDs for Collection

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1017732	2/11/2026	MIDWEST TAPE LLC	100.44	Adult DVDs, BluRays, CDs for Collection
1017732	2/11/2026	MIDWEST TAPE LLC	417.60	Adult DVDs, BluRays, CDs for Collection
1017732	2/11/2026	MIDWEST TAPE LLC	7,942.24	Downloadable materials Hoopla
1017732	2/11/2026	MIDWEST TAPE LLC	213.79	Adult DVDs, BluRays, CDs for Collection
260800004	2/9/2026	MIDWESTONE BANK	626,059.00	February 2026 HAP
520399	2/11/2026	MORGAN WAINWRIGHT	18.23	AMBULANCE REFUND
1017733	2/11/2026	NETWORK COMPUTER SOLUTIONS	1,487.50	Service on 1/6, 1/7, 1/12, 1/13, and 1/14
1017702	2/4/2026	NORTHEAST IOWA COMMUNITY COLLEGE	30.00	CPR Class and Instructor Fee
1017724	2/11/2026	ORIGIN DESIGN CO	16,225.25	Task order 35-1
1017737	2/11/2026	PHELPS THE UNIFORM SPECIALISTS	53.97	Blanket Purchase Order - Weekly Uniform Cleaning
1017703	2/4/2026	POLYDYNE INC	7,820.00	Polymer - 6 totes - CE-2701 - for the Centrifuge
1017703	2/4/2026	POLYDYNE INC	15,640.00	Polymer - 6 totes - CE-2701 - for the Centrifuge
1017703	2/4/2026	POLYDYNE INC	11,385.00	Polymer - 3 totes for the Drum Thickener
1017712	2/9/2026	PORTZEN CONSTRUCTION INC	76,846.45	Pay Application #2
1017712	2/9/2026	PORTZEN CONSTRUCTION INC	230,375.00	Pay Application #1
1017712	2/9/2026	PORTZEN CONSTRUCTION INC	16,169.55	Pay Application #3
1017704	2/4/2026	PUBLIC SAFETY CENTER	1,006.14	3M FR-15-CBRN Canisters
520383	2/11/2026	QUEEN B RADIO WISCONSIN INC	147.00	Advertising
520383	2/11/2026	QUEEN B RADIO WISCONSIN INC	180.00	Advertising
520383	2/11/2026	QUEEN B RADIO WISCONSIN INC	120.00	Advertising
520383	2/11/2026	QUEEN B RADIO WISCONSIN INC	159.00	Advertising
1017725	2/11/2026	RIVER CITY STONE	39.07	2025 Various Stone
260700025	1/30/2026	RXBENEFITS INC	87,539.30	FY26 Prescription Admin & Claims -1/3 to 1/16/26
1017705	2/4/2026	SCHAEFFER MANUFACTURING COMPANY	566.70	4 Way Dept Split - Stock Citrol (cleaner) 1/16/202
1017705	2/4/2026	SCHAEFFER MANUFACTURING COMPANY	559.80	4 Way Dept Split - Stock NLGI#2 Grease - 1/19/2026
520393	2/11/2026	Sinclair Television Group, Inc.	1,700.00	Advertising
1017738	2/11/2026	SPECIAL MARKETS INSURANCE CONSULTAN	600.89	AMERICORPS MEMBER HEALTH INSURANCE- DECEMBER
1017706	2/4/2026	TELEGRAPH HERALD	1,623.52	Publication Expenses
1017706	2/4/2026	TELEGRAPH HERALD	221.21	TH NOTICES FOR SLAYDEN
1017744	2/11/2026	TELEGRAPH HERALD	26.28	Publication Expenses
1017731	2/11/2026	THE FISCHER COMPANIES	40.00	Parking Spot-Media Services
1017731	2/11/2026	THE FISCHER COMPANIES	80.00	Parking for IT - 2 spaces at Annex
1017731	2/11/2026	THE FISCHER COMPANIES	80.00	FY26 Parking
520385	2/11/2026	TOWNSQUARE MEDIA LLC	3,850.00	Advertising
1017746	2/11/2026	TRI-STATE PORTA POTTY INC	1,915.00	PORT-A POTTIES FOR FEB 2026
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(79.34)	UNIT #3403 - PART
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	1,511.93	UNIT #3407 - WO6884 - EGR COOLER KIT
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	410.67	UNIT #540011 - SERVICE 1/20/2026
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(160.00)	101f/BW R109685 Air Dryer ASM
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(240.00)	X101631644 101F/BW R109685 Air Dyer
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(255.00)	UNIT# 3402 -WO 8108 - NITROGEN SENSORS
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(300.00)	UNIT #3236- Turbocharger Actuator
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(876.54)	UNIT #1921 Batteries GRP31
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	(300.00)	UNIT #3236- Turbocharger Actuator
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	7.52	UNIT #3212 - WO9036 - TERMINALS
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	129.75	UNIT #3212 - WO9036 - PDM,PLUG,CABLES,LOCK
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	938.15	UNIT #2703 - WO9004 - RADIATOR 1/14/2026
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	452.88	GARAGE - STOCK FOR JULES 1/23/2026
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	357.71	UNIT # 3204 - WO9228 - TANK,BRACKET,UBOLT
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	120.31	UNIT 3223 - WO9214 - RETURN DEF LINE
1017707	2/4/2026	TRUCK COUNTRY OF IOWA INC	111.35	GARAGE - STOCK - PNEUMATIC ABS 1/27/2026
1017730	2/11/2026	Vestis Group Inc (f/k/a Aramark)	131.97	Linens, tablecloths, cleaning cloths
1017727	2/11/2026	WARTBURG THEOLOGICAL SEMINARY	594.62	Franchise Fee FY26
1017727	2/11/2026	WARTBURG THEOLOGICAL SEMINARY	177.42	Franchise Fee FY26
			$ 1,823,318.88	

CITY OF DUBUQUE
PERIOD ENDING SEPTEMBER 30, 2025
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	7,724,358.00
Grants/Contributions	3,360,907.38
Property Taxes	2,841,926.37
TIF	2,009,543.25
LOST	1,100,968.65
Hotel/Motel Tax	324,018.54
Utility Franchise Fees	629,064.30
Gaming	52,421.88
Investment Earnings	350,192.94
Gain on Disposal	28,446.01
Transfers	106,711.61
Miscellaneous	142,265.00
Total	**$ 18,670,823.93**

CITY OF DUBUQUE
PERIOD ENDING SEPTEMBER 30, 2025
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	8,179,966.59
Special Revenue	4,304,828.38
Debt Service	28,543.30
Capital Projects	809,821.80
Permanent	177.10
Water	1,047,472.33
Sanitary	1,148,931.24
Stormwater	551,045.43
Parking	242,457.29
Refuse	355,894.31
Transit	172,978.95
Internal Service	675,338.63
DMASWA	1,153,368.58
Total	**$ 18,670,823.93**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING OCTOBER 31, 2025
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	9,003,186.12
Grants/Contributions	1,973,078.60
Property Taxes	10,777,907.88
TIF	5,719,840.04
LOST	1,191,929.51
Hotel/Motel Tax	378,459.51
Utility Franchise Fees	675,993.21
Gaming	46,830.52
Investment Earnings	968,257.58
Gain on Disposal	17,823.04
Miscellaneous	2,618,124.50
Total	**$ 33,371,430.51**

CITY OF DUBUQUE
PERIOD ENDING OCTOBER 31, 2025
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	14,130,367.81
Special Revenue	8,714,808.31
Debt Service	103,286.79
Capital Projects	961,713.27
Permanent	684.68
Water	1,964,313.67
Sanitary	4,271,744.65
Stormwater	940,130.13
Parking	227,316.90
Refuse	623,444.87
Transit	79,117.20
Internal Service	354,033.38
DMASWA	1,000,468.85
Total	**$ 33,371,430.51**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING OCTOBER 31,2025
INTERIM EXPENDITURES BY FUND

General	1,519,917.84
Special Revenue	642,279.07
Capital Projects	2,013,792.82
Water	82,109.28
Sanitary Sewer	323,634.14
Stormwater	371,088.53
Parking	21,303.26
Refuse	7,058.37
Transit	8,846.28
Internal Service	21,230.49
DMASWA	764,514.84
GRAND TOTAL	**$ 5,775,774.92**

***Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING NOVEMBER 30, 2025
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	7,269,539.78
Grants/Contributions	1,942,715.48
Property Taxes	2,164,034.42
TIF	839,021.13
Backfill	323,220.24
Utility Franchise Fees	544,112.12
Gaming	48,128.11
Investment Earnings	441,834.43
Gain on Disposal	13,770.00
Miscellaneous	37,062.22
Total	**$ 13,623,437.93**

CITY OF DUBUQUE
PERIOD ENDING NOVEMBER 30, 2025
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	5,517,751.11
Special Revenue	2,705,967.61
Debt Service	19,741.82
Capital Projects	93,298.68
Permanent	260.30
Water	1,119,154.46
Sanitary	1,576,780.84
Stormwater	545,004.30
Parking	186,308.02
Refuse	484,705.25
Transit	214,465.37
Internal Service	327,919.15
DMASWA	832,081.02
Total	**$ 13,623,437.93**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all**

CITY OF DUBUQUE
PERIOD ENDING NOVEMBER 30,2025
INTERIM EXPENDITURES BY FUND

General	949,758.91
Special Revenue	261,704.87
Debt Service	50,000.00
Capital Projects	478,727.25
Water	260,900.06
Sanitary Sewer	264,511.59
Stormwater	51,859.69
Parking	80,372.02
Refuse	3,848.70
Transit	9,782.10
Internal Service	12,501.72
DMASWA	147,694.32
GRAND TOTAL	**$ 2,571,661.23**

***Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING DECEMBER 31, 2025
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	7,258,609.01
Grants/Contributions	8,481,426.11
Property Taxes	575,965.29
TIF	128,521.23
LOST	2,071,712.31
Hotel/Motel Tax	619,655.06
Utility Franchise Fees	469,118.68
Gaming	48,022.46
Investment Earnings	849,471.97
Miscellaneous	17,543.25
Total	**$ 20,520,045.37**

CITY OF DUBUQUE
PERIOD ENDING DECEMBER 31, 2025
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	5,306,221.18
Special Revenue	1,868,776.18
Debt Service	155,397.37
Capital Projects	7,774,117.37
Water	1,137,258.49
Sanitary	1,859,123.70
Stormwater	495,993.31
Parking	267,312.85
Refuse	415,159.26
Transit	79,051.57
Internal Service	554,715.48
DMASWA	606,918.61
Total	**$ 20,520,045.37**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING DECEMBER 31,2025
INTERIM EXPENDITURES BY FUND

General	1,934,533.11
Special Revenue	2,230,590.86
Capital Projects	4,010,288.80
Permanent	1,872.08
Water	474,956.10
Sanitary Sewer	308,211.25
Stormwater	231,779.98
Parking	51,002.34
Refuse	4,172.71
Transit	14,118.20
Internal Service	2,542.46
DMASWA	1,642,575.12
GRAND TOTAL	**$ 10,906,643.01**

***Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING JANUARY 31, 2026
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	6,889,875.98
Grants/Contributions	2,445,794.88
LOST	1,366,972.82
Hotel/Motel Tax	257,790.06
Utility Franchise Fees	572,756.82
Gaming	49,518.22
Investment Earnings	99,568.43
Gain on Disposal	16,132.17
Miscellaneous	5,767,718.68
Total	**$ 17,466,128.06**

CITY OF DUBUQUE
PERIOD ENDING JANUARY 31, 2026
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	4,021,930.21
Special Revenue	2,386,289.58
Capital Projects	694,855.74
Water	2,355,272.98
Sanitary	5,638,264.40
Stormwater	794,554.42
Parking	223,804.85
Refuse	517,336.24
Transit	70,557.99
Internal Service	47,631.08
DMASWA	715,630.57
Total	**$ 17,466,128.06**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING JANUARY 31,2025
INTERIM EXPENDITURES BY FUND

General	1,038,434.49
Special Revenue	147,384.12
Capital Projects	1,084,317.42
Water	317,419.98
Sanitary Sewer	140,055.23
Stormwater	552,354.29
Parking	62,138.95
Refuse	7,556.65
Transit	16,995.88
Internal Service	64,091.14
DMASWA	128,515.62
GRAND TOTAL	**$ 3,559,263.77**

***Please note that the financial information presented is preliminary. Expenditures are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

CITY OF DUBUQUE
PERIOD ENDING FEBRUARY 28, 2026
INTERIM REVENUES BY TYPE

Revenue Type	Amount
Charge for services	3,713,078.18
Grants/Contributions	1,316,054.29
Utility Franchise Fees	338,825.64
Gaming	12,489.43
Investment Earnings	2,708.93
Miscellaneous	221,038.79
Total	**$ 5,604,195.26**

CITY OF DUBUQUE
PERIOD ENDING FEBRUARY 28, 2026
INTERIM REVENUES BY FUND

Fund	Amount
General Fund	2,547,377.10
Special Revenue	945,894.34
Capital Projects	20,625.56
Water	454,149.37
Sanitary	1,053,628.39
Stormwater	214,322.11
Parking	27,219.00
Refuse	123,932.69
Transit	12,007.33
Internal Service	4,663.01
DMASWA	200,376.36
Total	**$ 5,604,195.26**

***Please note that the financial information presented is preliminary. Revenues are not included until transactions have been reconciled and posted. Final figures will be shared once all data has been validated.**

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 5.

ITEM TITLE:	Final Plat of Genesis Subdivision
SUMMARY:	Zoning Advisory Commission recommending that the City Council approve the Final Plat of Genesis Subdivision. **RESOLUTION** Approving The Final Plat Of Genesis Subdivision, Dubuque County, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Vicinity Map
4. Final Plat of Genesis Subdivision
5. Staff Memo
6. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

February 5, 2026

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

Applicant: Ron White
Location: 15000 North Cascade Road, PINs 1412400011 and 1507351001
Description: Final Plat of Genesis Subdivision

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
Dave Schneider, Schneider Land Surveying at 906 1st Street North in Farley, Iowa, spoke on behalf of the property owners. He stated that Ron White is planning to purchase the proposed Lot 2 of Genesis Subdivision. He noted this land is in Dubuque County within the City's two-mile extraterritorial jurisdiction (ETJ) and will go through the County review process as well. He explained this is following the Swiss Valley Road interchange and realignment of North Cascade Road. He stated the property has city water but is on a septic system.

Staff detailed the staff report, noting the submitted Final Plat of Genesis Subdivision is in the Dubuque County within the city's ETJ, and as such the city has the authority to review the subdivision. Staff explained that proposed plat is considered a major subdivision as the plat creates three or more lots and also includes an easement for the creation of a future street. Staff stated that the plat would reconfigure two existing lots into three lots, it would create an access and utility easement, and all lots would have frontage on North Cascade Road.

RECOMMENDATION
By a vote of 6 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Genesis Subdivision

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

Respectfully submitted,

Rich Russell

Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

RECEIVED
JAN 15 2026
CITY OF DUBUQUE
PLANNING SERVICES DEPARTMENT

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

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: 15000 Cascade Road

Legal Description/Parcel ID#/Subdivision: PINs 1412400011 and 1507351001

Existing Zoning: County Proposed Zoning: County Site Area (square feet/acres): 45.3 net acres

Historic District: N/A Landmark: ☐ Yes ☒ No

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

Minor subdivision plat for two lots located along North Cascade Road outside of the City Limits, within Dubuque, County. The plat proposes to subdivide two lots into three lots.

C. Applicant/Agent Information

Name: Ron White Phone: 563-590-5596

Address: 3197 Highland Park Dr City: Dubuque

State: IA Zip: 52001 Email: r2m1white@gmail.com
" " " @AOL.com

D. Property Owner(s) Information

Name(s): Genesis Two Holdings & Genesis Three Holdings Phone: 563-590-5596

Address: 3197 Highland Park Drive City: Dubuque

State: IA Zip: 52001 Email: r2m1white@AOL.com gmail.com ← Both

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: X Ronald White Date: 1-15-2026

Property Owner(s): X Ronald White Date: 1-15-2026

FOR OFFICE USE ONLY

Fee $520 Ck# 2413 ☐CC ☐Cash Received by RBlosch Date 1/15/26

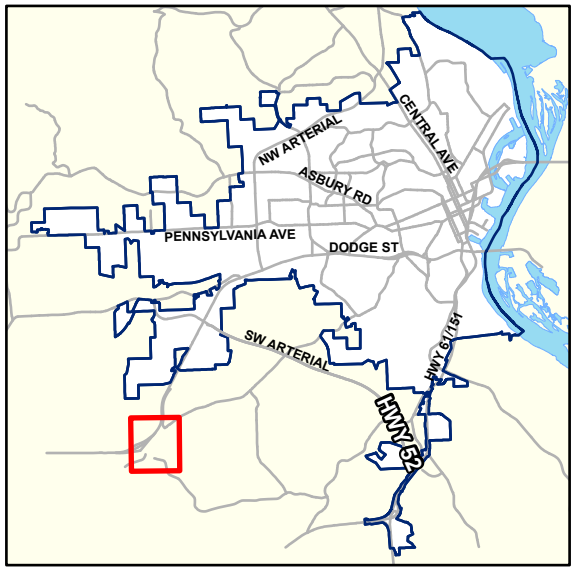
PAID



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City National Civic League 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Ron White

Location: 15000 North Cascade Road, PINs 1412400011 and 1507351001

Type: Major Subdivision

Description: Final Plat of Genesis Subdivision

Subject Property

0 300 600 1,200
Feet

N

1:8,000

RECORDER'S INDEX

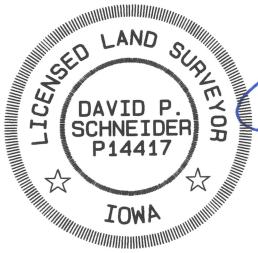
LOCATION:	LOT 2 OF LOT 1 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 1 EAST, AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST, ALL OF THE 5th P.M., DUBUQUE COUNTY, IOWA
REQUESTOR:	RON WHITE
PROPRIETOR:	GENESIS TWO HOLDINGS, LLC AND GENESIS THREE HOLDINGS, LLC
SURVEYOR:	DAVID P. SCHNEIDER
SURVEYOR COMPANY:	SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO:	DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net

FINAL PLAT
GENESIS SUBDIVISION, DUBUQUE COUNTY, IOWA

LOT 2 OF LOT 1 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 1 EAST, AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST, ALL OF THE 5th P.M., DUBUQUE COUNTY, IOWA

SURVEY DESCRIPTION - GENESIS SUBDIVISION, DUBUQUE COUNTY, IOWA:

LOT 2 OF LOT 1 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 1 EAST, AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST, ALL OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N89°17'19"W, 514.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN EXODUS TWO SUBDIVISION, DUBUQUE COUNTY, IOWA; THENCE N33°19'21"W, 547.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND A POINT ON A CURVE; THENCE NORTHEASTERLY, 180.79 FEET ALONG SAID CURVE HAVING A RADIUS OF 2366.86 FEET, CONCAVE TO THE NORTHWEST, A CENTRAL ANGLE OF 4°22'35" AND A CHORD WHICH BEARS N43°54'46"E, 180.75 FEET; THENCE N41°11'32"E, 973.08 FEET; ALONG THE NORTHWESTERLY LINE OF LOT 2 OF LOT 1 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE S89°19'10"E, 54.62 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE S00°14'33"W, 5.15 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 TO THE SOUTHWEST CORNER OF LOT 2 IN SIEGERT ADDITION, DUBUQUE COUNTY, IOWA; THENCE S89°57'28"E, 1066.03 FEET ALONG THE SOUTH LINE OF LOT 2 IN SAID SIEGERT ADDITION AND LOT 2 IN SIEGERT PLACE, DUBUQUE COUNTY, IOWA, TO THE NORTHEAST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE S00°35'44"W, 1307.91 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE S89°22'22"W, 1058.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 47.592 ACRES, WHICH INCLUDES 2.306 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



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.

1/14/2026

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: SHEETS 1 & 2

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2336FP
Survey Date: 1/12/2026
Sheet: 1 of 8

FINAL PLAT
GENESIS SUBDIVISION, DUBUQUE COUNTY, IOWA

LOT 2 OF LOT 1 IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 1 EAST, AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST, ALL OF THE 5th P.M., DUBUQUE COUNTY, IOWA

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2336FP
Survey Date: 1/12/2026
Sheet: 2 of 8

SURVEY DESCRIPTION: SEE SHEET 1

TOTAL AREA
47.592 ACRES TOTAL
-2.306 ACRES ROAD
45.286 ACRES NET

NE CORNER SE1/4, SE1/4, SEC. 12, T88N, R1E FOUND 1/2" REBAR w/ YELLOW CAP #14417

S89°19'10"E 54.62'
REC.AS: 54.67'
N88°42'48"E

0.379 ACRES TOTAL
0.231 ACRES ROAD
0.148 ACRES NET

LOT 2, SIEGERT ADD.

5.15'
S00°14'33"W
REC.AS: 5.19'

REC.AS: 122.56' 115.27'

PERPETUAL 50' WIDE GAS LINE EASEMENT FILE 2019-1338

LOT 2, "SIEGERT PLACE"

NE CORNER SW FRL1/4, SW FRL1/4, SEC.7, T88N, R2E FOUND 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

N89°10'16"E 1317.56'

S89°57'28"E 1066.03'
REC.AS: S89°52'37"W 1066.01'

NE CORNER SE1/4, SW FRL1/4, SECTION 7, T88N, R2E FOUND 1/2" REBAR w/ YELLOW CAP #14417

LOT 1-1-1, N1/2, SW FRL1/4, & SE1/4, SW FRL1/4, SEC. 7, T88N, R2E

L1 S31°05'25"E 75.58'
L2 S49°42'22"W 99.95' REC.AS: S47°43'39"W
L3 S49°42'22"W 51.68' REC.AS: S47°43'39"W
L4 S57°03'54"W 74.21' REC.AS: S54°52'46"W
L5 S57°03'54"W 4.87' REC.AS: S54°52'46"W

65.11'
101.46'
L1
L2
L3
L4
L5

A=40.96'
S47°57'08"E
Ch=40.84'
^c= 15°16'49"
R=153.58'

EXISTING 30' WIDE ELECTRIC/TELECOMMUNICATION FACILITIES EASEMENT FILE 2019-13768

77.27'
S55°35'31"E

A=108.10'
S29°36'05"E
Ch=104.43'
^c= 51°58'53"
R=119.15'

1.682 ACRES TOTAL
0.422 ACRES ROAD
1.260 ACRES NET

S03°27'52"E 279.39'

33' 33'

ACCESS & UTILITY EASEMENT (FUTURE STREET)
66' WIDE

LOT 2
2.061 ACRES TOTAL
0.653 ACRES ROAD
1.408 ACRES NET

STORM SEWER EASEMENT
1856 SQ.FT.

0.236 ACRES

S14°51'29"E 170.26'

43.5'
85.82'
76.62'
137.87'
S71°59'51"W 214.49'

EXISTING 30' WIDE ELECTRIC/TELECOMMUNICATION FACILITIES EASEMENT FILE 2019-13768

SW FRL1/4, SW FRL1/4, SEC.7, T88N, R2E

GRAPHIC SCALE 1"=150'
0 150 300 450

N

S00°35'44"W 1307.91'
REC.AS: N00°26'10"E 1307.96'

LOT 5, N1/2, SW FRL1/4, & SE1/4, SW FRL1/4, SEC.7, T88N, R2E

U.S. HIGHWAY NO.20
NORTH CASCADE ROAD

REC.AS: N39°10'50"E
N41°11'32"E 973.08'
R.O.W. LINE

S20°03'28"E 362.26'

S43°15'49"W 138.22'
REC.AS: 138.05'
S41°15'40"W

C OF ROAD
S47°50'18"W 128.19'
REC.AS: 128.04'
S45°54'26"W

DRIVE

S49°55'55"W 150.46'
REC.AS: 150.75'
S47°55'16"W

SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

MAG NAIL SET (TYP.)

FOUND REBAR w/ I.D.O.T. CAP (TYP.)

REC.AS: R=2366.83' c= 4°22'39.93" Ch=180.75'10"E N41°55'10"E A=180.79'
R=2366.86'
^c= 4°22'35"
Ch=180.75'46"E
N43°54'46"E
A=180.79'

S43°39'07"W 596.90'
REC.AS: S41°38'33"W 596.84'

PERPETUAL 50' WIDE GAS LINE EASEMENT FILE 2019-1336

EXISTING DRIVEWAY EASEMENT DOC. NO. 6861-86

15.177 ACRES TOTAL
1.176 ACRES ROAD
14.001 ACRES NET

LOT 2-1, SE1/4, SE1/4, SEC.12, T88N, R1E

31.77'
REC.AS: 31.92'
33.08'
S36°27'10"W
REC.AS: S34°26'32"W
35.27'

FOUND MAG NAIL (TYP.)

LOT 1
15.413 ACRES TOTAL
1.176 ACRES ROAD
14.237 ACRES NET

N33°19'21"W 547.11'
REC.AS: N33°29'51"W 547.16'

EXISTING WELL EASEMENT FILE 2013-19085

EXISTING 40' WIDE ELECTRIC/TELECOMMUNICATION FACILITIES EASEMENT DOC.NO.2458-04

LOT 1, EXODUS TWO SUBDIVISION

S00°14'33"W 748.50'
REC.AS: S01°46'14"E

EXISTING 15' WIDE BUILDING, UTILITY AND MAINTENANCE EASEMENT FILE 2013-9375

FOUND CUT 'X' (TYP.)

SE CORNER LOT 1, EXODUS TWO SUBDIVISION SET 1/2" REBAR w/ YELLOW CAP #14417

P.O.B.
SE CORNER SEC. 12, T88N, R1E FOUND STANDARD CONC. MONUMENT

SE CORNER SW FRL1/4, SW FRL1/4, SEC.7, T88N, R2E FOUND 1/2" REBAR w/ YELLOW CAP #14417

N89°17'19"W 514.72'
REC.AS: N89°26'51"W 514.60'

NE1/4, NE1/4, SEC.13, T88N, R1E EXCEPT TRACTS A & D

S89°22'22"W 1058.08'
REC.AS: N89°12'14"E 1058.07'

LOT 1, NW FRL1/4, NW FRL1/4, SEC.18, T88N, R2E

OWNER'S CONSENT

_____, Iowa _____, 2026

The foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Genesis Two Holdings, L.L.C.

_____
Ronald R. White, Managing Member

State of Iowa)
) ss:
County of Dubuque)

This record was acknowledged before me on this_____ day of _____, 2026, by Ronald R. White, as Managing Member of Genesis Two Holdings, L.L.C.

_____
Notary Public in the State of Iowa
My Commission Expires_____

OWNER'S CONSENT

_____, Iowa _____, 2026

The foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Genesis Three Holdings, L.L.C.

_____
Ronald R. White, Managing Member

State of Iowa)
) ss:
County of Dubuque)

This record was acknowledged before me on this_____ day of _____, 2026, by Ronald R. White, as Managing Member of Genesis Three Holdings, L.L.C.

_____
Notary Public in the State of Iowa
My Commission Expires_____

MORTGAGE HOLDER'S ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa do hereby certify that the attached plat of **Genesis Subdivision, Dubuque County, Iowa,** is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank_____ City_____

President_____ V.P._____

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in the State of Iowa
My Commission Expires_____

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city)_____, Dubuque County, Iowa have examined the abstract of title to the land included within **Genesis Subdivision, Dubuque County, Iowa,** said abstract has been prepared in its entirety by the _____Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2026, at the hour of _____ o'clock _M. My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Genesis Two Holdings, L.L.C. and Genesis Three Holdings, L.L.C. Dated at _____, Iowa in said County, this_____ day of _____, 2026.

_____
Signature Attorney at Law

Name (printed)_____

Address_____

_____

Phone number_____

DUBUQUE COUNTY TREASURER

Dubuque, Iowa _____, 2026

I, the undersigned, _____, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes and special assessments levied against **Genesis Subdivision, Dubuque County, Iowa,** have been paid and said real estate is free and clear of all taxes as of this date.

_____
County Treasurer of Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____day of _____, 2026.

_____
County Assessor of Dubuque County, Iowa

COUNTY ENGINEER

Dubuque, Iowa _____, 2026

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** for compliance with the Dubuque County Engineering regulations and have found said plat to be acceptable.

_____
County Engineer of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

The forgoing plat of **Genesis Subdivision, Dubuque County, Iowa,** is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

_____
Dubuque County Board of Health

COUNTY PLATS OFFICER

Dubuque, Iowa _____, 2026

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** for compliance with the Dubuque County Platting and Subdivision regulations and have found said plat to be acceptable.

_____
County Plats Officer of Dubuque County, Iowa

CITY OF DUBUQUE ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 2026

The foregoing plat of the **Genesis Subdivision, Dubuque County, Iowa,** being within the 2-mile jurisdiction of the corporate limits of the City of Dubuque is hereby approved by the City of Dubuque Zoning Advisory Commission and approval of said plat by the City Council of the City of Dubuque, Dubuque County, Iowa is here by recommended.

City of Dubuque Zoning Advisory Commission

_____
Chairperson

CITY COUNCIL APPROVING PLAT

Dubuque, Iowa _____, 2026

The undersigned, Brad M. Cavanagh, Mayor and Adrienne N. Breitfelder, Clerk of the City of Dubuque, Dubuque County, Iowa do hereby certify that the foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** as appears heretofore has been filed in the Office of the City Clerk of Dubuque, Iowa, and that by Resolution No._____ the Dubuque City Council approved said plat.

_____
Brad M. Cavanagh – Mayor

_____
Adrienne N. Breitfelder- City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared Brad M. Cavanagh and Adrienne N. Breitfelder, to me personally known, and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dubuque, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the City of Dubuque, Iowa, and that said instrument was signed and sealed on behalf of the said City of Dubuque, Iowa, by authority of the City Council of said city, and the said Brad M. Cavanagh and Adrienne N. Breitfelder acknowledged the execution of said instrument to be the voluntary act and deed of said City of Dubuque, Iowa, by it voluntarily executed.

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

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

The forgoing plat of **Genesis Subdivision, Dubuque County, Iowa,** is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.

_____
Dubuque County Planning & Zoning Commission
Chairperson

DUBUQUE COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa _____, 2026

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Genesis Subdivision, Dubuque County, Iowa,** has been filed in the office of the County Board of Supervisors and that by Resolution No. _____ the Dubuque County Board of Supervisors have reviewed and approved said plat.

_____
Chairperson

Attest_____
Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Auditor this _____day of _____, 2026. We approve of the subdivision name or title to be recorded.

_____
County Auditor of Dubuque County, Iowa

COUNTY RECORDER

Dubuque, Iowa

The forgoing plat has been received by the Dubuque County Recorder this _____ day of _____, 2026.

_____
County Recorder of Dubuque County, Iowa

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Zoning Advisory Commission

FROM: Shena Moon, Associate Planner

DATE: January 28, 2026

SUBJECT: Final Plat of Genesis Subdivision

INTRODUCTION
The Final Plat of Genesis Subdivision is located in Dubuque County along North Cascade Road (PINs 1412400011 and 1507351001). The subdivision plat proposes to subdivide two existing parcels into three parcels and create an access and utility easement for a future street. Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Major Subdivision[1] and therefore requires review by the Zoning Advisory Commission and City Council.

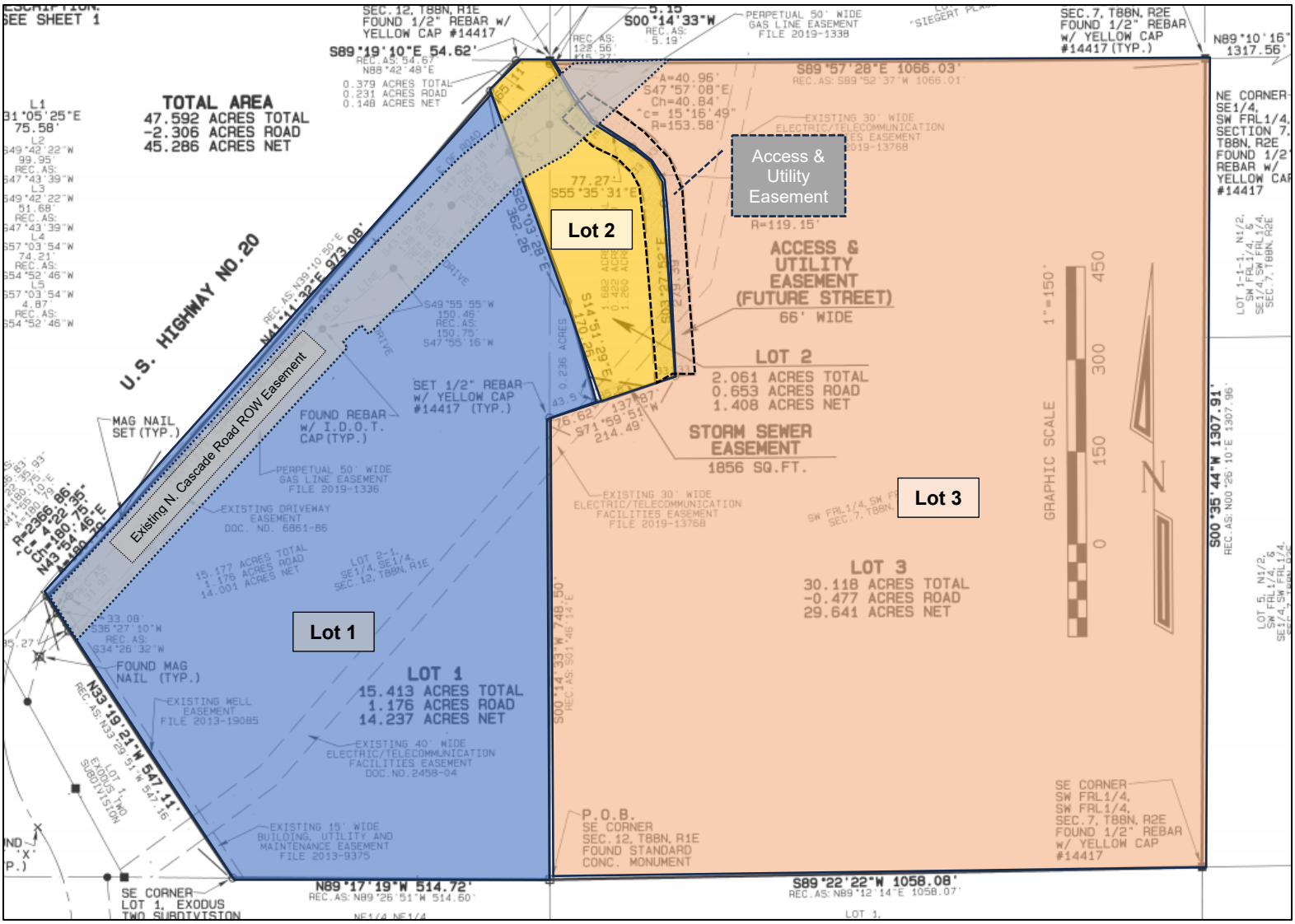
DISCUSSION
The submitted Final Plat of Genesis Subdivision proposes to subdivide two (2) parcels totaling approximately 46.4 acres into three (3) parcels. The property is located within Dubuque County within two-miles of the City of Dubuque corporate limits and as such is subject to city review.

The Final Plat of Genesis Subdivision proposes to create the following:

- Lot 1 would total approximately 15.41 acres and would continue to be used as for commercial use. Lot 1 will have frontage along and would take access from North Cascade Road.
- Lot 2 would total approximately 2.06 acres and would continue to be used for commercial use. Lot 2 will have frontage along and take access from North Cascade Road.
- Lot 3 would total approximately 30.12 acres. This lot is currently vacant and is anticipated to be utilized for future commercial development. Lot 3 will have frontage along and take access from North Cascade Road.
- A sixty-six (66) foot wide access and utility easement is proposed along the eastern boundary of Lot 2. This easement extends over portions of Lot 1 and Lot 2 is anticipated to be utilized as a future street.

See final plat exhibit on the following page.

[1] UDC Chapter 16-11-6 states a Major Subdivision is any subdivision or consolidation of property which creates three (3) or more lots and creates a new private or public street.



Final Plat of Genesis Subdivision

Pursuant to the Unified Development Code all lots must have frontage on a public or private street. As proposed, Lot 1, Lot 2, and Lot 3 all have frontage along the North Cascade Road right-of-way. As such, proposed lots and access and utility easement are in substantial conformance with the Unified Development Code.

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Genesis Subdivision and recommends approval of the subdivision plat.

Attachment

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. - 26

A RESOLUTION APPROVING THE FINAL PLAT OF GENESIS SUBDIVISION, DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Final Plat of Genesis Subdivision, Dubuque County, Iowa that is within the City's 2-mile extraterritorial jurisdiction; 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 statues and ordinances relating thereto.

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

Section 1. That the Final Plat of Genesis Subdivision, Dubuque County, 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 February.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 6.

ITEM TITLE:	Plat of Survey of Adair Place
SUMMARY:	Zoning Advisory Commission recommending that the City Council approve the Plat of Survey of Adair Place subject to waiving the lot area and lot frontage requirement for Lot 2. **RESOLUTION** Approving The Plat Of Survey Of Adair Place, In The City Of Dubuque, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Vicinity Map
4. Plat of Survey of Adair Place
5. Imagery
6. Staff Memo
7. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

February 5, 2026

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

Applicant: Parker Scott, GWT Properties
Location: 1425 Adair Street, PIN 1023464009
Description: Plat of Survey of Adair Place

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. This memorandum transmits the Plat of Survey of Adair Place, a resolution, and related materials for City Council review and approval.

DISCUSSION
Parker Scott, 2455 Woodlawn Street, spoke for his application. He explained that this is a simple subdivision of the lot at 1425 Adair Street for the purpose of constructing an additional home on Lot 1. He noted that the area of Lot 2 will be less than 5,000 square feet.

Staff detailed the staff report noting the submitted Plat of Survey of Adair Place creates two lots out of one. Staff stated that the lot with the existing house will be slightly under the code required lot area (4,424 square feet where 5,000 square feet is required) and have less than the minimum required street frontage (44.37’ where 50’ is required); however, the existing house will meet setback requirements.

The Commission asked why Lot 1 was larger than Lot 2. Mr. Scott explained that it’s due both to the topography of the lot and the need to meet 20’ front setbacks on both Adair Street and Loras Boulevard, as Lot 1 is a corner lot.

RECOMMENDATION
By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the Plat of Survey of Adair Place subject to waiving the lot area and lot frontage requirement for Lot 2.

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

Respectfully submitted,

Rich Russell

Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

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: 1425 ADAIR STREET

Legal Description/Parcel ID#/Subdivision: PARCEL 1023464009/ LOTS 49 & 50 WOODLAWN PARK

Existing Zoning: R Proposed Zoning: R Site Area (square feet/acres): 9,986 SF

Historic District: N/A ☐ Landmark: ☐ Yes ☒ No

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

Reconfigue the lots to be able to build a single family home on the new Lot 1 of Adair Place. The new Lot 2 of Adair Place will contain the existing house and need a variance to allow for 44.37' street frontage and a lot size of 4,424 sq ft.

C. Applicant/Agent Information

Name: GWT Properties (Parker Scott) Phone: 563-277-7379

Address: 2455 Woodland Street City: Dubuque

State: IA Zip: 52001 Email: parker@gwtproperties.com

D. Property Owner(s) Information

Name(s): GWT Properties (Parker Scott) Phone: 563-277-7379

Address: 2455 Woodland Street City: Dubuque

State: IA Zip: 52001 Email: park@gwtproperties.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: Parker Scott Date: 1/20/26

Property Owner(s): Parker Scott Date: 1/20/26

FOR OFFICE USE ONLY

Fee $_____ Ck#_____ ☐CC ☐Cash Received by_____ Date_____



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Parker Scott

Location: 1425 Adair Street, PIN 1023464009

Type: Simple Subdivision

Description: Plat of Survey of Adair Place

Subject Property

0 50 100 200
Feet

N

1:1,500

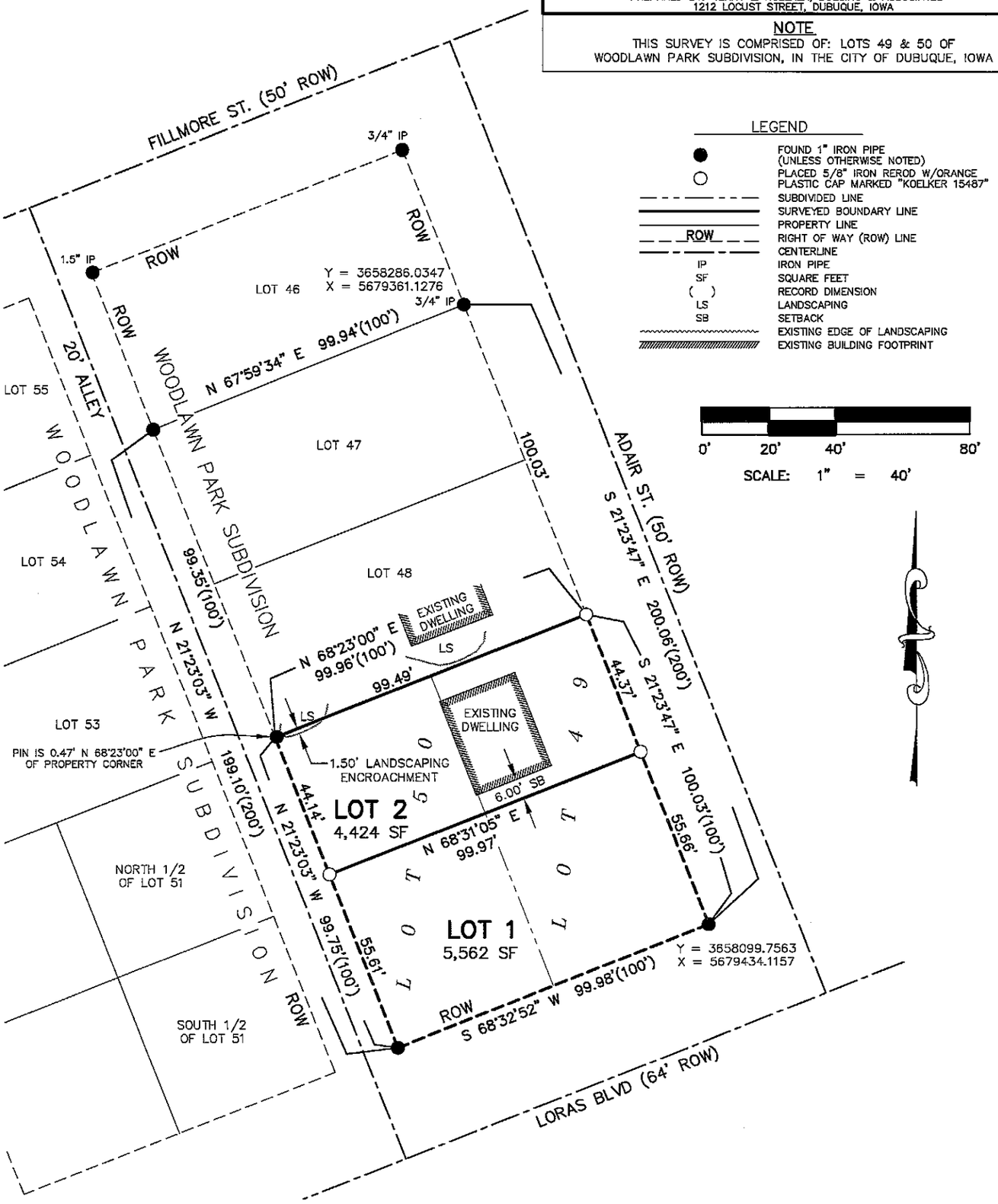
Plat of Survey of:
ADAIR PLACE,
in the City of Dubuque, Iowa

INDEX LEGEND

Location: ADAIR PLACE, in the City of Dubuque, Iowa
SE1/4 of Section 23, T89N, R2E of the 5th P.M., in the City of Dubuque, Dubuque County, Iowa
Requestor: Parker Scott
Proprietors of Lots 49 & 50 of Woodlawn Park Subdivision, in the City of Dubuque, Iowa:
GWT Properties LLC - 2455 Woodlawn St., Dubuque, IA 52001
Surveyor: Terry L. Koelker - tlkoelker@buesing.com
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001 (563) 556-4389
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

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

NOTE
THIS SURVEY IS COMPRISED OF: LOTS 49 & 50 OF WOODLAWN PARK SUBDIVISION, IN THE CITY OF DUBUQUE, IOWA



LEGEND

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- ROW — RIGHT OF WAY (ROW) LINE
- CENTERLINE
- IP — IRON PIPE
- SF — SQUARE FEET
- ( ) — RECORD DIMENSION
- LS — LANDSCAPING
- SB — SETBACK
- EXISTING EDGE OF LANDSCAPING
- EXISTING BUILDING FOOTPRINT

0' 20' 40' 80'

SCALE: 1" = 40'

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 9,986 SQUARE FEET.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

LICENSED LAND SURVEYOR
TERRY L. KOELKER
15487
IOWA

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 — 1/20/26 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

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: 1/5/2026	PLOT DATE: 1/13/2026
DWG. NO. 25380-01	SCALE: 1" = 40'

SHEET 1 OF 4

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:

Lots 49 & 50 of Woodlawn Park Subdivision, 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 **ADAIR PLACE,** in the City of Dubuque, Iowa. The total area of **ADAIR PLACE** is 9,986 square feet. Total area of **Lot 1** is 5,562 square feet. Total area of **Lot 2** is 4,424 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.

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.

BY: _____

Terry L. Koelker
Licensed Land Surveyor
License No. 15487

1/20/26
Date

License Renewal Date: 12/31/27

Owner's Consent

Dubuque, Iowa 1/20, 2026

The foregoing Plat of Survey of: **ADAIR PLACE,** in the City of Dubuque, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

GWT Properties LLC

Parker S. Scott, Grantor

Julietta Scott, Grantor

State of Iowa)
)
County of Dubuque) ss:

On this 20th day of January, AD 2026, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Parker S. Scott & Julietta Scott, to me personally known, who, being duly sworn, did say that said Parker S. Scott & Julietta Scott., are Grantors for GWT Properties LLC, that no seal has been procured by said LLC, that said instrument was signed on behalf of said LLC, by said Grantors, and that said Grantors acknowledge the execution of said instrument to be the voluntary act and deed of said LLC, by it, voluntarily executed.

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



Jessalyn Marie McDermott
Notary Public in and for the State of Iowa
My Commission Expires 7-18-2028

City of Dubuque Zoning Advisory Commission

Dubuque, Iowa _____, 2026

The foregoing Plat of Survey of: **ADAIR PLACE,** in the City of Dubuque, Iowa was reviewed and approved by the Zoning Advisory Commission of the City of Dubuque, Iowa, on the date first written above.

_____
Chairperson
City of Dubuque Zoning Advisory Commission

City of Dubuque, Iowa

Dubuque, Iowa _____, 2026

The undersigned, Brad Cavanagh, Mayor, and Adrienne N. Breitfelder, Clerk, of the City of Dubuque, Iowa, do hereby certify that the foregoing Plat of Survey of: **ADAIR PLACE,** in the City of Dubuque, Iowa as stated and as shown, to the public, as appears heretofore has been filed on the _____ day of _____, 2026 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 Cavanagh
Mayor of the City of Dubuque, IA

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

City Assessor's Certificate

Dubuque, Iowa _____, 2026

The foregoing Plat of Survey of: **ADAIR PLACE,** 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.

_____
City Assessor, City of Dubuque, IA

County Auditor

Dubuque, Iowa _____, 2026

The foregoing Plat of Survey of: **ADAIR PLACE,** in the City of Dubuque, Iowa, was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

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

_____
County Auditor of Dubuque, IA

Recorder's Certificate

Dubuque, Iowa _____, 2026

The foregoing Plat of Survey of: **ADAIR PLACE,** the City of Dubuque, Iowa, has been reviewed by the Dubuque County Recorder.

_____
County Recorder of Dubuque, IA

Plat of Survey of Adair Place



Google Street View of subject property, August 2025 imagery

Plat of Survey of Adair Place



Oblique view from east, March 2024 Eagleview imagery

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Zoning Advisory Commission

FROM: Jason Duba, Assistant Planner

DATE: January 28, 2025

SUBJECT: Plat of Survey of Adair Place

INTRODUCTION

The Plat of Survey of Adair Place is located in the city of Dubuque at 1425 Adair Street, at the northwest corner of Adair Street and Loras Boulevard (PIN 1023464009). The property is being subdivided with the intention of constructing a new single-family home to the south of the existing single-family home.

Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Simple Subdivision[1] and requires a waiver of bulk regulations and therefore requires review by the Zoning Advisory Commission.

DISCUSSION

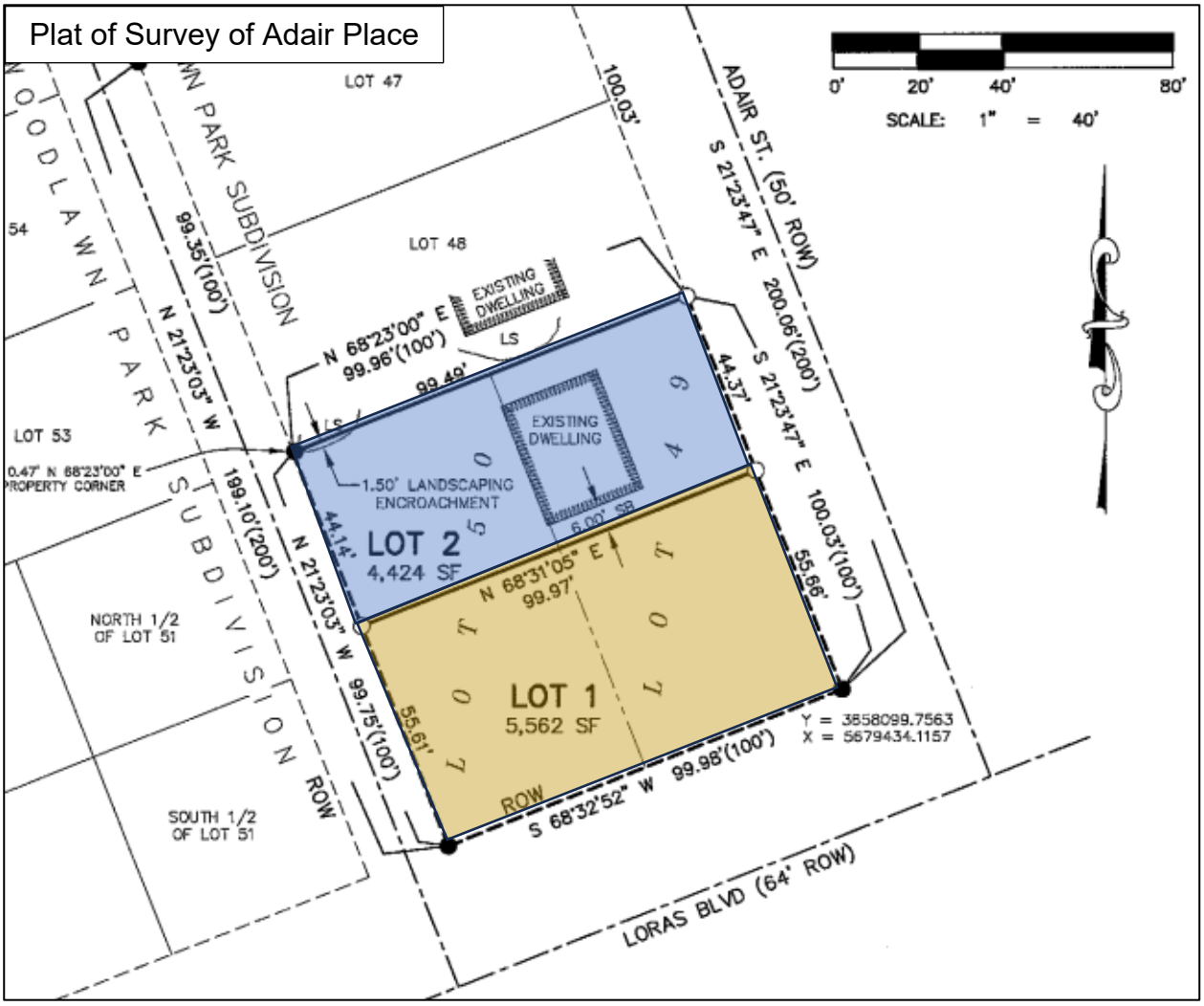
The submitted Plat of Survey of Adair Place proposes to subdivide an approximately 10,034-square feet (0.23-acre) property located in the city of Dubuque (PIN 1023464009).

The Plat of Survey of Adair Place proposes to subdivide one (1) existing lot into two (2) lots. The following is a description of the proposed lots:

- Lot 1 would total approximately 5,562 square feet (0.13 acres) in area and have 55.66' of street frontage along Adair Street and 99.97' along Loras Boulevard. A new single-family home is planned to be constructed on this lot with access from the Adair Street frontage.
- Lot 2 would total approximately 4,424 square feet (0.10 acres) in area and have 44.37' of frontage along Adair Street. The existing home at 1425 Adair Street would remain.

Pursuant to the Unified Development Code (UDC) Chapters 11-14 and 5-2, the subject lots must have a minimum of 50' of street frontage and 5,000 square feet of area. Lot 2 will have 44.37' of street frontage and 4,424 square feet of area. Therefore, the applicant is requesting a waiver of these bulk regulations for Lot 2. Lot 2 is compliant with all other bulk regulations, such as setbacks to the existing home. Lot 1 is compliant with all other bulk regulations.

[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, which does not require the construction of any public improvements, and which creates fewer than three (3) lots."



Aerial site image on the following page.



The UDC categorizes the proposed plat as a Simple Subdivision. Pursuant to UDC Chapter 11-14 and 5-2, 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 Plat of Survey of Adair Place and recommends approval of the subdivision plat subject to waiving the minimum requirements for lot width and lot area for 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. - 26

A RESOLUTION APPROVING THE PLAT OF SURVEY OF ADAIR PLACE, IN THE CITY OF DUBUQUE, IOWA.

Whereas, there has been filed with the City Clerk a Plat of Survey of Adair Place in the City of Dubuque, Iowa; and

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

Whereas, said Plat of Survey has been examined by the City Council and they find that it conforms to the statues 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 width and lot area for Lot 2 of the Plat of Survey of Adair Place.

Section 2. That the Plat of Survey of Adair Place, 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 Plat of Survey.

Passed, approved and adopted this ___ day of _____ 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 7.

ITEM TITLE:	Final Plat of Hirsch Place 2nd Addition
SUMMARY:	Zoning Advisory Commission recommending that the City Council approve the Final Plat of Hirsch Place 2nd Addition. **RESOLUTION** Approving The Final Plat Of Hirsch Place 2nd Addition, Dubuque County, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Vicinity Map
4. Final Plat of Hirsch Place 2nd Addition
5. Colored Plat
6. Staff Memo
7. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

February 5, 2026

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: 13069 North Cascade Road, PIN 1505476011
Description: Final Plat of Hirsch Place 2nd Addition

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, Final Plat of Hirsch Place 2nd Addition, and related materials are attached for your review.

DISCUSSION
Dan Marti, Origin Design, 137 Main Street, spoke on behalf of the property owner, Kevin Hirsch. He stated the property is located in Dubuque County and is being divided for Mr. Hirsch and his sister.

Staff detailed the staff report noting the submitted plat subdivides one existing lot into two. Staff explained that the proposed Lot 1 would be a flag lot that has approximately 32.46' of street frontage where 50' is required, which requires a waiver from the Commission. Staff stated Lot 2 would contain existing structures and Lot 1 could be for future development. Staff noted the access easement over the property is already documented and recorded and that the plat contains a note addressing this.

The Commission discussed the request and asked if there was an issue with a home being built behind another home and using a shared driveway. Staff replied that the city does not regulate the zoning and development standards for this lot since it is located in the county, but that any development would need to adhere county codes and requirements.

RECOMMENDATION
By a vote of 6 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Hirsch Place 2nd Addition.

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

Respectfully submitted,

Rich Russell

Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

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: 13069 North Cascade Road, PIN 1505476011

Legal Description/Parcel ID#/Subdivision: PIN 1505476011

Existing Zoning: County Proposed Zoning: County Site Area (square feet/acres): 4.3 acres/190,242 SF

Historic District: N/A Landmark: ☐ Yes ☒ No

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

Simple subdivision requesting a waiver of the bulk regulations for Lot 1 which does not have the required 50' of frontage on a public street or approved private street.

C. Applicant/Agent Information

Name: Daniel L Marti Phone: 563-210-8165

Address: 137 Main Street City: Dubuque

State: IA Zip: 52001 Email: dan.marti@origindesign.com

D. Property Owner(s) Information

Name(s): Kevin Hirsch Phone: 563-580-3021

Address: 13073 N Cascade Road City: Dubuque

State: IA Zip: 52003 Email: kevinhirsch6@gmail.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: 1-28-2026

Property Owner(s): Kevin Hirsch Date: 1-28-2026

FOR OFFICE USE ONLY

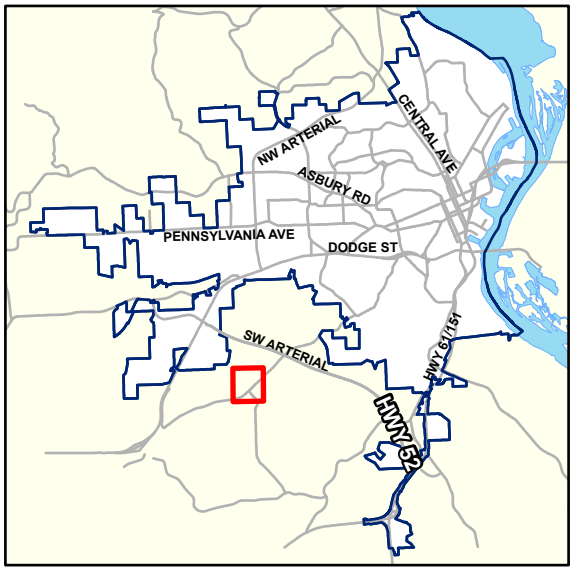
Fee $510 Ck#_____ ☐CC ☐Cash Received by_____ Date_____



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Dan Marti, Origin Design

Location: 13069 North Cascade Road, PIN 1505476011

Type: Simple Subdivision

Description: Final Plat of Hirsch Place 2nd Addition

Subject Property

0 200 400 800
Feet

N

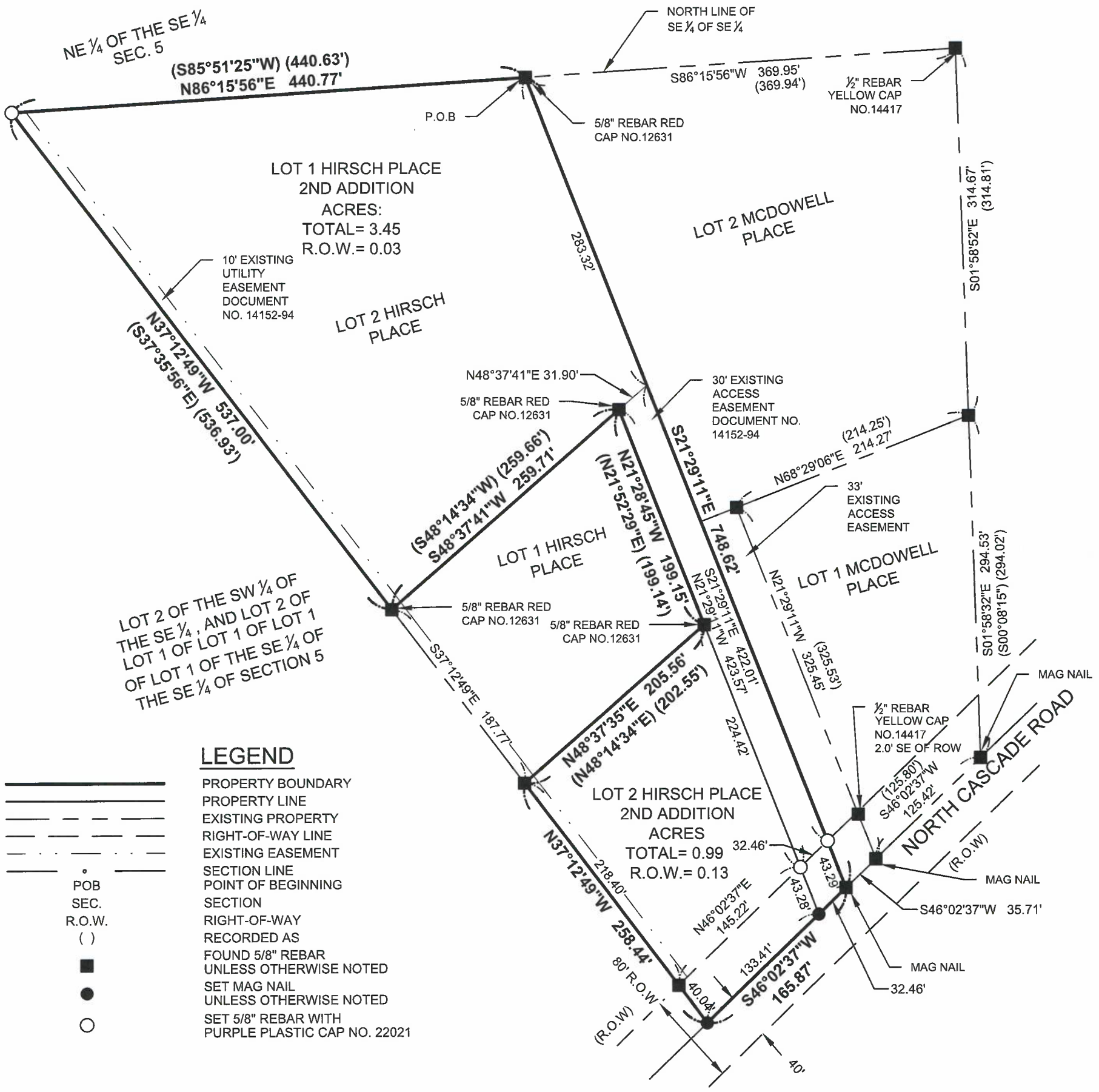
1:5,000

Index Legend	
Location:	LOT 1 AND 2 OF HIRSCH PLACE 2ND ADDITION SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST 5TH PRINCIPAL, DUBUQUE COUNTY, IOWA
Proprietor:	ROBERT C. HIRSCH DECLARATION OF TRUST
Requestor:	KEVIN HIRSCH
Surveyor:	DANIEL L MARTI (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

FINAL PLAT

HIRSCH PLACE 2ND ADDITION, IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA



LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- SECTION LINE
- POB — POINT OF BEGINNING
- SEC. — SECTION
- R.O.W. — RIGHT-OF-WAY
- ( ) — RECORDED AS
- ■ FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- ● SET MAG NAIL UNLESS OTHERWISE NOTED
- ○ SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 11-3-2025.
2. SURVEY WAS COMPLETED FOR KEVIN HIRSCH.
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 4.44 ACRES
6. LOT 1 OF HIRSCH PLACE 2ND ADDITION IS NOT A DEVELOPABLE LOT.

NORTH

GRAPHIC SCALE

0 100 200

1"=100'

DRAWING MAY HAVE BEEN REDUCED

LICENSED PROFESSIONAL LAND SURVEYOR — DANIEL L. MARTI 22021 — IOWA

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 11/7/2026

DANIEL L. MARTI — DATE

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL PAGES 1–3

origin design®

800 556-4491 origindesign.com

DRAWN	DLM	PLAT NO.	44 IA 25
CHECKED	GSP	PROJ. NO.	25733
DATE	11-25-2025	SHEET	1 of 3

P:\25\700\733\DRAWINGS\25733 MINOR FINAL PLAT

FINAL PLAT

HIRSCH PLACE 2ND ADDITION, IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA

HIRSCH PLACE 2ND ADDITION, IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA,
MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT TO OF HIRSCH PLACE THENCE SOUTH 21° 29' 11" EAST, 748.62 FEET TO THE CENTER OF NORTH CASCADE ROAD; THENCE SOUTH 46° 02' 37" WEST ON THE CENTER OF NORTH CASCADE ROAD, 165.87 FEET; THENCE 37° 12' 49" WEST ON THE EAST LINE OF LOT 2 OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, AND LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, 258.44 FEET TO THE SOUTH LINE OF LOT 1 OF SAID HIRSCH PLACE; THENCE 48° 37' 35" EAST ON SAID SOUTH LINE, 205.56 TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 21° 28' 45" WEST ON SAID EAST LINE OF SAID LOT 1, 199.15 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 48° 37' 41" WEST ON SAID NORTH LINE, 259.71 FEET TO SAID EAST LINE OF SAID LOT 2; THENCE NORTH 37° 12' 49" WEST ON SAID EAST LINE OF SAID LOT 2, 537.00 FEET TO THE NORTH LINE OF SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SEC. 5; THENCE NORTH 86° 15' 56" EAST ON SAID NORTH LINE, 440.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.44 ACRES MORE OF LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

origin design®
800 556-4491 origindesign.com

DRAWN	DLM	PLAT NO.	44 IA 25
CHECKED	GSP	PROJ. NO.	25733
DATE	11-25-2025	SHEET	2 of 3
P:\25\700\733\DRAWINGS\25733 MINOR FINAL PLAT			

OWNER'S CONSENT

_____, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition, to the County of Dubuque, Iowa.

is made with free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate all utility easements, shown on the Final Plat, to the Public.

By_____
Kevin Hirsch

UNIVERSAL NOTARY CERTIFICATE

STATE OF _____)

COUNTY OF _____)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ to me personally known, OR ____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capactiy(ies), and that by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument.

(Notary Seal)

_____
(Sign in blue ink)

_____
(Print/type name)
Notary Public in and for State of Iowa

CAPACITY CLAIMED BY SIGNER
___ INDIVIDUAL
___CORPORATE OFFICER(S)
_____ (Title)

(CORP SEAL)
___AFFIXED
___NO SEAL PROCURED
___PARTNER(S) ___LIMITED___GENERAL
___ATTORNEY-IN-FACT
___TRUSTEE(S)
___GUARDIAN/CONSERVATOR
___OTHER

SIGNER IS REPRESENTING

_____

COUNTY ENGINEER

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition in Section 5, Township 88 North, Range 2 East of the Fifth Principal Meridian in Dubuque County, Iowa, has been reviewed for compliance with current Dubuque County Platting and Subdivision regulations and has been approved by the County Engineer of Dubuque County, Iowa, this _____ day of _____, 2026.

_____
Dubuque County Engineer

COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition has met all requirements pertaining to health, safety and sanitation have been reviewed and approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

_____

_____
Dubuque County Board of Health

PLATS OFFICER

Dubuque, Iowa _____, 2026

I, the undersigned,_____ , Dubuque County Plats Officer, have reviewed and examined for compliance with the Dubuque County Platting and Subdivision Ordinance the foregoing plat of Hirsch Place 2nd Addition and have found said plat to be acceptable.

_____
Dubuque County Plats Officer

COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.

_____

_____
Dubuque County Planning and Zoning Commission

COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa _____, 2026

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat in the County of Dubuque, Iowa, of Hirsch Place 2nd Addition has been filed in the office of the County Board of Supervisors, that by Resolution No. _____, the Dubuque County Board of Supervisors have reviewed and approved said plat.

Dubuque County Board of Supervisors

_____

_____
Chairperson

ATTEST: _____
Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

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

_____

_____
County Auditor of Dubuque, Iowa

COUNTY TREASURER

Dubuque, Iowa _____, 2026

I, the undersigned, Michael Clasen, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against Lot 2 Hirsch Place have been paid and said real estate is free and clear of all taxes as of this date.

_____
Dubuque County Treasurer

COUNTY ASSESSOR

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition was entered of record in the office of the Dubuque County Assessor this _____ day of _____, 2026.

_____

_____
Dubuque County Assessor

CITY ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition in the County of Dubuque, Iowa, is hereby approved by the City of Dubuque Zoning Advisory Commission and approval of said plat by the City Council of the City of Dubuque, Iowa, is hereby recommended.

_____
Chairman, Dubuque Zoning Advisory Commission

CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2025

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat Hirsch Place 2nd Addition in the City of Dubuque, Iowa, 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

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2026

The foregoing plat of Hirsch Place 2nd Addition has been reviewed by the Dubuque County Recorder.

_____

_____
Dubuque County Recorder

ATTORNEY'S OPINION

Dubuque, Iowa _____, 2026

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot 2 Hirsch Place.
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

CONSENT TO PLAT

_____, mortgager under a certain mortgage dated _____and filed for record_____ as Instrument #_____, hereby consents to the foregoing plat.

By_____

By_____

State of Iowa)
) ss:
County of)

On this _____ day of _____, A.D. 2026, before me, the undersigned a Notary Public in and for the state of Iowa, personally appeared _____and to me personally known, who being by me duly sworn, did say that they are the_____ and _____ respectively of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____as officers acknowledge the execution of the foregoing
instrument to be voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in the State of Iowa

My Commission Expires _____

Index Legend	
Location:	LOT 1 AND 2 OF HIRSCH PLACE 2ND ADDITION SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST 5TH PRINCIPAL, DUBUQUE COUNTY, IOWA
Proprietor:	ROBERT C. HIRSCH DECLARATION OF TRUST
Requestor:	KEVIN HIRSCH
Surveyor:	DANIEL L MARTI (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

FINAL PLAT

HIRSCH PLACE 2ND ADDITION, IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA



LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- SECTION LINE
- POB — POINT OF BEGINNING
- SEC. — SECTION
- R.O.W. — RIGHT-OF-WAY
- ( ) — RECORDED AS
- ■ FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- ● SET MAG NAIL UNLESS OTHERWISE NOTED
- ○ SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 11-3-2025.
2. SURVEY WAS COMPLETED FOR KEVIN HIRSCH.
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 4.44 ACRES
6. LOT 1 OF HIRSCH PLACE 2ND ADDITION IS NOT A DEVELOPABLE LOT.

NORTH

GRAPHIC SCALE

0 100 200

1"=100'

DRAWING MAY HAVE BEEN REDUCED

LICENSED PROFESSIONAL LAND SURVEYOR — DANIEL L. MARTI 22021 — IOWA

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 11/7/2026

DANIEL L. MARTI — DATE

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL PAGES 1–3

origin design®

800 556-4491 origindesign.com

DRAWN	DLM	PLAT NO.	44 IA 25
CHECKED	GSP	PROJ. NO.	25733
DATE	11-25-2025	SHEET	1 of 3

P:\25\700\733\DRAWINGS\25733 MINOR FINAL PLAT

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Zoning Advisory Commission

FROM: Travis Schrobilgen, Assistant Planner

DATE: January 27, 2026

SUBJECT: Final Plat of Hirsch Place 2nd Addition

INTRODUCTION
The Final Plat of Hirsch Place 2nd Addition is located in Dubuque County southwest of the North Cascasde Road and the Southwest Arterial Intersection. Currently the property is a single irregularly-shaped lot (PIN 1505476011). The proposal would divide the property into two lots.

Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Simple Subdivision[1] and requires a waiver of bulk regulations and therefore review by the Zoning Advisory Commission.

DISCUSSION
The submitted Final Plat of Hirsch Place 2nd Addition proposes to subdivide one (1) 4.4-acre lot into two (2) lots. The property is located in Dubuque County but is within two miles of the City of Dubuque corporate limits and is therefore subject to city review.

The following is a description of the proposed lots:

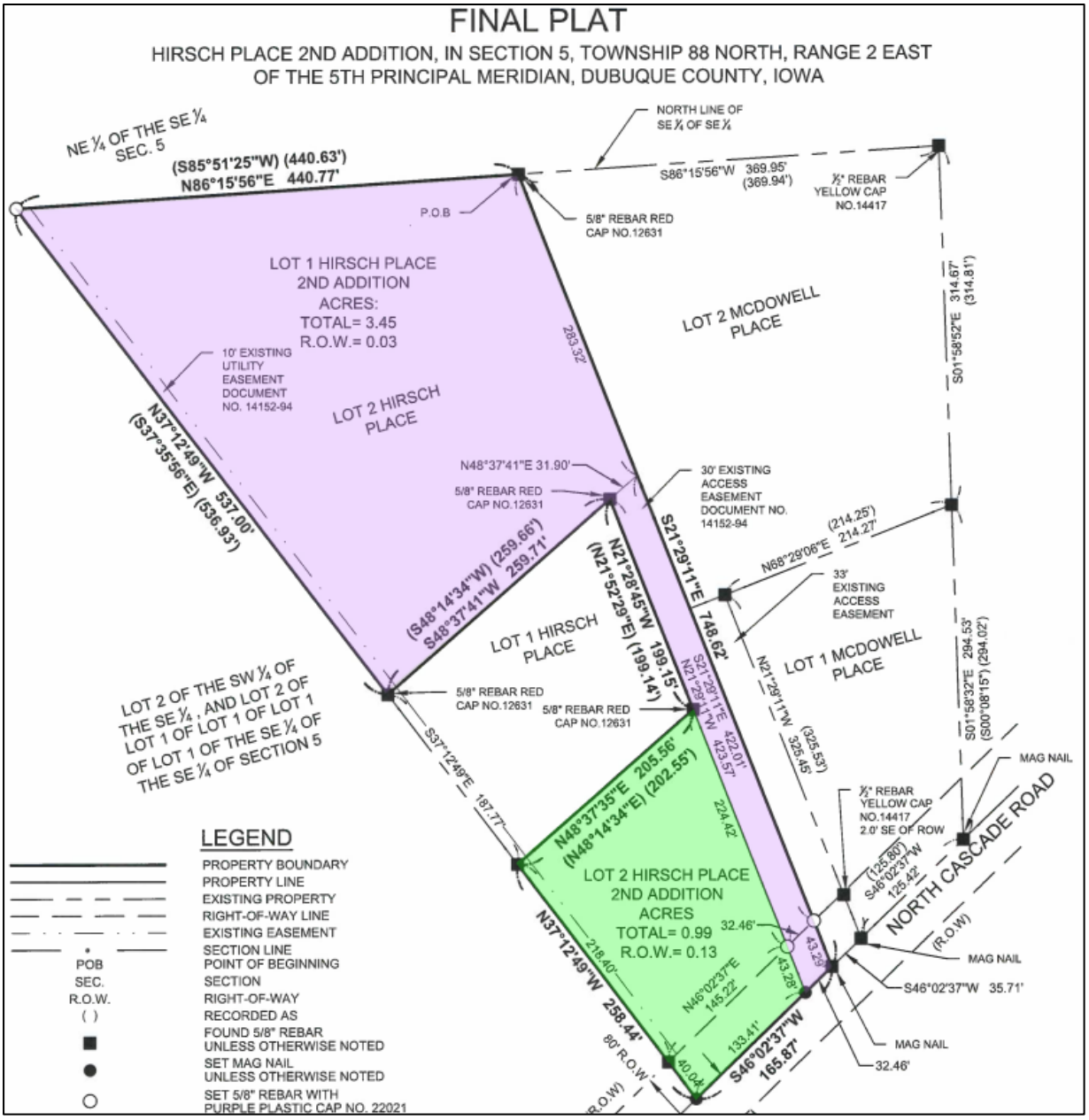
- Lot 1 would total 3.45 acres in area (with .03 of that in within the right-of-way) and would become a developable flag lot[2]. The adjacent properties have a shared asphalt driveway over the flag portion of this lot via a 30' access easement. The subject lot has 32.46' of frontage along North Cascade Road.
- Lot 2 would total .99 acres in area (with .13 of that in the right-of-way). It has access via a 30' access easement on Lot 1, and adequate frontage and lot area.

A plat includes a note of a private access easement document that has been recorded with the Dubuque County Assessor. The document records a 30' access easement across the new Lot 1 and benefits the new Lot 2 and an existing lot located between the two new lots (Lot 1 of Hirsch Place).

Pursuant to the Unified Development Code (UDC) Chapter 11-14, all lots must have frontage on a public street or private street. For single-family residential uses, 50' of

[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, which does not require the construction of any public improvements, and which creates fewer than three (3) lots."

[2] Flag Lot: A lot with frontage and access provided to the bulk of the lot by means of a narrow corridor.



frontage is required. Lot 1 is roposed to have 32.46' of frontage along North Cascade Road and therefore the applicant is requesting a waiver of the requirement for frontage on a public or private street for Lot 1.

The UDC categorizes the proposed plat as a Simple Subdivision. Pursuant to UDC Chapter 11-14, 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 Hirsch Place 2nd Addition and recommends approval of the subdivision plat subject to waiving the frontage requirement for Lot 1.

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. - 26

A RESOLUTION APPROVING THE FINAL PLAT OF HIRSCH PLACE 2ND ADDITION, DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Final Plat of Hirsch Place 2nd Addition, Dubuque County, Iowa that is within the City's 2-mile extraterritorial jurisdiction; 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 statues 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 frontage for Lot 1 of Hirch Place 2nd Addition.

Section 2. That the Final Plat of Hirsch Place 2nd Addition, Dubuque County, 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 February, 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 8.

ITEM TITLE:	Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025
SUMMARY:	City Manager recommending City Council approval of the CY2025 CLG Annual report for submission to the State Historic Preservation Office (SHPO).
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo - Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025
2. Staff Memo
3. Draft CLG Report for City of Dubuque Calendar Year 2025
4. 2026-02-02 HPC Commission Roster
5. 2026 DRAFT - HPC Workplan
6. Elected Offical Signature for Annual Report - City of Dubuque 2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: February 9, 2026

Planning Services Director Wally Wernimont is recommending City Council approval of the CY2025 CLG Annual report for submission to the State Historic Preservation Office (SHPO).

This report includes a recommendation from the Historic Preservation Commission (HPC) to include the draft HPC Workplan for the CY2026, recently reviewed and voted on with unanimous support at the February 16, 2026, HPC meeting. The SHPO also requires signature by Mayor Cavanagh of the enclosed certification for the report.

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
Wally Wernimont, Planning Services Director
Chris Happ Olson, Assistant Planner

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Mike Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director

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

DATE: February 6, 2026

Introduction
This memo transmits the HPC's recommendation for the calendar year 2026 Annual HPC Workplan and includes a completed draft of the HPC's annual CLG report for the calendar year of 2025 for review and certification.

Background
The annual report is a form submitted by all Iowa CLGs to the State Historical Society of Iowa (SHSI). Under the CLG agreement with the State, the HPC is responsible for submitting an annual report that summarizes the City of Dubuque's historic preservation work and accomplishments. This report and workplan are requirements of maintaining the City of Dubuque's CLG status. The workplan helps guide the Commission's work, and it defines priorities as we write grants to do the work required as a CLG.

The workplan has three goals: Survey & Registration Projects, Preservation Input and Work, and Outreach & Education. This workplan relates to a $10,000 annual budget request for seed funding utilized to garner grants that support survey and education work taken on by the Commission.

Recommendation
Staff recommends review and approval of the CY2025 CLG Annual report for submission to the State Historic Preservation Office (SHPO). This report includes a recommendation from the HPC to include the draft HPC Workplan for the CY2026, recently reviewed and voted on with unanimous support at the February 16, 2026 HPC meeting. The SHPO also requires signature by Mayor Cavanagh of the enclosed certification for the report.

Prepared by Chris Happ Olson, Assistant Planner

Enclosures

cc: Historic Preservation Commission

NOT SUBMITTED

Reviewers cannot see your material until you submit your application. Once you have finished the last step, you will receive a confirmation message and ID number.

Iowa Economic Development Authority

SHPO CLG Annual Report 2025

Christine Happ Olson
50 W 13th St
Dubuque, IA 52001, United States
563-589-4210
colson@cityofdubuque.org

Forms Edit

SHPO Certified Local Government Annual Report

***** indicates a required field

Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.

This annual report is also an important tool for your commission to evaluate its own performance and to plan for the coming year.

We look forward to hearing from each CLG this year!

1.

I am aware this report must be presented and reviewed by either the City Council or the Board of Supervisors prior to submission and requires a signature from either the mayor or the chair of the board of supervisors.

The signature form is located here: https://iowa1.sharepoint.com/:w:/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=08uYUM

yes

2. Name of the city, county, or land use district:

Please choose from the drop down list.

Dubuque (city) Historic Preservation Commission

3.

Did your commission undertake any survey or identification projects during 2025?

CLG Standards are in your local government's Certified Local Government (CLG) Agreement and the National Historic Preservation Act:

The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

Yes

3.1.

Please describe the survey or identification project your commission worked on in 2025.

CLG grant supported work for the Voelker Highlands and Deereville Neighborhoods in Dubuque. We undertook a publicly and privately funded HSR for Eagle Point Park's Caldwell-designed structures.

4.

Did your commission undertake any registration/nomination projects in 2025?

The CLG reviews all National Register nominations for any resources that lies within the jurisdiction of the historic preservation commission.

No

5.

Within your local government's jurisdiction were any National Register of Historic Places listed properties moved or demolished in 2025?

If you need a list of the properties that are listed on the National Register of Historic Places within your jurisdiction, please contact historic.preservation@iowaeda.com

Yes

5.1.

Please identify the property or properties and the action (moved or demolished).

1201 Locust Street- The HPC reviewed and approved removal of a non-original garage and its modification attached to the former church structure (local and NR listing)

195 Alpine Street- The HPC reviewed and approved removal of a garage, with replacement of a new garage onsite (local and NR listing)

1527-1533 Central Avenue - removal of garage only at site pursuing State Historic Tax Credits (NR listing only)

230 Cardiff Street - removal of garage only (NR listing only)

6. Does your local government designate local landmarks or local districts?

IMPORTANT: Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact the CLG Coordinator at historic.preservation@iowaeda.com before you complete this section.

Yes

6.1.

What properties did your community place on its list of locally designated historic landmarks and/or historic districts?

Please attach a copy of the final designation nomination(s) and ordinance(s) for these properties.

REMINDER: Before local districts are designated by your city council, you must send the local nomination to the SHPO for review and comment. Please allow at least 45 days for review before the nomination is scheduled for city council review. The SHPO review takes place after your commission has approved the local district nomination and BEFORE it is placed on the city council's agenda.

6.2.

Please include the name of the individual on your staff or commission that meets the Secretary of the Interior's Professional Qualifications? Please also include their area of expertise.

https://www.doi.gov/pam/asset-management/historic-preservation/pqs#:~:text=The%20Secretary%20of%20the%20Interior's%20Professional%20Qualification

Chris Happ Olson, Assistant Planner; Wally Wernimont, Planning Services Director (backup)

7.

Has your community passed any ordinances that directly or indirectly impact the preservation of historic resources?

No

8.

Did your city, county, LUD or its historic preservation commission undertake any of the following activities in this calendar year? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do!

Please check all that apply!

CLG Standards found in CLG Agreement and National Historic Preservation Act:

1) The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.
2) The CLG shall provide for adequate public participation in the local historic preservation programs.

a. Historic preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc.|b.

Provided technical assistance on historic preservation issues or projects. Examples include working with individual property owners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc.|c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc.

8.1.

Describe your communities historic preservation planning activities in this calendar year.

- Began Mini-Trainings at regularly scheduled HPC Meetings
- Awards ceremony; Historic Preservation Month; Architecture Days (partnership)
- Historic Structures Report for Eagle Point Park's Alfred Caldwell Buildings
- Completion of CLG funded neighborhood surveys for Deereville and Voelker Highland
- Leading planning for redevelopment of a parking lot into a park in the Historic Millwork District
- Partnering for Architecture Days and presentation of Historic Preservation Awards

8.2.

Describe your communities assistance with preservation issues or projects in this calendar year.

Please be specific (address(es) of the property(ies), what was the issue(s), what assistance was provided.

Our staff provides services internally to many City departments, including Section 106 preparation for the use of HUD funding by the Housing and Community Development Department and guidance to Leisure Services, Water, Parks and Recreation, Engineering, Parking, Economic Development and others. The City has consulted with communities outside of Dubuque, sharing preservation practices and approaches.

8.3.

Please describe your community's public education programs in his calendar year.

Please provide specific details such as date of event, description of the event, how many people participated, whether the commission partnered with other organizations.

- Partnering for the Prairie School Legacy in Iowa (June 29-30) (60 people max)
- Sharing of Black Heritage Survey findings for organizations and events for community (Juneteenth, Black History Month, Nathaniel Morgan Memorial Committee, etc)

9.
Were there any issues, challenges or successes your preservation commission encountered or accomplished this year?

Heritage Works has lost capacity with the reduction in staff of over two FTE in Fall 2024 to zero FTE by 2025. As a complementary private preservation partner in Dubuque, it was a benefit for our community when active.

10.
What partnerships did your commission form or continue with other entities?

Examples include local main street office, local school, historical society, library, museum, service club, etc.

If none, enter N/A

Preservation Month, Architecture Days, and Awards ceremony in partnership with Dubuque Main Street, Heritage Works and Dbq Co. Historical Society

11.
Did your historic preservation commission receive any grants (other than CLG) this year? If so, please describe. If none, enter N/A.

Yes, a $50,000 from the Jeffris Family Foundation funded an HSR (over 2024 and 2025) for the Caldwell designed structures as Eagle Point Park

12. Does your Historic Preservation Commission have a website?

Yes

12.1. What is the website address?

https://cityofdubuque.org/331/Historic-Preservation , and
https://cityofdubuque.org/172/Historic-Preservation-Commission

13.

List dates of public commission meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

CLG Standards found in CLG Agreement and National Historic Preservation Act:

1) The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.

2) The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.

3) The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.

4) Commission members will participate in state-sponsored or state-approved historic preservation training activities.

Jan 16, Feb 20, Mar 30, Apr 17, May 15, Jun 17, Jul 17, Aug 21, Sep 18, Oct 16, Nov 20 (Dec 2026 cancelled due to lack of items on the agenda)

14.

Based on the work plan submitted last year for your commission please provide a self assessment of the progress your commission made on the initiatives and programs that were identified last year.

Completed two neighborhood surveys; carried out annual engagement and education activities; provided in-house and out of house educational and training opportunities for planning staff, commission and related staff (Parks); completion of HSR for EPP (and moving on to Capital Campaign phase)

For 2026, divided workplan into "Annual, In Process, and Future" activities to provide more nuance (per the HPC's request) for those items that stay on from year-to-year, but are still active.

15. Where are your official CLG files located?

Please describe where the paper or physical files are stored and where the digital records are being stored.

Locally in files on secure server. Also backed up on City's Laserfiche account.

16.

In this calendar year, what was the dollar amount of the historic preservation commission's annual budget?

We recommend that the local government provide the commission a minimum of $750 annual budget to pay for training and other commission expense.

14460.00

17. Additional Budget information

This is an optional question, if there is any additional information you wish to share with the State Historic Preservation Office regarding your community's budget.

Our budget is not affected by this change, but we are now holding mini-trainings for 15 minutes on various subjects at each HPC Meeting as a way to help our captive audience, when our agenda allows.

18. 2026 Work Plan

Each Commission should develop an annual work plan for the upcoming year. Please include the project(s), initiatives and programs your commission plans to begin or complete.

2026 DRAFT - HPC Workplan.pdf

19.
Does your commission have any vacancies? If so, how many? If you have no vacancies please enter N/A.

Please also use this field to describe any plans the commission has to fill those vacant positions.

Two vacancies shown in the attached spreadsheet. We are allowed to have one interim commissioner, which we have, but we still list those as vacant.

20. Commission Members

Please include all commission members in this table.

If the commissioner represents a locally designated district please provide the district in their role field.

If the commissioner doesn't have an email address please enter a phone number.

For any new commissioners please include the biographical sketch in the following question.

First and Last Name	Mailing Address	Email Address	Term	Role
see attachment				

21.

Please attach biographical sketch or resume for any commissioners were appointed in last calendar year.

Please be sure newly appointed commissioners sign and date their statement.

22.

Which of your commission members, staff, and/or elected officials attended the 2025 Preserve Iowa Summit?

Now is also a good time to start planning to attend the 2026 Preserve Iowa Summit in Ankeny on June 2 & 3, 2026

Wally Wernimont, Chris Happ Olson, Adam Schwendinger, Bill Doyle, Heidi Pettitt

23. Commission Training Table

An important requirement of the Certified Local Government program is annual state-sponsored or state-approved training undertaken by at least one member of the historic preservation commission and/or staff liaison.

In this table, please provide information about the commissioners' involvement in historic preservation training (beyond or instead of the Preserve Iowa Summit), listing the name of the conference, workshop or meeting (including online training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Event	Sponsor Organization	Location	Date	Name of Attendees

PastForward	NTHP	Milwaukee	9-16 to 9-18	Bill Doyle, Chad Witthoeft, Chris Happ Olson, Wally Wernimont
IA Creative Places	IEDA	Burlington	5-9	Chris Happ Olson
Prairie School Legacy in IA	City of Dubuque/Heritage Works/Cedar Rock	Dubuque/Quasqueton	6-29 to 6-30	Wally W, Chris H, Heidi P, Bill D, Adam S, plus staff members from our Parks & Rec Dept
Planning & Zoning Training	ISU Dbq Co Ext.	Dubuque	June 2025	Chris Happ Olson

24. Chief Elected Official

Did your communities Chief Elected Official (Mayor, Chairman of the Board of Supervisors, or President of LUD Trustees) change in 2025?

No

25. Has the contact information for your communities staff liaison changed?

If you have a new staff liaison please select yes.

No

26.

What training topic would be most helpful for your Historic Preservation Commission?

Section 106 trainings in which we could send not just planning, but our Housing and Community Development Program staff. Local would be ideal, but virtual might be a good alternative.

27. Suggestions for improvement

The CLG program is here to support the Historic Preservation Commissions across Iowa. Do you have any suggestions for how we can improve our services to your commissions?

We suggest that state code be changed to include residents or property owners for the requirement for representation of Commission members from historic districts.

28. Authorized Official Signature

https://iowa1.sharepoint.com/:w:/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=HeBDes

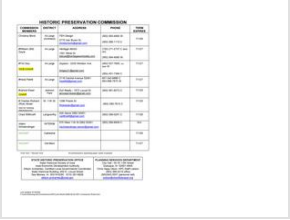
Elected Offical Signature for Annual Report - City of Dubuque 2026.docx

29.

Agenda or minutes from the public meeting where this report was presented to the City Council or Board of Supervisors.

Placeholder for minutes from Feb 16.docx

MEDIA Edit



2026-02-02 HPC Commission Roster

Roster with term expirations and roles



2026 DRAFT - HPC Workplan

Draft Workplan, approved at HPC meeting of 1-15-2026

Printed February 3, 2026 03:03 CST/CDT. Copyright © 2012 SlideRoom

HISTORIC PRESERVATION COMMISSION

COMMISSION MEMBERS	DISTRICT	ADDRESS	PHONE	TERM EXPIRES
Christina Monk	At-Large (Architect)	*FEH Design* 2770 Van Buren St. christymonk@gmail.com	(563) 583-4900 W (563) 580-1115 C	7/1/26
#William (Bill) Doyle	At-Large	*Heritage Works* 1591 White St. bdoyle@heritageworksdbq.com	(720) 271-2737 C (text ok!) (563) 564-4080 W	7/1/27
#Tim Gau VICE-CHAIR	At-Large	*Dupaco* - 2529 Windsor Ave. timgau21@gmail.com	(563) 557-7600, ext. 2600 W (563) 451-7384 C	7/1/27
#Heidi Pettitt	At-Large	3116 Central Avenue 52001 hrpettitt@gmail.com	607-342-6886 C 563-588-7873 W	7/1/27
#Janice Esser CHAIR	Jackson Park	*Exit Realty* - 1072 Locust St janiceannesser@gmail.com	(563) 581-6073 C	7/1/25
# Charles Richard (Rick) Stuter (text for meeting status/quorum)	W. 11th St.	1296 Prairie St. Rickstuter@gmail.com	(563) 580-7615 C	7/1/25
Chad Witthoeft	Langworthy	430 Alpine DBQ 52001 cwitthoeft@gmail.com	(563) 599-0291 C	7/1/26
Adam Schwendinger	INTERIM	570 West 11th St DBQ 52001 Aschwendinger.senior@gmail.com	(563) 599-8409 C	N/A
VACANT	Cathedral			7/1/26
VACANT	Old Main			7/1/27

*First Term **Second Term # Commissioners requesting paper copies of packets

STATE HISTORIC PRESERVATION OFFICE	PLANNING SERVICES DEPARTMENT
State Historical Society of Iowa Iowa Economic Development Authority Allison Archambo, Certified Local Governments Coordinator State Historical Building, 600 E. Locust Street Des Moines, IA 50319-0290 (515) 281-6826 allison.archambo@iowa.gov	City Hall - 50 W. 13th Street Dubuque, IA 52001-4845 Chris Happ Olson, HPC Staff Liaison (563) 589-4210 office (563)543-3557 (personal cell) colson@cityofdubuque.org

Historic Preservation Commission

DRAFT

HPC Approved: 01/15/2026

Work Plan 2026

City Council Approved :

Goal: Survey, Registration & HSRs
Key: Annual In Process Future

GOAL: Survey & Registration Projects	Involvement	Estimated Costs	Challenges	Options to Overcome Barriers	Timeframe	Responsibilities
Eagle Point Park - Caldwell designed structure capital plan for priorities identified in HSR of 2025	Community Campaign Partner, PSD and Parks & Rec Staff	est. $2+ million	Seek captial funds from Jeffris Family Foundation to engage in challenge grant campaign - following RFQ	Identify scope, budget, phases and community partner in 2025 for planning	2026-2029	PSD guidance, Parks & Rec project
Outreach to Indigenous Peoples: reconnection with Dubuque and Driftless region	OSF, Presentation Sisters, Land Justice Futures, Four Mounds, Dubuque Co.	varies	Meetings have begun with the Iowa Tribe of KS & NE (Dec. 2025 & Jan. 2026) with connections to appropriate partners locally	Partners helping to support this with a variety of options.	in process	Responsibilities vary depending on the location and partners involved at sites across Dubuque and the Driftless Region
Upper Couler Historic District nomination (2801 - 3135 Central)	PSD, consultant	TBD	Project is dependent on time, funding and resources	Funding required to complete work.	TBD	Survey complete in 2015; National Register nomination required.
Jackson Street (2606-2776) Gable Front Frame Houses nomination	PSD, consultant	TBD	Project is dependent on time, funding and resources	Funding required to complete work.	TBD	Survey complete in 2015; National Register nomination required.
Grandview Avenue Survey	PSD, consultant	TBD	Project is dependent on time, funding and resources	Funding required to complete work.	TBD	Need estimates and consultant.
Others: Rush Street & Kaufmann Avenue	PSD, consultant	TBD	Project is dependent on time, funding and resources	Funding required to complete work.	TBD	Planning Staff to define boundaries, solicit cost estimates.
Cultural subhistories - telling stories such as the Jewish, Greek, Hispanic and Marshallese communities.	PSD, consultant, local churches and citizens	TBD	Funding and Time; assess which populations have both a long-enough history and research resources	Enlist community ambassadors to guage feasibility	TBD	Planning staff to define needs, Commission may be able to help with ambassadors.

Historic Preservation Commission

DRAFT

Work Plan 2026

Key: Annual In Process Future

HPC Approved: 01/15/2026

City Council Approved :

GOAL: Other Preservation Input and Work	Involvement	Estimated Costs	Challenges	Options to Overcome Barriers	Timeframe	Responsibilities
Gather Community and HPC input for Unified Development Code update (last update 2009)	Consultant Camiros; Planning Staff; Teams; HPC; Public	included in UDC Update budget	N/A	N/A	2026	Staff to coordinate with Consultant
Develop a Programmatic Agreement between the City of Dubuque & SHPO for Section 106	Housing & Community Development, Planning Services, HPC Input	internal	N/A	N/A	by February 2026	Staff to coordinate among interested parties

GOAL: Education & Outreach	Involvement	Estimated Costs	Challenges	Options to Overcome Barriers	Timeframe	Responsibilities
Historic Preservation Month: Proclamation; Eagle Point Park entry; Media release about events; present Ken Kringle Awards at City Council meeting	HPC & PSD staff	Awards	N/A	N/A	May	Staff coordinating awards, support by Commissioners.
Promotion & partnering of existing community events; includes Architecture Days and Awards Programs	HPC & PSD staff, Dubuque Main Street, Dubuque County Historical Society	Low - staff time, in-house certificates	N/A	N/A	Awards in May	Staff leads Awards; Commission & Staff to look for opportunities
Outside Training for Commissioners & Staff	Budgeted annually to support the Commission as a Certified Local Government	Included in budget process	May be affected by overall City budget challenges		Annually	Staff helps facilitate training opportunities
Internal Training for Commissioners	15 minute training sessions during HPC	Low - staff time	Schedule as our agendas allow		Monthly	Staff facilitates training; Commissioners may assist.
Historic Preservation Awards - criteria review	PSD staff and commission worksession	Low - staff time	N/A	N/A	Winter 2026	Reviewed in Jan 2026 by HPC
Project Development for sharing results of Black Heritage Survey (assisting other community organizations)	Staff with other community organizations and volunteers	varies project to project	Funding for projects; expertise available	Requires staff time commitment; moderate funding	ongoing	Staff to direct with assistance from community
Partnering to explore a legacy plan for Encyclopedia Dubuque, concurrent with recognizing Randy Lyons for his work during our Historic Pres. Awards.	Library, Library Foundation, Telegraph Herald, Center for Dubuque History, Randy Lyons, HPC members and PSD staff	TBD	Funding - Questers seed money will help to leverage donations and grant		2026-2027	Develop legacy plan
Architectural Guidelines - Review and update, with better technology integration	PSD staff and consultant, input from HPC	TBD	Last update 2014, research on costs and good models	Requires staff time commitment; significant funds.	TBD	PSD staff to research cost estimates, supplemental grant funding, and models
Plaque recognition system of historically significant properties	PSD Staff, Janice Esser	TBD	Requests generated by owners. Criteria and standard needed.	Cost share? Partnership?	TBD	PSD and others can research good models for plaques, cost-share and partnership

Certified Local Government Annual Report 2025

Name of Certified Local Government: City of Dubuque



Chris Happ Olson, Assistant Planner

Signature of person who completed this report

I certify that a representative of the historic preservation commission has attended a public meeting and presented the details of this report to the city council (city CLG).

Date of public meeting: Feb. 16, 2026

Name of Mayor: Brad Cavanagh, Mayor of Dubuque

_____

Signature of Mayor

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 9.

ITEM TITLE:	2024 Catherine Street Storm Sewer Project - Canceling the Public Improvement Contract
SUMMARY:	City Manager recommending City Council approve the cancellation of the 2024 Catherine Street Storm Sewer Project and rescind the Public Improvement Contract with Temperley Excavating Co. through adoption of the attached resolution. **RESOLUTION** Rescinding Resolution No. 137-24 Which Awarded The Public Improvement Contract For The 2024 Catherine Street Storm Sewer Project To Temperley Excavating Co. Cancelling The Project And Contract
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - 2024 Catherine Street Storm Sewer Project Cancelling Public Improvement Contract
2. 2024 Catherine St Storm Sewer Project - Council Staff Rescind Contract MEMO
3. 2024 Catherine St Storm Sewer Project - Council Rescind Contract RESOLUTION

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2024 Catherine Street Storm Sewer Project
Cancelling the Public Improvement Contract
Project No. 5586500019

DATE: February 10, 2026

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

Before construction began, the City identified unforeseen underground utility conflicts and further deterioration of the existing storm sewer pipe, which were conditions not included in the original project scope. After evaluating redesign alternatives, City staff determined that these changes would significantly increase both the scope and cost of the project.

Given the potential substantial cost increase, proceeding under the current contract would not serve the public's best interest. The most appropriate course of action was to cancel the existing project and prepare a revised design for rebidding at a later date.

The City and Temperley Excavating Co. have mutually agreed that, due to circumstances beyond either party's control, the project and contract should be cancelled.

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
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Robert Schiesl, Assistant City Engineer

SUBJECT: 2024 Catherine Street Storm Sewer Project
Cancelling the Public Improvement Contract
Project No. 5586500019

DATE: February 10, 2026

INTRODUCTION

This memorandum requests the City Council approve cancelling the 2024 Catherine Street Storm Sewer Project and rescinding the Public Improvement Contract with Temperley Excavating Co.

BACKGROUND

The City received informal bids on May 9, 2024, for the 2024 Catherine Street Storm Sewer Project. Temperley Excavating, Inc. of East Dubuque, IL, submitted the low bid in the amount of $64,090.93. Subsequently, City Council adopted Resolution No. 137-24, awarding the Public Improvement Contract to Temperley Excavating Co.

DISCUSSION

Before construction began, the City identified unforeseen underground utility conflicts and further deterioration of the existing storm sewer pipe, which were conditions not included in the original project scope. After evaluating redesign alternatives, City staff determined that these changes would significantly increase both the scope and cost of the project.

Given the potential substantial cost increase, proceeding under the current contract would not serve the public's best interest. The most appropriate course of action was to cancel the existing project and prepare a revised design for rebidding at a later date.

The City and Temperley Excavating Co. have mutually agreed that, due to circumstances beyond either party's control, the project and contract should be cancelled, and Resolution No. 137-24 be rescinded.

RECOMMENDATION

I recommend the City Council approve the cancellation of the 2024 Catherine Street Storm Sewer Project and rescind the Public Improvement Contract with Temperley Excavating Co.

ACTION TO BE TAKEN

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

Prepared by Robert Schiesl, Assistant City Engineer
cc: Gus Psihoyos, City Engineer

F:\PROJECTS\Storm\Catherine Street\Council & Staff Documents\Rescind - 2024 Temperley Contract

Prepared by Robert Schiesl City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. _____ -26

RESCINDING RESOLUTION NO. 137-24 WHICH AWARDED THE PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 CATHERINE STREET STORM SEWER PROJECT TO TEMPERLEY EXCAVATING CO. CANCELLING THE PROJECT AND CONTRACT

WHEREAS, sealed informal bid proposals were submitted by contractors for the Catherine Street Storm Sewer Project, (the Project) and Notice to Bidders published on the City of Dubuque, Iowa website on the 23rd day of April 2024; and

WHEREAS, said sealed informal bid proposals were opened and read on the 9th day of May 2024 and it was determined that Temperley Excavating Co. of East Dubuque, IL submitted the lowest bid in the amount of $64,090.93, and is the lowest responsive, responsible bidder for the Project; and

WHEREAS, the City Council by Resolution No. 137-24 awarded the Contract for the Project to Temperley Excavating Co.; and

WHEREAS, City and Temperley Excavating Co. have mutually agreed that due to unforeseen circumstances beyond the control of either party, the Project and Contract should be cancelled, and Resolution No. 137-24 be rescinded.

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

SECTION 1. That the Project and the Contract are cancelled and Resolution No. 137-24 which awarded the Contract for the Project to Temperley Excavating Co. is hereby rescinded and neither party shall have any further obligation of any kind under the Contract to the other party

Passed, adopted, and approved this 16th day of February 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, CMC City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 10.

ITEM TITLE:	Iowa Department of Transportation Five-Year (2026-2031) 28E Agreement Maintenance and Repair of Primary Roads in Municipalities
SUMMARY:	City Manager recommending City Council approve and authorize the City Manager to execute the Five-Year (2026-2031) 28E Agreement for Maintenance and Repair of Primary Roads in Municipalities between the Iowa Department of Transportation (Iowa DOT) and the City of Dubuque.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo - Iowa Department of Transportation Five-Year (2026-2031) 28E Agreement Maintenance and Repair of Primary Rds in Municipalities
2. Iowa DOT City 2026-2031 Primary Road Maintenance Agreement - Council Approval Memo
3. City of Dubuque - 5 Year Agreement Form - 2026-2031

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: February 11, 2026

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

Every five years a “master agreement” is prepared by the Iowa DOT and distributed to all Iowa municipalities that have State primary highways within its corporate limits. Acceptance of this master agreement is necessary to coordinate the maintenance of the State roadways located within the municipality jurisdictions.

The attached agreement is for the period of July 1, 2026, to June 30, 2031. Public Works Director, Arielle Swift, and Assistant City Engineer, Robert Schiesl have reviewed and approved the upcoming five-year new agreement.

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
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer
Arielle Swift, Public Works Director

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

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

DATE: February 11, 2026

INTRODUCTION

The purpose of this memorandum is to provide information and recommend the execution of the Five-Year (2026-2031) 28E Agreement for Maintenance and Repair of Primary Roads in Municipalities between the Iowa Department of Transportation (Iowa DOT) and the City of Dubuque.

BACKGROUND

Every five years a "master agreement" is prepared by the Iowa DOT and distributed to all Iowa municipalities that have State primary highways within its corporate limits. Acceptance of this master agreement is necessary to coordinate the maintenance of the State roadways located within the municipality jurisdictions.

DISCUSSION

The attached agreement is for the period of July 1, 2026 to June 30, 2031. Public Works Director, Arielle Swift, and Assistant City Engineer, Robert Schiesl have reviewed and approved the upcoming five-year new agreement.

Other than dates, the 2026-2031 Agreement is very similar to prior executed maintenance agreements. Said Agreement language and provisions are consistent with the Iowa Code administrative rules.

ACTION TO BE TAKEN

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

Prepared by Robert Schiesl, Assistant City Engineer
cc: Arielle Swift, Public Works Director

F:\PROJECTS\IOWA DEPT OF TRANSPORTATION\5-Year Maintenance Agreement 2026-2031

Agreement for Maintenance and Repair of Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Dubuque , Dubuque County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

I. The Department shall maintain and repair:

A. Freeways (functionally classified and constructed)

1. Maintain highway features including ramps and repairs to bridges.
2. Provide bridge inspection.
3. Highway lighting.

B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)

1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
5. Vehicular Bridges: Structural maintenance and painting as necessary.
6. Provide bridge inspection.

C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)

1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.

D. City Streets Crossing Freeway Rights of Way (See II.C)

1. Roadsides within the limits of the freeway fence.
2. Surface drainage of right of way.
3. Traffic signs and pavement markings required for freeway operation.
4. Guardrail at piers and bridge approaches.
5. Bridges including deck repair, structural repair, berm slope protection and painting.
6. Pavement expansion relief joints and leveling of bridge approach panels.

II. The Municipality shall maintain and repair:

A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)

1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.

5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.

6. Clean, sweep and wash streets when considered necessary by the Municipality.

7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.

B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)

1. Maintain and repair highway facilities due to utility construction and maintenance.

2. Removal of trees as necessary and the trimming of tree branches as necessary.

3. Maintain sidewalks.

C. City Streets Crossing Freeway Rights of Way (See I.D)

1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.

2. Mark traffic lanes on the cross street.

3. Remove snow on the cross street, including bridges over the freeway.

4. Clean and sweep bridge decks on streets crossing over freeway.

5. Maintain all roadside areas outside the freeway fence.

6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:

A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."

B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.

C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.

D. To comply with the current Utility Accommodation Policy of the Department.

E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.

IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.

V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.

VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.

VII. This Agreement shall be in effect for a five year period from July 1, **2026** to June 30, **2031**

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

City of Dubuque, Iowa
MUNICIPALITY

By _____

Date _____

IOWA DEPARTMENT OF TRANSPORTATION

BY _____
District Engineer

Date _____

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 11.

ITEM TITLE:	Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque
SUMMARY:	Senior Counsel recommending City Council adopt the attached resolution approving the temporary Agreement authorizing ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque until the franchise agreement takes effect but no later than September 30, 2026. **RESOLUTION** Approving An Agreement Between The City Of Dubuque And ITC Midwest, LLC To Operate An Electric Transmission System In The City Of Dubuque
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. BL Staff Memo - 14th Amendment ITC_CavanaghMemo
2. Resolution_ApprovingITCMidwestAgreement
3. 14th Agreement_ITCMidwest

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

BARRY A. LINDAHL, ESQ.
SENIOR COUNSEL

MEMO

TO: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: February 16, 2026

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

While the City and ITC Midwest, LLC are negotiating the terms of the franchise agreement, it is necessary for ITC Midwest to have authority to operate its transmission system. The City and ITC Midwest have not yet finalized the franchise agreement. It is expected that the final franchise agreement will be submitted to the City Council for approval in September 2026.

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

BAL:JLM

Attachments

cc: Michael C. Van Milligen, City Manager
Crenna Brumwell, City Attorney
Gus Psihoyos, City Engineer

OFFICE OF THE CITY ATTORNEY DUBUQUE, IOWA
SUITE 330, HARBOR VIEW PLACE, 300 MAIN STREET DUBUQUE, IA 52001-6944
TELEPHONE (563) 583-4113 / FAX (563) 583-1040 / EMAIL balesq@cityofdubuque.org

RESOLUTION NO. _____ - 26

APPROVING AN AGREEMENT BETWEEN THE CITY OF DUBUQUE AND ITC MIDWEST, LLC TO OPERATE AN ELECTRIC TRANSMISSION SYSTEM IN THE CITY OF DUBUQUE

WHEREAS, the City of Dubuque, Iowa (City) and ITC Midwest, LLC (ITC Midwest) have tentatively entered into an Agreement for the operation of an electric transmission system in the City of Dubuque until such time as City and ITC Midwest finalize a franchise agreement to operate the system; and

WHEREAS, the City Council finds that it is in the best interests of the City of Dubuque to approve the Agreement.

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

SECTION 1. The attached Agreement is hereby approved.

SECTION 2. The City Manager is authorized and directed to sign the Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this ___ day of _____, 2026

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
ITC MIDWEST LLC,
A WHOLLY OWNED SUBSIDIARY OF ITC HOLDINGS CORP.

This Agreement, dated for reference purposes the 9th day of February, 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and ITC Midwest LLC, a wholly owned subsidiary of ITC Holdings Corp. (the Company).

WHEREAS, the Company operates a system for the transmission of electric power in the City of Dubuque, Iowa, along, under and upon the streets, avenues, alleys and public places in the City of Dubuque, Dubuque County, Iowa (the Transmission System); and

WHEREAS, City and the Company are negotiating a franchise agreement for the Transmission System; and

WHEREAS, during the period of such negotiations, and in consideration for the City's consent to the Company to operate the Transmission System, City and the Company agree as follows:

SECTION 1. TERM. This Agreement shall take effect upon execution by both parties and shall continue in effect until a franchise agreement between the parties takes effect, but no later than September 30, 2026.

SECTION 2. INDEMNIFICATION.

A. The Company shall indemnify, defend and hold City, its officers and employees, harmless from and against any and all claims, demands, losses, damages, cost and expenses (including, but not limited to, court costs, fines, penalties and reasonable attorneys' fees, but excluding consequential or indirect damages), judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to its negligent acts or omissions in the use or occupancy of the streets, avenues, alleys and public places in the City arising in any manner out of the negligent acts or omissions of its agents, employees, or contractors in connection with same, or with respect to the violation of any laws, including without limitation, any environmental laws. The Company shall indemnify and defend City for, from and against any and all mechanics' liens and other liens and encumbrances filed by any person claiming by, through or under the Company and against all costs, expenses, losses and liabilities (including reasonable attorneys' fees) incurred by City in connection with any such lien or encumbrance or any action or proceeding brought thereon.

B. The Company shall maintain commercial general liability insurance coverage, or its equivalent, throughout the term of this Agreement as described in the attached Insurance Schedule, as such schedule may from time to time be amended by City. The Company's failure to meet the insurance requirements shall not relieve the Company of its responsibilities under this Agreement. Upon proof of financial responsibility to the reasonable satisfaction of City, the Company may be allowed to self-insure the coverages required. The Company shall provide City with certificates of insurance or letter of self-insurance, subject to the approval of City in its sole discretion, upon request.

C. The requirements of indemnification shall not be a waiver of any right that City would have to assert defenses on its own behalf under state or federal law. The Company's indemnification obligations under this Agreement shall survive the expiration, cancellation, or termination of this Agreement in accordance with applicable statutes of limitation in force within the state of Iowa.

SECTION 3. COMPLIANCE WITH CITY ORDINANCES. The Company shall at all times during the term of this Agreement conform with, submit to, and carry out the provisions of any and all valid ordinances existing or as hereafter lawfully enacted relating City's exercise of its police powers.

SECTION 4. MATERIAL BREACH. City may terminate this Agreement if the Company shall be materially in breach of its provisions. Upon the occurrence of a material breach, City shall provide the Company with notification by certified mail specifying the alleged breach. The Company shall have sixty (60) days to cure the breach, unless it notifies City, and the parties agree upon a longer period for cure. If the breach is not cured within the cure period, City may terminate this Agreement.

CITY OF DUBUQUE, IOWA

By: _____
Michael C. Van Milligen
City Manager

Attest:

_____
Adrienne N. Breitfelder, City Clerk

ITC MIDWEST LLC, a Michigan limited liability company

By: ITC Holdings Corp., its sole member

By: _____
Dusky Terry
Vice President ITC Holdings Corp, and
President, ITC Midwest

INSURANCE SCHEDULE

INSURANCE SCHEDULE G

1. ITC Midwest LLC shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated ITC Midwest LLC Franchise Agreement.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

6. All required endorsements shall be attached to certificate.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to mutual agreement of the parties.

INSURANCE SCHEDULE G (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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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.

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 Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ___ Yes X No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
3) Include Preservation of Governmental Immunities Endorsement.
4) Provide evidence of coverage for 5 years after completion of project.

D) PROFESSIONAL LIABILITY $1,000,000

Coverage required: ___ Yes X No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes X No

Coverage for First and Third Party liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $5,000,000

Coverage required: X Yes ___ No

The General Liability, Automobile Liability and Workers Compensation 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 Waiver of Subrogation and Primary and Non-contributory in favor of the City.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

IOWA PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SECTION I – COVERAGES is amended by the addition of the following:

COVERAGE – GOVERNMENTAL IMMUNITY

1. **Insuring Agreement**
   a. We will pay those sums that the insured becomes legally obligated to pay as damages for 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. Claims for damages not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this Policy.
   b. 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 our timely written request.
   c. We shall not deny coverage under this Policy and we 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.
   d. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this Policy.

Copyright, Everest Reinsurance Company, 2019
Includes copyrighted material of Insurance Services Office, Inc., used with its permission.
INSURED COPY

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 12.

ITEM TITLE:	Accepting the Deed to Certain Real Estate in Dubuque County, Iowa from Merge, LLC
SUMMARY:	City Manager recommending City Council adopt the attached resolution accepting the Warranty Deed from Merge, LLC, for real property described as: Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa which will satisfy the terms of the Termination Agreement. **RESOLUTION** Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Merge, LLC
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Merge, LLC
2. Staff Memo to MVM_Merge Accepting Deed_02-05-2026
3. Resolution_Accepting Warranty Deed_Merge_01-27-2026
4. Warranty Deed_Signed

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: February 11, 2026

Senior Counsel Barry Lindahl is recommending City Council adopt the attached resolution accepting the Warranty Deed from Merge, LLC, for real property described as: Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa which will satisfy the terms of the Termination Agreement.

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
Barry Lindahl, Senior Counsel

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

BARRY A. LINDAHL, ESQ.
SENIOR COUNSEL

MEMO

TO: Michael C. Van Milligen
City Manager

DATE: February 16, 2026

RE: **ACCEPTING THE DEED TO CERTAIN REAL ESTATE IN DUBUQUE COUNTY, IOWA FROM MERGE, LLC**

The City of Dubuque entered into a Termination Agreement dated for February 2, 2026 with Merge, LLC for the acquisition of the following described real property in Dubuque County, Iowa:

Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa

Merge, LLC has provided the Warranty Deed to the property as required by the Termination Agreement.

I recommend that the attached Resolution accepting the Warranty Deed be submitted to the City Council for consideration and approval.

BAL:JLM

Attachments

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

RESOLUTION NO. ___ - 26

ACCEPTING THE DEED TO CERTAIN REAL ESTATE IN DUBUQUE COUNTY, IOWA FROM MERGE, LLC

WHEREAS, the City of Dubuque entered into a Termination Agreement dated February 2, 2026 with Merge, LLC for the acquisition of the following described real property in Dubuque County, Iowa:

Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa

WHEREAS, the terms of the Termination Agreement have now been met.

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

Section 1. The City of Dubuque hereby accepts the Warranty Deed from Merge, LLC, a copy of which is attached hereto.

Section 2. The City Clerk is hereby authorized and directed to record this Resolution and the Warranty Deed with the Dubuque County Recorder.

Passed, approved and adopted this ___day of _____, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

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

Tax statement to:
City of Dubuque
50 W. 13th Street
Dubuque, IA 52001

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that Merge, LLC, an Iowa limited liability company ("Grantor"), in consideration of the sum of One Dollar and no/100 Dollars ($1.00) in hand paid, and other good and valuable consideration, does hereby GRANT, SELL AND CONVEY unto the City of Dubuque, Iowa, a municipality ("Grantee"), the following described parcel(s) situated in the County of Dubuque, State of Iowa, to wit (the "Property"):

Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa

This Deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit the groundwater hazard statement.

This Deed is given pursuant to the authority of Resolution No. _____ of the City Council of the City of Dubuque adopted the _____ day of _____, 2026, the terms and conditions thereof, if any, have been fulfilled.

Dated this _____ of _____, 2026 at Dubuque, Iowa.

MERGE, LLC,
An Iowa limited liability company

By: _____
Brent Dahlstrom, Manager

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this 2nd day of February 2026 before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brent Dahlstrom, to me personally known, who, being by me duly sworn, did say that he is Partner & Manager of Merge, LLC the corporation executing the instrument to which this is attached and that as said Partner & Manager of Merge, LLC acknowledged the execution of said instrument to be the voluntary act and deed of said company, by it and by them voluntarily executed.

_____
Notary Public

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 13.

ITEM TITLE: Signed Contracts

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

SUGGUESTED DISPOSITION: Receive and File

ATTACHMENTS:

1. Asbestos Services 6505 Pennsylvania by All Star Environm
2. City Hall Annex Miscellaneous Plumbing Improvements Contract
3. Participate in Iowa 2022 SLCGP
4. Safety Fence and Railing Installation 2095 University
5. Trucking and Construction Services Hoyne Power and Landscap
6. Snow and Ice Control Contracted Service Recommendations (52)
7. Valentine Construction Co
8. AUTOMATION TECHNICAL SERVICES
9. Tri City Electric (7)
10. Contract for Annual Fire Equipment Inspections (32)
11. Pennsylvania Ave Culvert Undermine Repair Project
12. Access Point Ring and Lids Purchase Recommendation (5)
13. Community Impact 2nd Floor Printer

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: January 30, 2026

RE: Asbestos Services 6505 Pennsylvania Ave.

Attached is the short form public improvement contract between All Star Environmental, LLC of Dubuque, IA and the City of Dubuque asbestos services at 6505 Pennsylvania Ave. The project will provide for the inspection of asbestos and abatement if necessary for the Bahl property the city purchased in 2023 for the future widening of Pennsylvania Ave. The city is preparing to demo the property and an asbestos inspection is required before demo.

It would be appreciated if you would execute the attached document related to this project. Please return it to the Engineering office for further processing.

Attach.
cc: Kerry Bradley, Eng. Dept.

City of Dubuque
Engineering Department
(address)
Dubuque, IA 52001
Phone # 563-589-4270

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box
☑ Estimate under $25,000.00
☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

All Star Environmental LLC (Contractor) at
(Contractor Name)
2622 Van Buren St Dubuque, IA 52001
(Contractor's Address - City and State)

PROJECT TITLE: Asbestos Services 6505 Pennsylvania Ave
(Project)

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:
Inspection of Asbestos and abatement if needed on City owned house and detached building to be deconstructed

The work described above shall be completed at the following location(s):
6505 Pennsylvania Ave Dubuque, IA

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before

2-27-26

(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Permits and Licenses. Contractor further represents and warrants that Contractor will obtain all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the duration of the term(s) of this Contract.

12. Legal Compliance. Contractor is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Contractor's obligations under this Contract, including but not limited to the laws outlined in Exhibit ___, and hereby represents and warrants that Contractor is in compliance with the same as of the Closing/Effective Date and further represents that during the Term Contractor will remain in compliance. Contractor shall require all contractors and subcontractors providing services under this Contract shall also certify compliance with this Section.

    <u>When Applicable:</u>

    Contractor further represents and warrants that Contractor has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the durations of the term(s) of this Contract.

13. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

14. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

15. The City is exempt from federal excise tax and Iowa sales tax.

16. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

17. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

18. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

20. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ 1,025.00

CITY OF DUBUQUE, IOWA

By: _____ 02/02/2026
Michael C. Van Milligen — Date
City Manager

CONTRACTOR:

All Star Environmental LLC
Company Name

By: _____ 01-28-2026
Signature — Date

Bruce Pregler
Printed Name

Owner
Title

EXHIBIT C

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #5575000034 Project name: Asbestos work or Project Location at City of Dubuque or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the Finance Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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" or CG 25 03 "Designated Construction Project(s) General Aggregate Limit" as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes ___ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes ___ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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

EXHIBIT D

LEGAL COMPLIANCE

a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;

b) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

c) Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);

d) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;

e) The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq), (prohibits discrimination on the basis of age);

f) Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

g) The Civil Rights Restoration Act of 1987, (PL 100-209); (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964 to include that entities that receive federal funding must comply with civil rights legislation, including the Civil Rights Act of 1964, the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973, in all operations, not just in the program or activity receiving federal funding);

h) Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 - 12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38;

i) The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

j) Section 1557of the Affordable Care Act (prohibits discrimination on the basis of national origin);

k) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. § 1681 et seq.) (prohibits discrimination because of sex in education programs or activities);

l) Drug Abuse Office and Treatment Act of 1972, as amended (21 U.S.C. § 1101 et seq.); and

m) Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, as amended (42 U.S.C. § 4541, et seq.).

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/3/2025

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 AssuredPartners Great Plains, LLC 501 Bell Street Dubuque IA 52001 License#: 1001000272 ALLSTAR-14	**CONTACT NAME:** Caitlin Daack **PHONE (A/C, No, Ext):** 563-556-0272 **FAX (A/C, No):** 563-556-4425 **E-MAIL ADDRESS:** caitlin.daack@assuredpartners.com
INSURED All Star Environmental LLC 2622 Van Buren St Dubuque IA 52001	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** GuideOne Mutual Insurance Company / 15032 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 393653503 **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	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ENV562014085-01	6/15/2025	6/15/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ENV562014086-01	6/15/2025	6/15/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Pollution Liability Professional Libility			ENV562014085-01	6/15/2025	6/15/2026	Limit Limit	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is listed as an Additional Insured on the above General Liability.

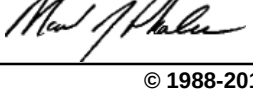
CERTIFICATE HOLDER

City of Dubuque
50 W 13th Street
Dubuque IA 52001

CANCELLATION

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



© 1988-2015 ACORD CORPORATION. All rights reserved.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dept: Engineering
50 W. 13th Street
Dubuque, IA 52001
Phone # 563.581.6141

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box

☑ Estimate under $25,000.00

☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Dubuque Plumbing & Heating Co. (Contractor) at
(Contractor Name)

DUBUQUE, IA 52003
(Contractor's Address - City and State)

PROJECT TITLE: City Hall Annex - Misc Plumbing Improvements

(Project)

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:

A. Install Building water filtration system

B. Repair water fountain on 1st Floor and add aux shut-off.

C. Install a trench drain with Sump well and pump to drain outside.

D. Clean up existing piping by water heater.

The work described above shall be completed at the following location(s):

City Hall Annex - 1300 Main Street, Dubuque, IA

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before
February 28, 2026
(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Contractor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

12. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

13. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

14. The City is exempt from federal excise tax and Iowa sales tax.

15. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

16. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

17. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

18. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

Upon the completion of the Contract, and the acceptance of the Project by the City Manager, the City agrees to pay the Contractor as full compensation for the complete performance of this Contract, the amount stated below less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ 19,325.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/02/2026
Michael C. Van Milligen — Date
City Manager

CONTRACTOR:

Dubuque Plumbing & Heating Co.
Company Name

By: Travis Kraus
Signature — Date

Printed Name

Title

CONTRACTOR ACKNOWLEDGEMENT OF ATTACHED CONTRACT DOCUMENTS:

By: Travis Kraus

Signature

Date

Printed Name

Title

EXHIBIT C

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: City Hall Annex - Misc Plumbing Improvements or Project Location at 1300 Main Street or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the Engineering Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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" or CG 25 03 "Designated Construction Project(s) General Aggregate Limit" as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes _x_ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) **RAILROAD PROTECTIVE LIABILITY**

Coverage required: ___ Yes _x_ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

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

State of Iowa
Fiscal Year 2022 State and Local Cybersecurity Grant Program
Local Consent Agreement

I, Michael C. Van Milligen (printed name), City Manager (title), the duly-appointed authorized official on behalf of City of Dubuque, Iowa (the "Local Governmental Entity"), located at 50 W 13th Street Dubuque, Iowa 52001 (address) hereby **expressly consent** to the State of Iowa's State Administrative Agency (SAA), namely the Iowa Department of Homeland Security and Emergency Management (HSEM), undertaking the following acts in accordance with the State and Local Cybersecurity Grant Program (SLCGP) for Fiscal Year (FY) 2022, Funding Opportunity Number DHS-22-137-000-01, pursuant to Section 2220A(n)(2) of the Homeland Security Act of 2002, Pub. L. No. 107-296 (codified as amended at 6 U.S.C. § 665g(n)(2)):

1. Pass through items, services, capabilities, and activities in lieu of federal funding to local governments and rural areas on a statewide basis, and with a minimum value of:
    a. For local governments: $2,458,298 total, or 80% of the State of Iowa's total FY 2022 SLCGP federal grant award of $3,072,873
    b. For rural areas: $768,218 total, or 25% of the State of Iowa's total FY 2022 SLCGP federal grant award (included in the 80% for local governments)

2. Utilize FY 2022 SLCGP grant funding for the following projects approved in the State of Iowa's Cybersecurity Plan on behalf of and for the benefit of local governments (including rural areas):
    a. $ 429,502 estimated total for Project 1: Asset Inventory
    b. $ 842,928 estimated total for Project 2: Cybersecurity Assessment Program
    c. $1,185,868 estimated total for Project 3: Cybersecurity Incident Management Exercise (CIME) Program

Local Governmental Entity hereby requests the pass through services for the following projects:
(Estimated at $11,500 for an urban Local Governmental Entity and $7,500 for a rural Local Governmental Entity)

- Project 1: Asset Inventory
- Project 2: Cybersecurity Assessment Program
- Project 3: Cybersecurity Incident Management Exercise (CIME) Program

Local Governmental Entity is: (required selection)

- ☐Rural *(Per the Homeland Security Act of 2002, a rural area is defined in 49 U.S.C. § 5302 as an area encompassing a population of less than 50,000 people that has not been designated in the most recent decennial census as an "urbanized area" by the Secretary of Commerce.)*
- ☐Urban

3. Utilize Iowa State University's Center for Cybersecurity Innovation and Outreach (ISU) to carry out the FY 2022 SLCGP items, services, capabilities, and activities that will benefit the Local Governmental Entity.

4. Authorize ISU to collect, store, and use data generated from approved projects to develop comprehensive statewide cybersecurity profiles and identify gaps in infrastructure, with the goals of improving cybersecurity resilience, addressing vulnerabilities, and enhancing measures across the State of Iowa ("SLCGP Data"). ISU will maintain the confidentiality of the Local Governmental Entity's SLCGP Data and will not disclose any identifiable SLCGP Data to any third party without the prior written approval of Local Governmental Entity except as required by law. If disclosure is required by a court order, governmental authority, subpoena, or a public records request, ISU will promptly inform the Local Government Entity in writing so that the Local Government Entity may seek a protective order or take other appropriate measures. For clarity, Local Governmental Entity acknowledges and agrees that ISU may use and aggregate SLCGP Data for reporting and strategic planning purposes. Local Governmental Entity also understands and consents that ISU must disclose SLCGP Data in response to a lawful request made by HSEM or by the United States Department of Homeland Security.

This consent is given freely and with the understanding that the Local Governmental Entity is receiving items, services, capabilities, and activities in lieu of direct funding from the State of Iowa's FY 2022 SLCGP grant award. This consent is *only* effective for FY 2022 SLCGP federal funds and applies *only* to that portion of federal funding that will specifically benefit the Local Governmental Entity. Local Government Entity understands that receipt of services is subject to the SLCGP federal funding available under the FY 2022 SLCGP grant award.

The individual signing below represents and warrants that they are the authorized official to sign this Local Consent Agreement on behalf of the above-named Local Governmental Entity.

Michael Van Milligen

Signature of Authorized Official

2/2/2026

Date

Michael C. Van Milligen

Printed Name

City Manager

Title

==========

FOR ISU USE ONLY:

ISU has completed the FY 2022 SLCGP items, services, capabilities, and activities requested above that benefited the Local Governmental Entity.

Project 1: Asset Inventory

Actual Expenditure Amount: $_____

Date Completed: _____

Project 2: Cybersecurity Assessment

Actual Expenditure Amount: $_____

Date Completed: _____

Project 3: Cybersecurity Incident Management Exercise (CIME) Program

Actual Expenditure Amount: $_____

Date Completed: _____

As the authorized official for ISU for this grant award, I certify the above to be true and accurate.

Signed,

_____ _____

Doug Jacobson — Date
ISU SLCGP Program Contact

_____ _____

Signature of Authorized Official — Date

_____

Printed Name

_____

Title

City of Dubuque
Engineering Department
(address)
Dubuque, IA 52001
Phone # 563-589-4270

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box
☑ Estimate under $25,000.00
☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Heiar Fencing Inc. (Contractor) at
(Contractor Name)
13975 Ryan Rd, Peosta, IA 52068
(Contractor's Address - City and State)

PROJECT TITLE: Install Fence And Railing For Purposes Of Safety

(Project)

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:

Providing and installing fencing and railing for City of Dubuque

The work described above shall be completed at the following location(s):

2095 University Ave and other locations as needed per Engineers direction.

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before

11-30-2026

(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Permits and Licenses. Contractor further represents and warrants that Contractor will obtain all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the duration of the term(s) of this Contract.

12. Legal Compliance. Contractor is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Contractor's obligations under this Contract, including but not limited to the laws outlined in Exhibit ___, and hereby represents and warrants that Contractor is in compliance with the same as of the Closing/Effective Date and further represents that during the Term Contractor will remain in compliance. Contractor shall require all contractors and subcontractors providing services under this Contract shall also certify compliance with this Section.

    <u>When Applicable:</u>

    Contractor further represents and warrants that Contractor has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the durations of the term(s) of this Contract.

13. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

14. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

15. The City is exempt from federal excise tax and Iowa sales tax.

16. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

17. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

18. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

20. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ 12,000.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/02/2026
Date

CONTRACTOR:

Heiar Fencing Inc
Company Name

By: Douglas M Heiar 1/28/26
Signature Date

Douglas M Heiar
Printed Name

President
Title

EXHIBIT C

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: Fencing Needs or Project Location at Dubuque or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the _____ Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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" or CG 25 03 "Designated Construction Project(s) General Aggregate Limit" as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes ___ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes ___ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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

EXHIBIT D

LEGAL COMPLIANCE

a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;

b) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

c) Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);

d) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;

e) The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq), (prohibits discrimination on the basis of age);

f) Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

g) The Civil Rights Restoration Act of 1987, (PL 100-209); (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964 to include that entities that receive federal funding must comply with civil rights legislation, including the Civil Rights Act of 1964, the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973, in all operations, not just in the program or activity receiving federal funding);

h) Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 - 12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38;

i) The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

j) Section 1557of the Affordable Care Act (prohibits discrimination on the basis of national origin);

k) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. § 1681 et seq.) (prohibits discrimination because of sex in education programs or activities);

l) Drug Abuse Office and Treatment Act of 1972, as amended (21 U.S.C. § 1101 et seq.); and

m) Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, as amended (42 U.S.C. § 4541, et seq.).

HEIAR-3 OP ID: JCAM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/29/2026

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 Ludovissy & Assoc-Bellevue 103 N Riverview Bellevue, IA 52031 Jon Ludovissy 563-556-6661	CONTACT NAME: Jill Campbell PHONE (A/C, No, Ext): 563-556-6661 FAX (A/C, No): 563-588-4756 E-MAIL ADDRESS: jcampbell@ludovissyandassocaites.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : West Bend Mutual Insurance — 15350
INSURED Heiar Fencing & Supply Inc 6870 Lost Archer Lane Peosta, IA 52068	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:	X	X	A686509	12/27/2025	12/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG E&O	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	X	X	A686509	12/27/2025	12/27/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $	X	X	A686509	12/27/2025	12/27/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	B895421	12/27/2025	12/27/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Property Section			A686509	12/27/2025	12/27/2026		
A	Equipment Floate			A686509	12/27/2025	12/27/2026		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Dubuque is Additional Insured on a Primary, Non-contributory Basis including Ongoing and Completed Operations. A Waiver of Subrogation, 30 Day Notice of Cancellation and Governmental Immunities apply.
Project: City-Haupert-Link Farm Field Fence Removal & replacement Location: Haupert Property 11838 English Mill. Link Property 11644 English Mill, DBQ,

CERTIFICATE HOLDER

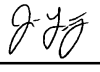
CITYD-1

City of Dubuque
Engineering Dept
50 W 13th St
Dubuque, IA 52001

CANCELLATION

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



ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – CONTRACTOR'S BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. WHO IS AN INSURED (Section II) is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract or written agreement.

The written contract or written agreement must be:

1. Currently in effect or becoming effective during the term of this policy; and
2. Signed by all parties to the written contract or written agreement prior to the "bodily injury," "property damage," "personal injury and advertising injury."

B. The insurance provided to the additional insured is limited as follows:

1. That person or organization is only an additional insured with respect to liability for "bodily injury", "property damage' or "personal and advertising injury" caused in whole or in part, by:
   - **a.** Your premises; or
   - **b.** Your negligent acts or omissions in connection with "Your work" for that additional insured.

   However:
   - **a.** The insurance afforded to such additional insured only applies to the extent permitted by law; and
   - **b**. 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 written contract or written agreement to provide such additional insured.
2. The Limits of Insurance applicable to the additional insured are those specified in the written contract or written agreement or in the Declarations for this policy, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations.
3. Except when required by written contract or written agreement, the coverage provided to the additional insured by this endorsement does not apply to:
   - **a.** "Bodily injury" or "property damage" occurring after:
     - **(1**) All work on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured at the site 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 part of the same project.
   - **b.** "Bodily injury" or "property damage" arising out of acts or omissions of the additional insured other than in connection with the general supervision of "your work."
4. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," "personal injury and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services including;
   - **a.** The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
   - **b.** Supervisory, or inspection activities performed as part of any related architectural or engineering activities.

   This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

C. As respects the coverage provided under this endorsement, Paragraph **4.b. SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended with the addition of the following:

4. Other insurance

b. Excess insurance

This insurance is excess over:

Any other valid and collectible insurance procured by or on behalf of the additional insured whether primary, excess, contingent or on any other basis unless a written contract specifically requires that this insurance be either primary or primary and noncontributing. Where required by written contract, we will consider any other insurance procured by the additional insured for injury or damage covered by this endorsement to be excess and noncontributing with this insurance.

If no written contract specifically requires primary or noncontributory coverage, then this insurance is excess and as a condition of coverage, the additional insured shall be obligated to tender the defense and indemnity of every claim or suit to all other insurers that may provide coverage to the additional insured, whether on a contingent, excess or primary basis.

When this insurance is excess, we will have no duty under Coverage **A.** and Coverage **B.** to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Heiar Brothers Fencing, Inc **Endorsement Effective Date:** 04-01-2023

SCHEDULE

Name of Person(s) or Organization(s):
Any party for whom the insured is required to provide designated insured status.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** Covered Autos Coverages of the Auto Dealers Coverage Form.

B. The following is added to the Other Insurance Condition in the Business Auto and Auto Dealers Coverage Forms and the Other Insurance – Primary And Excess Insurance Provisions in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" shown in the schedule provided that:

1. Such "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 such "insured".

Contains material copyrighted by ISO, with its permission.
© Insurance Services Office, Inc., 2011

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PLUS PAK – COMMERCIAL AUTO

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Changes In Covered Autos Liability Coverage

1. Paragraph **A.1. Who Is An Insured** is amended by the addition of the following:

Newly Acquired Organizations

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;

b. This coverage does not apply to “bodily injury” or “property damage” that occurred before you acquired or formed the organization;

c. No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a named Insured in the Declarations.

Employees As Insureds

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

Employee Hired Autos

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

If Employee Hired Autos **CA 20 54** is attached to this policy, the Employee Hired Autos coverage described above does not apply.

Additional Insured By Written Contract

Any person or organization for whom you have agreed to add under a written contract or agreement. Such person or organization is an additional "insured" only with respect to your ownership, maintenance or use of a covered "auto".

This coverage is primary to and will not seek contribution from any other insurance available to an "insured" provided that:

a. Such "insured" is a Named Insured under such other insurance; and

b. You have agreed in a written contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

2. Increased Supplementary Payments

Paragraph **A.2.a.(4)** is replaced by:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $300 a day because of time off from work.

3. Fellow Employee

Paragraph **B.5. Fellow Employee** does not apply to claims for "bodily injury" resulting from the use of a covered "auto" where the fellow "employee" is not immune from "suit" or civil liability for "bodily injury" by reason of Workers Compensation laws or other similar laws.

Coverage is excess over any other collectible insurance.

This amendment is not applicable in Virginia. See applicable Virginia Changes endorsement.

B. Changes In Physical Damage Coverage

1. Paragraph **A. Coverage** is amended by the addition of:

Loan/Lease Gap Coverage

In the event of a total “loss” to a covered “auto”, of the private passenger or "light or medium truck" type, to which a loss payee applies under the Commercial Auto Coverage Part, we will pay any unpaid amount due on the lease or loan for a covered “auto” less:

The amount paid under the policy’s Physical Damage Coverage and any:

a. Overdue or any deferred lease/loan payments at the time of the “loss”;

b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

c. Security deposits not returned by the lessor;

d. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

e. Carry-over balances from previous loans or leases.

This coverage applies only to “autos”, of the private passenger or "light or medium truck" type, that:

a. Are provided comprehensive and collision coverages by the attached policy and

b. Have not been previously titled under the motor vehicle laws of any state.

The insurance provided is excess over any other collectible insurance including but not limited to any coverage provided by or purchased from the lessor or any financial institution.

If Auto Loan/Lease Gap Coverage **CA 20 71** is attached to this policy, the Loan/Lease Gap Coverage described above does not apply.

2. Paragraph **A.2. Towing and Labor** is replaced by:

2. Towing and Labor

We will pay up to a maximum of $150 for towing and labor costs incurred each time a covered ”auto”, of the private passenger or "light or medium truck" type, is disabled. However, the labor must be performed at the place of disablement.

If a limit is shown in the Declarations for towing and labor costs, the Towing and Labor coverage described above does not apply.

3. Paragraph **A.4.a. Transportation Expenses** is replaced by:

a. Transportation Expenses

We will pay up to $50 per day, to a maximum of $1,500, for temporary transportation expense incurred by you because of the total theft of a covered “auto” of the private passenger or "light or medium truck" type. We will pay only for those covered ”autos” for which you carry either Comprehensive or Specified Causes Of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy’s expiration, when the covered “auto” is returned to use or we pay for its “loss”.

4. Paragraph **A.4.b. Loss of Use Expenses** is replaced by:

b. Loss of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or agreement. We will pay for loss of use expenses caused by:

(1) Other than collision only if the Declarations indicates that Comprehensive Coverage is provided for any covered "auto";

(2) Specified Causes Of Loss only if the Declarations indicates that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicates that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is $50 per day, to a maximum of $1,500.

If Optional Limits – Loss of Use Expenses Endorsement **CA 99 90** is attached to this policy, the Loss of Use Expenses described above does not apply.

5. Paragraph **A.4. Coverage Extensions** is amended by the addition of:

Electronic Logging Devices

We will also pay, with respect to a covered "loss”, up to $5,000 in any one occurrence for the actual loss sustained to all electronic onboard recorder permanently installed in the “auto” but only with respect to a covered “auto”.

A deductible of $250 applies to any one occurrence.

In the event that there is more than one applicable deductible, only the highest deductible will apply.

Personal Property

If we pay for a “loss” to a covered “auto” caused by:

a. Fire,

b. Lightning,

c. Theft or attempted theft if there are visible signs of someone breaking into the covered “auto” or the entire “auto” is stolen or

d. Collision, we will extend coverage to pay for “loss” to personal property contained in or on the “auto” at the time of the “loss” to the “auto”.

Under this extension:

(1) The personal property must be owned by you, your family member or your employee.

(2) We will pay up to $500 in any one “loss”.

(3) This Personal Property coverage is excess over any other insurance available for the same ”loss”.

(4) Personal Property does not include tools, jewelry, money or securities.

Rental Reimbursement

We will pay for rental reimbursement expenses incurred by you for the rental of an “auto” because of a covered “loss” to a covered “auto” of the private passenger or truck type. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered “auto”. No deductibles apply to this coverage.

We will pay only for those expenses incurred during the policy period beginning 24 hours after the “loss” and ending, regardless of the policy’s expiration, with the lesser of the following number of days:

a. The number of days reasonably required to repair or replace the covered “auto”. If “loss” is caused by theft, this number of days is added to the number of days it takes to locate the covered “auto” and return it to you.

b. 30 days.

Our payment is limited to the lesser of the following amounts:

a. Necessary and actual expenses incurred.

b. $100 per day.

This coverage does not apply while there are spare or reserve “autos” available to you for your operations.

If “loss” results from the total theft of a covered “auto” of the private passenger or truck type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under – Physical Damage Coverage Extension.

If Rental Reimbursement Coverage **CA 99 23**, is attached to this policy, the Rental Reimbursement described above does not apply.

Hired Auto Physical Damage

If hired “autos” are covered “autos” for Liability Coverage and Comprehensive, Specified Causes Of Loss or Collision Coverages are provided for any “auto” you own, then the Physical Damage Coverages provided are extended to “autos” you hire of the private passenger or "light or medium truck" type.

The most we will pay for “loss” to any hired “auto” is the lesser of:

a. $75,000

b. The actual cash value of the damaged hired “auto” or

c. The cost of repairing or replacing the damaged or stolen hired “auto”.

Our obligation to pay for repair, return or replacement of a stolen hired “auto”, will be reduced by a deductible. The deductible will be equal to the largest deductible applicable to any owned “auto” of the private passenger or "light or medium truck" type for the applicable coverage.

Hired Auto Physical Damage Coverage is excess over any other collectible insurance. Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered “auto” you own of the private passenger or "light or medium truck" type.

If symbol 08 or 68 is listed in the Covered Autos section of the Declarations as applying to any Physical Damage Coverages, the Hired Auto Physical Damage described above does not apply.

6. Paragraphs **B.3.a.** in the Business Auto Coverage Form and **B.4.a**. in the Motor Carrier Coverage Form are amended by the addition of the following:

Accidental Airbag Inflation

This exclusion does not apply to the accidental inflation of an airbag.

7. Paragraph **C. Limits of Insurance** is amended by the addition of the following:

   Waiver of Depreciation – Private Passenger Vehicle

   If we deem a covered “auto”, of the private passenger type, to be a total loss, within 180 days of your purchase of the “auto”, and it has not been previously titled under the motor vehicle laws of any state, at our option, we may:

   a. Replace the covered “auto” with a new "auto" of like make, model and year or

   b. Pay you an amount equal to the cost of the covered “auto” new, including taxes.

   This coverage does not apply to a leased "auto".

   No one will be entitled to receive duplicate payments for the same elements of “loss” under this endorsement and this Coverage Form’s Physical Damage Coverage

   If Replacement Cost Coverage - Private Passenger Types **CA 04 41** is attached to this policy, the waiver described above does not apply.

8. Paragraph **D. Deductible** is amended by the addition of the following:

   Attached Autos

   If you have a loss to more than one covered “auto” when such covered “autos” are attached to one another at the time of “loss”, then our obligation to pay will be reduced by the single highest applicable deductible.

   Auto and Other Property Loss

   If you have a covered “loss” to Covered Property under a Commercial Property or Inland Marine Coverage Part under this policy and a covered “loss” to a covered “auto” or more than one covered “autos” that are attached to one another at the time of “loss”, then our obligation to pay will be reduced by the single highest applicable deductible**.**

   Glass Repair – Waiver Of Deductible

   If the Declarations indicates that Comprehensive Coverage applies, no Comprehensive Coverage deductible applies to the cost of repairing damaged glass on the covered "auto(s)".

C. Changes in Business Auto Conditions and Motor Carrier Conditions

1. Paragraph **A.2.a. Duties In The Event Of Accident, Claim, Suit Or Loss** is amended by the addition of the following:

   This duty applies only when the “accident” or “loss” is known to:

   (1) You, if you are an individual,

   (2) A partner, if you are a partnership.

   (3) A member or manager, if you are a limited liability company or

   (4) An executive officer or insurance manager, if you are a corporation.

2. Paragraph **A.5. Transfer of Rights of Recovery Against Others To Us** is amended by the addition of the following:

   This condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

   a. Under a written contact or agreement with such person(s) or organization(s); and

   b. Prior to the "accident" or the "loss."

3. Paragraphs **B.5.b.** in the Business Auto Coverage Form and **B.5.f.** in the Motor Carrier Coverage Form are deleted.

   If symbol 08 or 68 is listed in the Covered Autos section of the Declarations as applying to any Physical Damage Coverages, this item does not apply.

4. Paragraph **B.5** is amended by the addition of the following:

   Employee Hired Autos

   For Hired Auto Physical Damage Coverage, any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business is deemed to be a covered "auto" you own.

   If Employee Hired Autos Endorsement **CA 20 54** is attached to this policy, the Employee Hired Autos coverage described above does not apply.

D. Changes in Definitions

1. Paragraph **C.** is replaced by the following:

   C. “Bodily injury” means bodily injury, sickness or disease sustained by a person including mental anguish or death resulting from any of these.

2. The following definition is added:

   "Light or medium truck" means a truck of 20,000 lbs. or less gross vehicle weight**.**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Heiar Brothers Fencing, Inc

Endorsement Effective Date: 04-01-2023

SCHEDULE

Name(s) Of Person(s) Or Organization(s):
Any party with whom the insured agrees to waive subrogation in a written contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

© Insurance Services Office, Inc., 2011

City of Dubuque
Engineering Department

(address)
Dubuque, IA 52001
Phone # 563-589-4270

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box

☑ Estimate under $25,000.00
☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Hoyne Power & Landscaping Co. (Contractor) at
(Contractor Name)
17921 S John Deere Rd, Dubuque, IA 52001
(Contractor's Address - City and State)

PROJECT TITLE: Trucking and Construction Services
(Project)

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:

Provide trucking for 2095 University property demolition and construction services as directed by City Engineering.

The work described above shall be completed at the following location(s):

2095 University Ave and other locations per Engineers discretion in City of Dubuque.

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before

12-4-2026
(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Permits and Licenses. Contractor further represents and warrants that Contractor will obtain all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the duration of the term(s) of this Contract.

12. Legal Compliance. Contractor is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Contractor's obligations under this Contract, including but not limited to the laws outlined in Exhibit ___, and hereby represents and warrants that Contractor is in compliance with the same as of the Closing/Effective Date and further represents that during the Term Contractor will remain in compliance. Contractor shall require all contractors and subcontractors providing services under this Contract shall also certify compliance with this Section.

    <u>When Applicable:</u>

    Contractor further represents and warrants that Contractor has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the durations of the term(s) of this Contract.

13. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

14. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

15. The City is exempt from federal excise tax and Iowa sales tax.

16. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

17. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

18. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

20. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ $16,500.00

CITY OF DUBUQUE, IOWA

By: _____ 02/02/2026
Date

CONTRACTOR:

Hoyne Power & Landscaping Co.
Company Name

By: _____ 1/30/26
Signature Date

JEFF HOYNE
Printed Name

President
Title

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/30/2026

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	CONTACT NAME: Alicia Ehlers	
Balance Independent Group, Inc 3686 Crescent Ridge Dubuque IA 52003	PHONE (A/C, No, Ext): (563) 583-3571	FAX (A/C, No): (563) 584-2383
	E-MAIL ADDRESS: alicia.ehlers@balanceig.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : OWNERS INS CO	32700
INSURED Hoyne Landscaping And Snowplowing I 10490 New Ridge Rd DUBUQUE IA 52001-8261	INSURER B : AUTO OWNERS INS CO	18988
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			39310344	04/10/2025	04/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 50,000 $ 5,000 $ 2,000,000 $ 3,000,000 $ 3,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			5331034401	04/10/2025	04/10/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			5331034400	04/10/2025	04/10/2026	EACH OCCURRENCE AGGREGATE TRIA	$ 2,000,000 $ 2,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		A106586066	04/10/2025	04/10/2026	[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	PROPC			39310344	04/10/2025	04/10/2026	Special Basic Group I Basic Group II	499,900 499,900 499,900

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Trucking and Construction Services
Endorsements:Coverage is primary and non-contributory.
CG 20 10The city of Dubuque, including all its elected and appointed officials, all its employees, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers.
CG 20 37, Policy includes 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.

CERTIFICATE HOLDER

City of Dubuque Engineering Department
50 W 13th St.
Dubuque IA 52001

CANCELLATION

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

Alicia Ehlers

© 1988-2015 ACORD CORPORATION. All rights reserved.

55056 (07-87)

SUPPLEMENTAL DECLARATIONS

FORM CG2037 AND CG2010 INCLUDES:
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 VOLUNTERS

COMMERCIAL GENERAL LIABILITY
CG 20 37 04 13

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
SEE SUP DEC	
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 shown in the Declarations;

whichever is less.
This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

 © Insurance Services Office, Inc., 2012

City of Dubuque
Public Works Department
925 Kerper Ct
(address)
Dubuque, IA 52001
Phone # 563-589-4250

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

(Vendor) at Kafer Lawn Care LLC
(Vendor Name)
PO Box 187 Farley, IA 52046
(Vendor Address - City and State)

PROJECT TITLE: Snow and Ice Control

Snow and Ice Control Silver Oaks Dr. (Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:

Snow and ice control on Silver Oaks Dr.

The work described above shall be completed at the following location(s):

Silver Oaks Dr. from Elmwood Dr. to Cul-de-sac. City owned roadway.

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa

and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following **WHERE APPLICABLE**:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Proposal (or procurement documentation)**
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- **Plans and Specifications**;
- **General Requirements** as adopted by the City Council for the Project;
- **Terms and Conditions (Exhibit A)**; and
- **INSURANCE – Please include one applicable Insurance Schedule:**
  - **Insurance Schedule F for General Artisan or Trade Contractors or Subcontractors (Exhibit B)**
  - **Insurance Schedule G for Vendors (Exhibit C)**
  - **Insurance Schedule J for Professional Services (Exhibit D)**

  Check Appropriate Box

  ☑ Insurance Schedule F – General Artisan or Trade Contractors or Subcontractors

  ☐ Insurance Schedule G – Vendors

  ☐ Insurance Schedule J – Professional Services
- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before May 1, 2026 (date)

7. Indemnification; Liability for City Damage

A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule as indicated above and attached hereto.

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.

THE CITY AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 11,000.00

CITY OF DUBUQUE, IOWA

By: _____ 02/03/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

Kafer Lawn Care LLC
Company Name

By: _____ 1-7-26
Signature — Date

Adam Kafer
Printed Name

Owner
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT B

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: Snow and Ice Control or Project Location at Silver Oaks Dr. or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the Public Works Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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” or CG 25 03 “Designated Construction Project(s) General Aggregate Limit” as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers’ Compensation Insurance, the Contractor shall have a copy of the State’s Nonelection of Workers’ Compensation or Employers’ Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes X No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes X No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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
Dept: Public Works
50 W. 13th Street
Dubuque, IA 52001
Phone #563-589-4250

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Valentine Construction Co (Vendor) at
(Vendor Name)

15153 Lore Oaks Court, Dubuque, IA 52002
(Vendor Address - City and State)

PROJECT TITLE: Julien Dubuque Bridge Sidewalk Snow & Ice Control

(Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:

Snow and ice control on Julien Dubuque Bridge sidewalk

The work described above shall be completed at the following location(s):

Snow and ice control on Julien Dubuque Bridge sidewalk

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Proposal (or procurement documentation)**
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- **Plans and Specifications**;
- **General Requirements** as adopted by the City Council for the Project;
- **Terms and Conditions (Exhibit A)**; and
- **Insurance Schedule G for Vendors (Exhibit B) or Insurance Schedule J for Professional Services (Exhibit C).**
  Check Appropriate Box
  ☑ Insurance Schedule G – Vendors
  ☐ Insurance Schedule J – Professional Services
- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before
   May 1, 2026 .
   (DATE)

7. Indemnification; Liability for City Damage

   A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule G or Insurance Schedule J attached to this Contract.

Check Appropriate Box
☑ Insurance Schedule G – Vendors
☐ Insurance Schedule J – Professional Services

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.

THE CITY AGREES:

Upon the completion of this Contract, and the acceptance of the Project by the City Manager, the City agrees to pay the Vendor as full compensation for the complete performance of this Contract, the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 10,000.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/03/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

Valentine Construction Co.
Company Name

By: Samuel J Valentine 02/04/26
Signature — Date

Samuel J Valentine
Printed Name

Owner
Title

VENDOR ACKNOWLEDGEMENT OF ATTACHED SPECIAL CONDITIONS:

By: _____ _____
Signature Date

_____
Printed Name

_____
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT B

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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 Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ___ Yes x___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
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) PROFESSIONAL LIABILITY $1,000,000

Coverage required: ___ Yes ___ No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide “extended reporting” coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes x___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $1,000,000

Coverage required: x___ 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.

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)

EXHIBIT C

INSURANCE SCHEDULE J

1. VCC LLC shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Eg: Project #_____or Project Location at Julien Dubuque Bridge or construction of _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. Failure to provide coverage required by this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Contractors shall require all subconsultants and sub-subconsultants to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subconsultants and sub-subconsultants. Contractors agree that they shall be liable for the failure of a subconsultant and sub-subconsultant to obtain and maintain such coverages. The City may request a copy of such certificates from the Contractor.

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 listed, required the current edition of the form must be used, or an equivalent form may be substituted if approved by the Director of Finance and Budget and subject to the contractor identifying and listing in writing all deviations and exclusions from the ISO form.

8. Contractors shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. If the contractor's limits of liability are higher than the required minimum limits then the provider's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE J (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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or business owners form BP 00 02, shall be clearly identified.
2) Include endorsement indicating that coverage is primary and non-contributory.
3) Include Preservation of Governmental Immunities Endorsement. (Sample attached).
4) 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 26.
5) Policy shall include Waiver of Right to Recover from Others endorsement.
6) 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) AUTOMOBILE LIABILITY

Combined Single Limit	$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

C) 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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

D) UMBRELLA/EXCESS LIABILITY $1,000,000

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.

E) PROFESSIONAL LIABILITY $2,000,000

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

F) CYBER LIABILITY/BREACH $1,000,000

___ Yes x___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

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
Parks & Recreation Department
2200 Bunker Hill Road
(address)
Dubuque, IA 52001
Phone # 563.556.3057 ext 6048

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

(Vendor) at Automation Technical Services
(Vendor Name)
19123 Baal Dr, Dubuque, IA 52002
(Vendor Address - City and State)

PROJECT TITLE: Provide Materials, Inspection, and/or Repairs
(Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:
Provide materials, inspections, and/or repairs

The work described above shall be completed at the following location(s):
Various city properties managed by the Parks & Recreation Department

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa

and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following **WHERE APPLICABLE**:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Proposal (or procurement documentation)**
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- **Plans and Specifications**;
- **General Requirements** as adopted by the City Council for the Project;
- **Terms and Conditions (Exhibit A)**; and
- **INSURANCE – Please include one applicable Insurance Schedule:**
  - **Insurance Schedule F for General Artisan or Trade Contractors or Subcontractors (Exhibit B)**
  - **Insurance Schedule G for Vendors (Exhibit C)**
  - **Insurance Schedule J for Professional Services (Exhibit D)**

  Check Appropriate Box

  ☑ Insurance Schedule F – General Artisan or Trade Contractors or Subcontractors

  ☐ Insurance Schedule G – Vendors

  ☐ Insurance Schedule J – Professional Services
- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before June 30, 2026 (date)

7. Indemnification; Liability for City Damage

A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule as indicated above and attached hereto.

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.

THE CITY AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 3750.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/03/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

Automation Technical Services
Company Name

By: Jeff Riniker 1/29/26
Signature — Date

Jeff Riniker
Printed Name

Owner / Manager
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT B

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: _____or Project Location at _____or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the _____ Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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” or CG 25 03 “Designated Construction Project(s) General Aggregate Limit” as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers’ Compensation Insurance, the Contractor shall have a copy of the State’s Nonelection of Workers’ Compensation or Employers’ Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes ___ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes ___ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

EXHIBIT C

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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 Vendor is not required to purchase Workers’ Compensation Insurance, the Vendor shall have a copy of the State’s Nonelection of Workers’ Compensation or Employers’ Liability 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 ___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
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) PROFESSIONAL LIABILITY $1,000,000

Coverage required: ___ Yes ___ No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide “extended reporting” coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes ___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $1,000,000

Coverage required: ___ 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.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

EXHIBIT D

INSURANCE SCHEDULE J

1. _____ shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Eg: Project #_____or Project Location at _____or construction of _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. Failure to provide coverage required by this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Contractors shall require all subconsultants and sub-subconsultants to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subconsultants and sub-subconsultants. Contractors agree that they shall be liable for the failure of a subconsultant and sub-subconsultant to obtain and maintain such coverages. The City may request a copy of such certificates from the Contractor.

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 listed, required the current edition of the form must be used, or an equivalent form may be substituted if approved by the Director of Finance and Budget and subject to the contractor identifying and listing in writing all deviations and exclusions from the ISO form.

8. Contractors shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. If the contractor's limits of liability are higher than the required minimum limits then the provider's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or business owners form BP 00 02, shall be clearly identified.
2) Include endorsement indicating that coverage is primary and non-contributory.
3) Include Preservation of Governmental Immunities Endorsement. (Sample attached).
4) 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 26.
5) Policy shall include Waiver of Right to Recover from Others endorsement.
6) 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) AUTOMOBILE LIABILITY

Combined Single Limit	$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

2) Policy shall include Waiver of Right to Recover from Others endorsement.

C) 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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

D) UMBRELLA/EXCESS LIABILITY $1,000,000

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.

E) PROFESSIONAL LIABILITY $2,000,000

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

F) CYBER LIABILITY/BREACH $1,000,000

___ Yes ___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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
Fire Department
11 West 9th Street, Dubuque
(address)
Dubuque, IA 52001
Phone # 563-589-4160

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

(Vendor) at Tri-City Electric Company
(Vendor Name)
6225 N Brady Street, Davenport, IA 52806
(Vendor Address - City and State)

PROJECT TITLE: Provide & Install Technology Equipment in Classroom at Fire Headquarters
(Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:
Provide & Install Technology Equipment in Classroom at Fire Headquarters

The work described above shall be completed at the following location(s):
Fire Headquarters, 11 West 9th Street, Dubuque, IA 52001

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa

and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following **WHERE APPLICABLE**:

Documents listed in **bold** should be attached to this document upon submission.

- ~~**Request for Proposal (or procurement documentation)**~~
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- ~~**Plans and Specifications**;~~
- ~~**General Requirements** as adopted by the City Council for the Project;~~
- **Terms and Conditions (Exhibit A)**; and
- **INSURANCE – Please include one applicable Insurance Schedule:**
  - **Insurance Schedule F for General Artisan or Trade Contractors or Subcontractors (Exhibit B)**
  - **Insurance Schedule G for Vendors (Exhibit C)**
  - **Insurance Schedule J for Professional Services (Exhibit D)**

  Check Appropriate Box

  ☐ Insurance Schedule F – General Artisan or Trade Contractors or Subcontractors

  ☑ Insurance Schedule G – Vendors

  ☐ Insurance Schedule J – Professional Services
- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before June 30, 2026 (date)

7. Indemnification; Liability for City Damage

A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

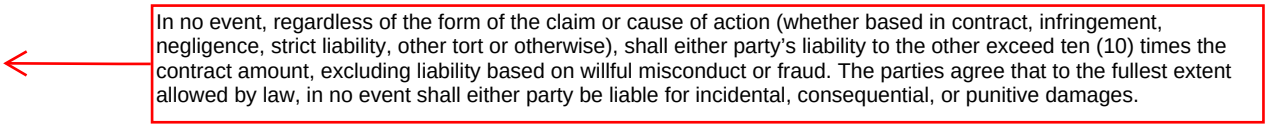
8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule as indicated above and attached hereto.

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.



THE CITY AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 10,103.84

CITY OF DUBUQUE, IOWA

By: _____ 02/05/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

Tri-City Electric Company
Company Name

By: _____ 1/15/2026
Signature — Date

Tom Osier
Printed Name

General Counsel
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT C

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated 1/6/2026.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. ~~If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.~~

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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 Vendor is not required to purchase Workers’ Compensation Insurance, the Vendor shall have a copy of the State’s Nonelection of Workers’ Compensation or Employers’ Liability 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 X No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
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) PROFESSIONAL LIABILITY $1,000,000

Coverage required: X Yes ___ No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least ~~five (5)~~ 3 years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for ~~a minimum of five (5)~~ 3 years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes X No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $1,000,000

Coverage required: ___ 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.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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
Public Works Department
925 Kerper Ct
(address)
Dubuque, IA 52001
Phone # 563.589.4250

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box
☑ Estimate under $25,000.00
☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Dubuque Fire Equipment (Contractor) at
(Contractor Name)
1170 Roosevelt Street Ext, Dubuque, IA 52001
(Contractor's Address - City and State)

PROJECT TITLE: Annual Equipment Inspections

(Project)

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:
annual inspection and servicing of City of Dubuque Public Works Department emergency
equipment, such as fire extinguishers

The work described above shall be completed at the following location(s):
925 Kerper Ct, Dubuque, IA 52001

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before

January 16, 2026

(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Permits and Licenses. Contractor further represents and warrants that Contractor will obtain all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the duration of the term(s) of this Contract.

12. Legal Compliance. Contractor is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Contractor's obligations under this Contract, including but not limited to the laws outlined in Exhibit ___, and hereby represents and warrants that Contractor is in compliance with the same as of the Closing/Effective Date and further represents that during the Term Contractor will remain in compliance. Contractor shall require all contractors and subcontractors providing services under this Contract shall also certify compliance with this Section.

    <u>When Applicable:</u>

    Contractor further represents and warrants that Contractor has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the durations of the term(s) of this Contract.

13. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

14. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

15. The City is exempt from federal excise tax and Iowa sales tax.

16. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

17. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

18. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

20. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ 2,400.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/10/2026
Date

CONTRACTOR:

Dubuque Fire Equipment
Company Name

By: Allison Suckow Digitally signed by Allison Suckow Date: 2026.02.09 12:16:41 -06'00' 02/09/2026
Signature Date

Allison Suckow
Printed Name

Vice President
Title

EXHIBIT C

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: _____or Project Location at _____or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the _____ Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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" or CG 25 03 "Designated Construction Project(s) General Aggregate Limit" as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes ___ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes ___ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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

EXHIBIT D

LEGAL COMPLIANCE

a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;

b) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

c) Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);

d) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;

e) The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq), (prohibits discrimination on the basis of age);

f) Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

g) The Civil Rights Restoration Act of 1987, (PL 100-209); (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964 to include that entities that receive federal funding must comply with civil rights legislation, including the Civil Rights Act of 1964, the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973, in all operations, not just in the program or activity receiving federal funding);

h) Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 - 12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38;

i) The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

j) Section 1557of the Affordable Care Act (prohibits discrimination on the basis of national origin);

k) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. § 1681 et seq.) (prohibits discrimination because of sex in education programs or activities);

l) Drug Abuse Office and Treatment Act of 1972, as amended (21 U.S.C. § 1101 et seq.); and

m) Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, as amended (42 U.S.C. § 4541, et seq.).

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

City of Dubuque
Engineering Department

(address)
Dubuque, IA 52001
Phone # 563-589-4270

CITY OF DUBUQUE, IOWA
SHORT FORM
PUBLIC IMPROVEMENT CONTRACT
PROJECTS ESTIMATED AT LESS THAN $100,000.00

Check Appropriate Box
☑ Estimate under $25,000.00
☐ Estimate between $25,000.00 and $99,999.99

THIS PUBLIC IMPROVEMENT CONTRACT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

Top Grade Excavating, Inc (Contractor) at
(Contractor Name)
971 9th Ave NW, PO Box 356, Farley IA, 52046
(Contractor's Address - City and State)

PROJECT TITLE: Pennsylvania Culvert Undermine Repair

(Project)

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:

Excavate down to hole in culvert and repair. Includes storm repair connecting to said culvert and all proper backfill.
City of Dubuque Public Works will complete street surface repairs.

The work described above shall be completed at the following location(s):

On Pennsylvania Ave. in front of 3410 Pennsylvania

The Project shall be constructed to the meet the requirements as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following where applicable:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Bid or procurement documentation**;
- This Contract;
- All ordinances and resolutions heretofore adopted by the City Council having to do with the Project;
- **The Contractor's Bid or procurement documentation**;
- **Consent Decree Certification Form, if applicable (Exhibit A)**;
- **Bond Form, if applicable (Exhibit B)**;
- **Plans and Specifications**;
- SUDAS Standard Specifications (Current Edition) including but not limited to Division 1: General Provisions and Covenants and the City of Dubuque Supplemental Specifications – Division 1 (Current Edition);
- General Requirements as adopted by the City Council for the Project;
- **Insurance Schedule F (Exhibit C)**; and
- Other_____.

Is the project over $25,000.00?

☐ Yes ☑ No

If yes, Bond Form is required, see Exhibit B.

3. All materials used by the Contractor in the Project shall be the best of their several kinds and shall be put in place to the satisfaction of the City Manager.

4. The Contractor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Contractor.

5. Three (3%) of the Contract price may be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Manager to pay any claim that may be filed within said time 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 time, as provided in Iowa Code Chapter 573. The City shall 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 shall 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 and the project description described in Section 1 and the Contract Documents outlined in Section 2 and agrees not to plead misunderstanding or deception.

7. The Contractor shall guarantee for a period of two years and make good any other defect in any part of the Project due to improper construction or material performance notwithstanding the fact that said Project may have been accepted and fully paid for by the City. The guarantee shall commence on the date that the City pays full compensation for the complete performance of this contract.

8. The Contractor shall fully complete the Project under this Contract on or before
2-26-26
(DATE)

9. Indemnification from Third Party Claims; Liability for City Damage.

   A. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, 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 therefrom, 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.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

10. Prior to the commencement of any work on the Project and at all times during the performance of this Contract, the Contractor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule F attached to this Contract as Exhibit C.

11. Permits and Licenses. Contractor further represents and warrants that Contractor will obtain all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the duration of the term(s) of this Contract.

12. Legal Compliance. Contractor is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Contractor's obligations under this Contract, including but not limited to the laws outlined in Exhibit ___, and hereby represents and warrants that Contractor is in compliance with the same as of the Closing/Effective Date and further represents that during the Term Contractor will remain in compliance. Contractor shall require all contractors and subcontractors providing services under this Contract shall also certify compliance with this Section.

    When Applicable:

    Contractor further represents and warrants that Contractor has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Contract, including any permits and licenses that might be required by the state or locality in which Contractor performs the Services, and Contractor agrees to maintain, at Contractor's sole expense, such required permits and licenses for the durations of the term(s) of this Contract.

13. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Contractor.

14. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County

15. The City is exempt from federal excise tax and Iowa sales tax.

16. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the Contractor will indemnify and save harmless the City from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of any patent, copyright, or application.

17. The Contractor agrees not to release any advertising copy mentioning the City or quoting the opinion of any City employee without prior written authorization from the City of Dubuque.

18. Current Safety Data Sheets (SDS), when applicable to the order, will be provided by the Contractor in accordance with all regulations.

19. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the Contractor's proposal, and are not subject to change by reason of any written or verbal statements by the Contractor or by and terms stated in the Contractor's acknowledgment unless same be accepted in writing by the City.

20. The City of Dubuque, State of Iowa and Department of Justice have entered into a Consent Decree requiring the City to complete certain capital improvements pursuant to an established schedule and to comply with certain capital improvements pursuant to an established schedule and to comply with certain reporting and recordkeeping requirements. One of the terms of the Consent Order is for the City to advise contractors whose duties might reasonably include compliance with any provision of the Consent Decree with a copy of the Consent Decree. The City expects its contractors to comply with the Consent Decree and to assist the City in complying with the Consent Decree. As a requirement of this Contract, the Contractor shall execute and return to City Exhibit the Certification Form attached this this Contract as Exhibit A.

☐ 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.

☑ 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 AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT: $ $5,580.47

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/10/2026
Date

CONTRACTOR:

Top Grade Exc.
Company Name

By: Adam Young 2-9-26
Signature Date

Adam Young
Printed Name

Controller
Title

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

City of Dubuque
Public Works Department
925 Kerper Ct
(address)
Dubuque, IA 52001
Phone # 563-589-4250

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

(Vendor) at J&R Supply Co, Inc
(Vendor Name)
220 N, Frentress Lake Rd, East Dubuque, IL 61025
(Vendor Address - City and State)

PROJECT TITLE: Ring and Lids
(Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:
Providing access point (manhole) ring and lids for maintenance projects and asphalt overlay project.
Estimated 215 ring and lids

The work described above shall be completed at the following location(s):
925 Kerper Ct, Dubuque, IA 52001

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa

and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following **WHERE APPLICABLE**:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Proposal (or procurement documentation)**
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- **Plans and Specifications**;
- **General Requirements** as adopted by the City Council for the Project;
- **Terms and Conditions (Exhibit A)**; and
- **INSURANCE – Please include one applicable Insurance Schedule:**
  - **Insurance Schedule F for General Artisan or Trade Contractors or Subcontractors (Exhibit B)**
  - **Insurance Schedule G for Vendors (Exhibit C)**
  - **Insurance Schedule J for Professional Services (Exhibit D)**

Check Appropriate Box

☐ Insurance Schedule F – General Artisan or Trade Contractors or Subcontractors

☑ Insurance Schedule G – Vendors

☐ Insurance Schedule J – Professional Services

- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before December 31, 2026 (date)

7. Indemnification; Liability for City Damage

   A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule as indicated above and attached hereto.

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.

THE CITY AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 450.00 Ring/Lid

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/12/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

J&R SUPPLY CO INC
Company Name

By: Edward C Erschen 02/05/2026
Signature — Date

EDWARD C ERSCHEN
Printed Name

SALES
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT C

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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 Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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 x No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
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) PROFESSIONAL LIABILITY $1,000,000

Coverage required: x Yes ___ No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes x No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $1,000,000

Coverage required: x 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.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017•2019

City of Dubuque
Community Impact Department
1157 Central Ave
(address)
Dubuque, IA 52001
Phone # 563.556.3057 ext 6048

CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and

(Vendor) at Access Systems
(Vendor Name)
4370 Dodge St, Dubuque, IA, 52003
(Vendor Address - City and State)

PROJECT TITLE: INSTALLATION, REPAIR AND/OR PARTS
(Project)

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for:
INSTALLATION, REPAIR, AND PARTS

The work described above shall be completed at the following location(s):
CITY PROPERTIES MANAGED BY COMMUNITY IMPACT DEPARTMENT

The Project shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa

and ordinances of the City of Dubuque, just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following **WHERE APPLICABLE**:

Documents listed in **bold** should be attached to this document upon submission.

- **Request for Proposal (or procurement documentation)**
- This Contract;
- Ordinances and resolutions heretofore adopted by the City Council having to do with this Project;
- **The Vendor's Proposal**;
- **Plans and Specifications**;
- **General Requirements** as adopted by the City Council for the Project;
- **Terms and Conditions (Exhibit A)**; and
- **INSURANCE – Please include one applicable Insurance Schedule:**
  - **Insurance Schedule F for General Artisan or Trade Contractors or Subcontractors (Exhibit B)**
  - **Insurance Schedule G for Vendors (Exhibit C)**
  - **Insurance Schedule J for Professional Services (Exhibit D)**

  Check Appropriate Box

  ☐ Insurance Schedule F – General Artisan or Trade Contractors or Subcontractors

  ☑ Insurance Schedule G – Vendors

  ☐ Insurance Schedule J – Professional Services
- Other: _____

3. All materials used by the Vendor on this Project shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.

5. The Vendor has read and understands the Contract Documents and has examined and understands the project description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.

6. The Vendor shall fully complete the Project under this Contract on or before June 30, 2026 (date)

7. Indemnification; Liability for City Damage

   A. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the 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 (other than the Project itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by the Contractor or the Contractor's subcontractor or anyone for whose acts the Contractor or the Contractor's subcontractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

   B. The Contractor shall also be liable to the City for any damage to City property arising out of or related to the Contractor's negligent performance of the Contract.

8. Prior to the commencement of any work on this Project and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule as indicated above and attached hereto.

9. The Vendor agrees that no work under this Contract shall commence until the City has authorized said work in writing. Any work started by the Vendor prior the City authorization shall be considered unauthorized and done at the sole risk to the Vendor.

10. Vendor will comply with all federal, state, and local laws and regulations in the performance of this Contract.

11. The City may terminate this Contract with or without cause upon fourteen (14) days' written notice delivered to the Vendor.

12. This Contract shall be governed by the laws of the State of Iowa and exclusive jurisdiction and venue for any action arising out of or related to this Contract shall be the Iowa District Court for Dubuque County.

THE CITY AGREES:

The City agrees to pay the Vendor for the work actually performed under this Contract, up to the amount stated below, less any agreed damages provided for in the Contract Documents.

CONTRACT AMOUNT $ 1260.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 02/11/2026
Michael C. Van Milligen — Date
City Manager

VENDOR:

Access Systems
Company Name

By: _____ 2/5/26
Signature — Date

Jay Agard
Printed Name

COO
Title

EXHIBIT A

TERMS AND CONDITIONS

The following Terms and Conditions apply to City of Dubuque Transactions:

1. The City of Dubuque is exempt from federal excise tax and Iowa sales tax.

2. The City of Dubuque will not be responsible for payment for any goods delivered without a purchase order.

3. The vendor will send a separate invoice for each purchase order number. All invoices, packages, shipping notices, or the like affecting the order shall contain the applicable purchase order number. The vendor is to submit original invoice to the address shown in the SHIP TO section on the front of this order.

4. No freight or packing charges will be allowed by the City of Dubuque unless specifically authorized.

5. It is understood by the vendor that the cash discount period to the City of Dubuque will date from the receipt of the invoice or from the date of the receipt of the goods, whichever is later.

6. The risk of loss of and damage to the goods which are the subject of this order, regardless of the F.O.B. point, is and will remain with the vendor until the goods are delivered to the destination set out in the order and accepted by the City of Dubuque or the authorized City of Dubuque representative.

7. In the event of the vendor's failure to deliver as and when specified, or to perform as and when specified, the City of Dubuque reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and the vendor agrees that the City of Dubuque may return part or all of any shipment so made and may charge the vendor with any loss expense sustained as a result of such failure to deliver or to perform.

8. In the event any article, service, or process sold, delivered and/or performed hereunder is covered by any patent, copyright, or application for either, the vendor will indemnify and save harmless the City of Dubuque from any and all loss, cost, or expenses on account of any and all claims, suits, or judgments on account of the use or sale of such article or the use of such service or process in violation of such patent, copyright or application for either.

9. In the event any article, service, or process sold and delivered or sold and performed hereunder is defective in any respect whatsoever, the vendor will indemnify and save harmless the City of Dubuque from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to person or property that may happen or occur in connection with the use or sale of such article, or process and are contributed to by said defective condition.

10. The vendor agrees not to release any advertising copy mentioning the City of Dubuque or quoting the opinion of any City of Dubuque employee without the prior written authorization from the City of Dubuque.

11. The vendor represents and warrants that no federal or state statute or regulation, or local municipal ordinance has been or will be violated in the manufacturing, sale and delivery hereunder. If such violation has or does occur, the vendor will indemnify and save harmless the City of Dubuque from all loss, penalties, or payment of all sums of money on account of such violation.

12. The City of Dubuque may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.

13. The terms and conditions of sale as stated in this order govern in the event of conflict with any terms of the vendor's proposal, and are not subject to change by reason of any written or verbal statements by the vendor or by any terms stated in the vendor's acknowledgement unless same be accepted in writing by the City of Dubuque.

14. Current Safety Data Sheets (SDS), when applicable to the order, must be provided by the vendor in accordance with all regulations.

EXHIBIT B

INSURANCE SCHEDULE F

Class A:

Asbestos Removal
Asphalt Paving
Concrete
Construction Managers
Cranes
Culverts
Decking
Demolition
Deconstruction
Earthwork
Electrical
Elevators
Fiber Optics
Fire Protection
Fireproofing
General Contractors
HVAC
Mechanical
Paving & Surfacing
Piles & Caissons
Plumbing
Retaining Walls
Reinforcement
Roofing
Sanitary Sewers
Sheet Metal
Site Utilities
Shoring
Special construction
Steel
Storm sewers
Structural Steel
Trails
Tunneling
Water main

Class B:

Chemical Spraying
Doors, Window & Glazing
Drywall Systems
Fertilizer Application
Geotech Boring
Insulation
Finish Carpentry
Landscaping
Masonry
Vehicular Snow Removal
Painting & Wall Covering
Pest Control
Scaffolding
Sidewalks
Plastering
Rough Carpentry
Stump Grinding
Tank Coating
Tree Removal
Tree Trimming
Tuckpointing
Waterproofing
Well Drilling

Class C:

Carpet Cleaning
Carpet & Resilient Flooring
Caulking & Sealants
Acoustical Ceiling
Filter Cleaning
General Cleaning
Grass Cutting
Janitorial
Non Vehicular Snow & Ice Removal
Office Furnishings
Power Washing
Tile & Terrazzo Flooring
Window Washing

INSURANCE SCHEDULE F (continued)

1. Contractor shall furnish a signed certificate of insurance to the department responsible for the contract for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget or Designee. The certificate must clearly indicate the project number, project name, or project description for which it is being provided Eg: Project #_____ Project name: _____or Project Location at _____or construction of _____.

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 A.M. Best's Rating Guide.

3. Each Certificate required shall be furnished to the _____ Department of the City of Dubuque.

4. Failure to provide the coverages described in this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

5. Contractor shall require all subcontractors and sub-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. Contractor 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 Contractor.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever an ISO form is referenced the current edition must be provided.

8. Contractor shall be required to carry the minimum coverage/limit, or greater if required by law or other legal agreement, in Exhibit I - Insurance Schedule F. If the contractor's limits of liability are higher than the required minimum limit, then the contractor's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE F (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$2,000,000
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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01 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" or CG 25 03 "Designated Construction Project(s) General Aggregate Limit" as appropriate.
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, agents, and volunteers, all its boards, commissions and/or authorities and their board members, employees, agents, and volunteers. Use ISO form CG 20 10 (Ongoing operations).
6) The additional insured endorsement shall include completed operations under ISO form CG 20 37 during the project term and for a period of two years after the completion of the project.
7) Policy shall include Waiver of Right to Recover from Others endorsement.
8) 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.
9) Contractor and subcontractor shall not use any drone without the prior written approval of the City of Dubuque. Any drone usage must comply with above liability limits and the additional insured endorsement must name the City of Dubuque with respect to aircraft liability coverage.

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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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) AUTOMOBILE LIABILITY

Combined Single Limit	$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

D) UMBRELLA/EXCESS LIABILITY

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.
All Class A contractors with contract values in excess of $10,000,000 must have umbrella/excess liability coverage of $10,000,000.

All Class A and Class B contractors with contract values between $500,000 and $10,000,000 must have umbrella/excess liability coverage of $3,000,000.

All Class A and B contractors with contract values less than $500,000 must have umbrella/excess liability coverage of $1,000,000.

All Class C contractors are not required to have umbrella/excess liability coverage.

All contractors performing earth work must have a minimum of $3,000,000 umbrella regardless of the contract value.

E) POLLUTION LIABILITY

Coverage required: ___ Yes ___ No

Pollution liability coverage shall be required if project involves any pollution exposure for hazardous or contaminated materials including, but not limited to, the removal of lead, asbestos, or PCB's. Pollution product and complete 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, agents, 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 and CG 20 37 (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.
7) Pollution liability shall include ISP endorsement CA 99 48. Pollution Liability-Broadened Coverage for Covered Autos, or equivalent endorsement if the contractor has vehicles that transport fuel onto the Owner's property.

F) RAILROAD PROTECTIVE LIABILITY

Coverage required: ___ Yes ___ No

Any contract for construction or demolition work on or within fifty feet (50') from the edge of the tracks of a railroad and affecting any railroad bridge, trestle, tracks, roadbeds, tunnel, underpass, or crossing, for which an easement, license or indemnification of the railroad is required, shall require evidence of the following additional coverages.

Railroad Protective Liability:

$_____ each occurrence (per limits required by Railroad)

$_____ policy aggregate (per limits required by Railroad)

AND

An endorsement to the Commercial General Liability policy equal to ISO CG 24 17 (Contractual Liability-Railroads). A copy of this endorsement shall be attached to the certificate of insurance.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

EXHIBIT C

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. 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. Vendor Service Agreement dated _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. The service provider 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 this agreement.

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 Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.

8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractors and sub-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. Vendor 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 Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include agents 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 the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, 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 Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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 ___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product 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 20 10. (Ongoing operations) or its equivalent and CG 20 37(competed operations).
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) PROFESSIONAL LIABILITY $1,000,000

Coverage required: ___ Yes ___ No

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH $1,000,000

Coverage required: ___ Yes ___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS $1,000,000

Coverage required: ___ 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.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

EXHIBIT D

INSURANCE SCHEDULE J

1. _____ shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Eg: Project #_____or Project Location at _____or construction of _____.

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 A.M. Best's Rating Guide.

3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.

4. Failure to provide coverage required by this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Contractors shall require all subconsultants and sub-subconsultants to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subconsultants and sub-subconsultants. Contractors agree that they shall be liable for the failure of a subconsultant and sub-subconsultant to obtain and maintain such coverages. The City may request a copy of such certificates from the Contractor.

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 listed, required the current edition of the form must be used, or an equivalent form may be substituted if approved by the Director of Finance and Budget and subject to the contractor identifying and listing in writing all deviations and exclusions from the ISO form.

8. Contractors shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. If the contractor's limits of liability are higher than the required minimum limits then the provider's limits shall be this agreement's required limits.

9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

10. All certificates of insurance must include agents name, phone number, and email address.

11. 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.

12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

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 ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or business owners form BP 00 02, shall be clearly identified.
2) Include endorsement indicating that coverage is primary and non-contributory.
3) Include Preservation of Governmental Immunities Endorsement. (Sample attached).
4) 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 26.
5) Policy shall include Waiver of Right to Recover from Others endorsement.
6) 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) AUTOMOBILE LIABILITY

Combined Single Limit	$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

2) Policy shall include Waiver of Right to Recover from Others endorsement.

C) 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 Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

D) UMBRELLA/EXCESS LIABILITY $1,000,000

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.

E) PROFESSIONAL LIABILITY $2,000,000

If the required policy provides claims-made coverage:

1) The Retroactive Date must be shown and must be before the date of the agreement.
2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

F) CYBER LIABILITY/BREACH $1,000,000

___ Yes ___ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque as an additional insured on your insurance as is requested by this Insurance Schedule may result in your waiver of those immunities. If you would like to preserve those immunities, please use this endorsement or an equivalent form. The preservation of immunities is for your benefit.

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)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/4/2026

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
TrueNorth Companies, L.C.
500 1st St SE
Cedar Rapids IA 52401

CONTACT NAME:
PHONE (A/C, No, Ext): 319-366-2723 **FAX (A/C, No):** 319-862-0612
E-MAIL ADDRESS: certs@truenorthcompanies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Company of America	25674
INSURER B : The Phoenix Insurance Company	25623
INSURER C : Travelers Casualty and Surety Company	19038
INSURER D :	
INSURER E :	
INSURER F :	

INSURED ACCESYS-01
Access Systems, Inc
955 SE Olson Drive
Waukee IA 50263

COVERAGES **CERTIFICATE NUMBER:** 399124451 **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	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	6300S635894	6/15/2025	6/15/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			8106N78018A	6/15/2025	6/15/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	X OWNED AUTOS ONLY; SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY; X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			CUP6N788059	6/15/2025	6/15/2026	EACH OCCURRENCE	$ 15,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 15,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	UB6N990956	6/15/2025	6/15/2026	PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Cyber			ZPL71N2888A	6/15/2025	6/15/2026	Aggregate	10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
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 are additional insured.

CERTIFICATE HOLDER
City of Dubuque
50 W 13th St
Dubuque IA 52001

CANCELLATION
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

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 14.

ITEM TITLE:	Wildhorse Productions LLC Pyrotechnics Permit
SUMMARY:	City Manager recommending City Council approval of a pyrotechnic permit to Wildhorse Productions LLC for an upcoming show at the Five Flags Center on Friday, February 20th and Saturday, February 21st, 2026.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo - Wildhorse Productions LLC. Pyrotechnics Permit
2. Staff Memo - 2026 Wildhorse Productions LLC Pyrotechnics Application

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Wildhorse Productions LLC. Pyrotechnics Permit

DATE: February 12, 2026

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

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
Amy Scheller, Fire Chief
Derek Paulson, Assistant Fire Marshal

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Mike Van Milligen, City Manager

FROM: Derek Paulson, Assistant Fire Marshal

DATE: February 12, 2026

RE: Wildhorse Productions LLC. Pyrotechnics Permit

INTRODUCTION

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

BACKGROUND

A permit application has been received from Wildhorse Productions LLC for pyrotechnics display at the Five Flags Center on February 20th and February 21st, 2026, at approximately 8:15 p.m. each night. This will consist of a performer doing a fire breathing act during intermission of the scheduled rodeo event held that weekend. The applicant has submitted all required documentation including a certificate of liability insurance and the qualifications of the pyrotechnics operator.

RECOMMENDATION

I recommend submittal to the City Council requesting approval to issue a permit to Wildhorse Productions LLC for pyrotechnics display on February 20th and February 21st, 2026.

cc: Amy Scheller, Fire Chief

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 15.

ITEM TITLE:	Civil Service Recertified List - Police Captain
SUMMARY:	Civil Service Commission submitting the recertified list for the position of Police Captain due to an inadvertent omission of a candidate's name from the previously certified list.
SUGGUESTED DISPOSITION:	Receive and File; Make Matter of Record

ATTACHMENTS:

1. Recertified List - Police Captain

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007*2012*2013 2017★2019

City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4120 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

February 11, 2026

Honorable Mayor and
Members of the City Council

Candidates for the position of Police Captain participated in a full-day assessment center between November 6 and November 14, 2025, designed to evaluate supervisory competencies and job performance in realistic scenarios. In accordance with Chapter 400 of the Code of Iowa and based upon the assessment center process and candidate evaluation, we, the Civil Service Commission, hereby certify that the individuals listed below achieved the top ten scores and have been ranked according to their cumulative score. Any vacancy for this position should be made from this list and that this list is good for a period of (2) two years.

Police Captain

1. Billy Dieujuste
2. Bruce Deutsch
3. Ryan Scherrman
4. Richard Fullmer
5. Ann Dauderman
6. Luke Bock
7. Wilkens Dieujuste
8. Chad Crabill
9. Craig Salmonson

Respectfully Submitted,

Civil Service Commissioner

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 16.

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

ATTACHMENTS:

1. MVM Memo - Approval of Retail Alcohol Licenses
2. Police Chief Staff Memo-02-16-2026
3. City Clerk Staff Memo
4. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Retail Alcohol Licenses for the following:

Annual Renewals

- Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2
- 7 Hills Brewing Co., 1050 Washington St.
- Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600
- Dungeon LTD, 302 Locust St.
- Voices Studios, 1585 Central Ave.
- Grand River Center, 500 Bell St.
- Chopper's, 601 Rhomberg Ave.

New Applications

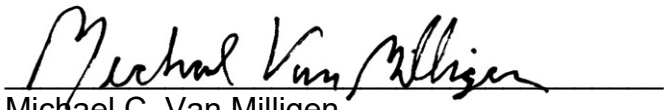
- Coffee Lab - Fountain Park, 2728 Asbury Rd Ste 750
- Exotico Bar & Grilli, 3333 Asbury Rd. Suite B
- Grand Harbor, 350 Bell St.
- Hill Street, 535 Hill St. Suite A
- OM Dubuque Oil, 2175 Central Ave
- The Yardarm, 1201 Shiras Ave. Extension

DATE: February 10, 2026

Chief of Police Jeremy Jensen is recommending City Council approval of the Retail Alcohol License renewals for: Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2, 7 Hills Brewing Co., 1050 Washington St., Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600, Dungeon LTD, 302 Locust St., Voices Studios, 1585 Central Ave., Grand River Center, 500 Bell St., Chopper's, 601 Rhomberg Ave.

City Clerk Adrienne Breitfelder is recommending City Council approval of the New Applications for: Coffee Lab - Fountain Park, 2728 Asbury Rd Ste 750; Exotico Bar & Grilli, 3333 Asbury Rd. Suite B; Grand Harbor, 350 Bell St.; Hill Street, 535 Hill St. Suite A; OM Dubuque Oil, 2175 Central Ave; and The Yardarm, 1201 Shiras Ave. Extension.

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

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

DATE: January 30, 2025

TO: Michael C. Van Milligen
City Manager

FROM: Jeremy R. Jensen
Chief of Police

RE: Retail Alcohol Licenses for the following:

- Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2
- 7 Hills Brewing Co., 1050 Washington St.
- Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600
- Dungeon LTD, 302 Locust St.
- Voices Studios, 1585 Central Ave.
- Grand River Center, 500 Bell St.
- Chopper's, 601 Rhomberg 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

•Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2
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 call. Additionally, there were 0 individual violations and 0 violations against the business.

•7 Hills Brewing Co., 1050 Washington 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.

•Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600
Since the last renewal date there has been 0 calls 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 violations and 0 violations against the business.

•Dungeon LTD, 302 Locust St.
Since the last renewal date there has been 4 calls for service to the establishment. There were 3 disturbances, 1 crime against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

DPD Case #	*Type of Call/Circumstances*	*Disposition*
2025-001071	Assault	Report Taken
2025-005996	Disturbance	Report Taken
25-101581	Disturbance	Handled by Officer
2025-009191	Disturbance	Report Taken

•Voices Studios, 1585 Central Ave.
Since the last renewal date there has 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.

•Grand River Center, 500 Bell 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.

•Chopper's, 601 Rhomberg Ave.
Since the last renewal date there has been 1 call for service to the establishment. There was 1 disturbance, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	*Type of Call/Circumstances*	*Disposition*
2025-005654	Disturbance	Report Taken

RECOMMENDATION
Based upon a review of the above businesses, we would recommend approval of the annual retail alcohol licenses for: Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2, 7 Hills Brewing Co., 1050 Washington St., Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600, Dungeon LTD, 302 Locust St., Voices Studios, 1585 Central Ave., Grand River Center, 500 Bell St., Chopper's, 601 Rhomberg Ave.

ACTION REQUESTED
Action requested is for City Council consideration to approve the retail alcohol license. renewals for: Hammerheads Bar & Billiards, 2095 Kerper Blvd., Suite 2, 7 Hills Brewing Co., 1050 Washington St., Dubuque Mining Co., 555 John F. Kennedy Rd., Suite 600, Dungeon LTD, 302 Locust St., Voices Studios, 1585 Central Ave., Grand River Center, 500 Bell St., Chopper's, 601 Rhomberg Ave.

cc: Crenna Brumwell, City Attorney
Adrienne N. Breitfelder, 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

DATE: February 6, 2026

SUBJECT: Retail Alcohol License Approvals for the following:

New Applications

Coffee Lab - Fountain Park, 2728 Asbury Rd. Suite 750
Exotico Bar & Grilli, 3333 Asbury Rd. Suite B
Grand Harbor, 350 Bell St.
Hill Street, 535 Hill St. Suite A
OM Dubuque Oil, 2175 Central Ave.
The Yardarm, 1201 Shiras Ave. Extension

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

Prepared by Trish L. Gleason, Asst. City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

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:

New Applications	
Coffee Lab - Fountain Park	2728 Asbury Rd. Suite 750
Exotico Bar & Grilli	3333 Asbury Rd. Suite B
Grand Harbor	350 Bell St.
Hill Street	535 Hill Street Suite A
OM Dubuque Oil	2175 Central Ave.
The Yardarm	1201 Shiras Ave. Extension
Renewals	
7 Hills Brewing Co.	1050 Washington St.
Chopper's	601 Rhomberg Ave.
Dubuque Mining Co.	555 John F. Kennedy Rd., Suite 600
Dungeon Ltd	302 Locust St.
Grand River Center	500 Bell St.
Hammerheads Bar & Billiards	2095 Kerper Blvd., Suite 2
Voices Studios	1585 Central Ave.

Passed, approved, and adopted this 16th day of February 2026.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

CONSENT ITEMS # 17.

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 453E.3
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications
2. Tobacco Staff Memo
3. Tobacco Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

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: February 9, 2026

City Clerk Adrienne Breitfelder is recommending City Council approval of the permits for retail tobacco, tobacco products, alternative nicotine products, vapor products, and devices effective as indicated below and all expiring on June 30, 2026, for the following retailers:

Effective Date	Business Name	Business Address	Permit Type
2-17-26	Hill Street	535 Hill St. Suite A	Retail Tobacco
3-1-26	OM Dubuque Oil LLC	2175 Central Ave,	Retail Tobacco

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
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: February 6, 2026

Pursuant to Iowa Code §453A.47A and §453E.3, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, vapor products, or devices at any place of business or through delivery sales within the state of Iowa. All permits expire annually on June 30 and are classified as either device retailer permits, or retail tobacco permits, with the latter covering tobacco, tobacco products, alternative nicotine products, and vapor products. The Iowa Department of Revenue (IDOR) administers the retail permitting requirements outlined in these sections and coordinates with local governments on permit approvals. The City Clerk's Office is responsible for processing all permit applications for businesses located within city limits. Once a completed application is received, it is approved by the City Council before it is submitted to the IDOR for further action.

Upon confirmation that the City Clerk's Office has received the completed applications, I recommend approving the permits for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device effective as indicated and expiring on June 30, 2026, for the following retailers.

Effective Date	Business Name	Business Address	Permit Type
2-17-26	Hill Street	535 Hill St. Suite A	Retail Tobacco
3-1-26	OM Dubuque Oil LLC	2175 Central Ave,	Retail Tobacco

Prepared by: Trish Gleason, Assistant City Clerk

Prepared by Trish L. Gleason, Asst. City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO.

APPROVING APPLICATIONS FOR TOBACCO RETAIL, TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS, VAPOR PRODUCTS OR DEVICES, AS REQUIRED BY IOWA CODE 453A.47A AND 453E.3

WHEREAS, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/Vapor Product s or Device retail s 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 a Cigarette/Device/Tobacco/Nicotine/Vapor product or retail device effective as indicated and expiring on June 30, 2026.

Effective Date	Business Name	Business Address	Permit Type
2-17-26	Hill Street	535 Hill St. Suite A	Retail Tobacco
3-1-26	OM Dubuque Oil LLC	2175 Central Ave,	Retail Tobacco

Passed, approved, and adopted this 16th day of February, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	2026 Catherine Street Storm Sewer Project: Initiate Public Bidding Process and Setting Date for a Public Hearing
SUMMARY:	City Manager recommending City Council grant preliminary approval of the construction plans and specifications; estimated construction cost of $250,000; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution. **RESOLUTION** 2026 Catherine Street Storm Sewer Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

ATTACHMENTS:

1. MVM Memo - 2026 Catherine Street Storm Sewer Project Initiate Public Bidding Process and Setting Date for PH
2. 2026 Catherine St Storm Sewer Project - Council Staff Initiate Set PH MEMO
3. 2026 Catherine St Storm Sewer Project - Council Staff Initiate Resolution
4. 2026 Catherine St Storm Sewer Project - Notice of Public Hearing

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2026 Catherine Street Storm Sewer Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5586500019

DATE: February 10, 2026

Assistant City Engineer Robert Schiesl is recommending City Council grant preliminary approval of the construction plans and specifications; estimated construction cost of $250,000; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution.

Properties along Catherine Street have experienced flooding during heavy rainfall events. This is partially a result of the underground storm sewer system on Catherine Street being undersized, minimal storm sewer intake catch basins in the street to capture and convey the storm water, along with shallow curb and gutter along the street which overtops with storm water during heavy rainfall events.

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
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer
Jenny Larson, Chief Financial Officer

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Robert Schiesl, Assistant City Engineer

SUBJECT: 2026 Catherine Street Storm Sewer Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5586500019

DATE: February 10, 2026

INTRODUCTION

This memorandum requests the City Council approval and authorizes the initiation of the public improvement construction bidding process and sets a public hearing date for March 2, 2026, for the 2026 Catherine Street Storm Sewer Project.

BACKGROUND

Properties along Catherine Street have experienced flooding during heavy rainfall events. This is partially a result of the underground storm sewer system on Catherine Street being undersized, minimal storm sewer intake catch basins in the street to capture and convey the storm water, along with shallow curb and gutter along the street which overtops with storm water during heavy rainfall events.

DISCUSSION

The 2026 Catherine Street Storm Sewer Project will include providing all labor, equipment, and materials to install five (5) new storm sewer intakes, install approximately 375 L.F. of concrete pipe storm sewer, one (1) new manhole, asphalt pavement removal and replacement, concrete curb and gutter removal and replacement, concrete sidewalk removal and replacement.

PROJECT SCHEDULE

The project development schedule for the project will be as follows:

Initiate Public Bidding Process	February 16, 2026
Publish Notice to Bidders, Advertise for Bids	February 20, 2026
Notice of Public Hearing on Plans and Specs	February 20, 2026
Public Hearing on Plans and Specs	March 2, 2026
Receipt of Bid Proposals	March 12, 2026
Award Construction Contract	March 16, 2026
Completion Date	August 28, 2026

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the 2026 Catherine Street Storm Sewer Project. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the 2026 Catherine Street Storm Sewer Project is summarized in the following table:

PROJECT COSTS	ESTIMATE
Construction Contract	$ 250,000.00
Contingency	25,000.00
Engineering Design and Administration	13,750.00
Total Project Cost	**$ 288,750.00**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5586500019	Catherine Street Storm Sewer	$ 43,000.00
5586500002	Catch Basin Reconstruction	50,000.00
5521000012	General Street Construction Repairs	25,000.00
5521000018	Pavement Rehabilitation	170,750.00
Total Construction Project Funding		**$ 288,750.00**

ACTION TO BE TAKEN

I respectfully request that the City Council grant preliminary approval of the construction plans and specifications; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution.

Prepared by Robert Schiesl, Assistant City Engineer
cc: Gus Psihoyos, City Engineer
Jenny Larson, Chief Financial Officer

F:\PROJECTS\Storm\Catherine Street\Council & Staff Documents\Initiate

Prepared by Robert Schiesl City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO.

2026 CATHERINE STREET STORM SEWER PROJECT

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

WHEREAS, the 2026 Catherine Street Storm Sewer Project will include providing all labor, equipment, and materials to install five (5) new storm sewer intakes, install approximately 375 L.F. of RCP storm sewer, one (1) new manhole, HMA pavement removal and replacement, PCC curb and gutter removal and replacement, PCC sidewalk removal and replacement.

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 2026 Catherine Street Storm Sewer Project in the estimated construction amount $250,000, 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 2nd day of March, 2026, at 6:30 p.m. in the Historic Federal Building Council Chambers 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 2026 Catherine Street Storm Sewer Project 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 2026 Catherine Street Storm Sewer Project 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 12th day of March, 2026. 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 16th day of March, 2026, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, Iowa.

Passed, approved and adopted this 16th day of February 2026.

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 2nd day of March, 2026, 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 hear the plans, specifications, form of contract and estimated cost for the 2026 Catherine Street Storm Sewer Project.

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 16th day of February 2026.

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 1 - Initiate Public Bidding Process and Setting Date for a Public Hearing
SUMMARY:	City Manager recommending City Council grant preliminary approval of the construction plans and specifications having an estimated construction amount of $372,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 through adoption of the attached resolution. **RESOLUTION** 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

ATTACHMENTS:

1. MVM Memo - 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 1
2. 2026 PW Overlay Curb Ramp Project 1 - Council Staff Initiate Set PH MEMO
3. 2026 PW Overlay Curb Ramp Project 1 - Council Staff Initiate Resolution
4. 2026 PW Overlay Curb Ramp Project 1 - Notice of Public Hearing

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2026 Public Works Asphalt Overlay Program
Sidewalk Curb Ramp Project - Bid Package 1
Initiate Public Bidding Process and Setting Date for a Public Hearing Project No. 5421000002

DATE: February 11, 2026

Assistant City Engineer Robert Schiesl is recommending City Council grant preliminary approval of the construction plans and specifications having an estimated construction amount of $372,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 through adoption of the attached resolution.

The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 will provide for the replacement of 34 access curb ramps, adjacent street pavement work, curb and gutter replacement, sidewalks, 8 storm sewer intakes and landscape restoration work. in coordination with the Public Works Asphalt Overlay program at the following locations:

- Marywood Dr. from Rosewood Dr. to Crissy Dr. - 12 Ramps
- Glenview Cir. From Crissy Dr. to Crissy Dr. - 4 Ramps
- Kaufmann Ave. from John F. Kennedy Rd. to Martin Dr. - 10 Ramps
- Theda Dr. from Gordon Dr. to Martin Dr. - 8 Ramps

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
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager
Gus Psihoyos, City Engineer

FROM: Robert Schiesl, Assistant City Engineer

SUBJECT: 2026 Public Works Asphalt Overlay Program
Sidewalk Curb Ramp Project - Bid Package 1
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5421000002

DATE: February 11, 2026

INTRODUCTION

This memorandum requests the City Council approval and authorizes the initiation of the public improvement construction bidding process and sets a public hearing date for March 2, 2026, for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1.

BACKGROUND

Since 1990, the City of Dubuque has installed pedestrian access ramps around the City of Dubuque to conform with the American with Disabilities Act (ADA). The pedestrian access ramps allow people with mobility challenges to access the City's sidewalk system. The design standards for these ramps have evolved over time as more ramps have been installed and standards have changed.

Since 2011, The City of Dubuque follows the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) standard. These are the most current standards to use for facilities in public right-of-way and addressed issues brought up since the original ADA standards were developed. Both the Iowa Department of Transportation (Iowa DOT) and the Federal Highway Administration (FHWA) adopted PROWAG and require all cities that receive federal or state funding to follow these standards.

DISCUSSION

The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 will provide for the replacement of 34 access curb ramps, adjacent street pavement work, curb and gutter replacement, sidewalks, 8 storm sewer intakes and landscape restoration work. This project is in coordination with the Public Works Asphalt Overlay program at the following locations:

- Marywood Dr. from Rosewood Dr. to Crissy Dr. - 12 Ramps
- Glenview Cir. From Crissy Dr. to Crissy Dr. - 4 Ramps
- Kaufmann Ave. from John F. Kennedy Rd. to Martin Dr. - 10 Ramps
- Theda Dr. from Gordon Dr. to Martin Dr. - 8 Ramps

PROJECT SCHEDULE

The project development schedule for the project will be as follows:

Initiate Public Bidding Process	February 16, 2026
Publish Notice to Bidders, Advertise for Bids	February 20, 2026
Notice of Public Hearing on Plans and Specs	February 20, 2026
Public Hearing on Plans and Specs	March 2, 2026
Receipt of Bid Proposals	March 12, 2026
Award Construction Contract	March 16, 2026
Completion Date	May 22, 2026

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 is summarized in the following table:

PROJECT COSTS	ESTIMATE
Construction Contract	$ 372,000.00
Contingency	37,200.00
Engineering Design and Administration	30,000.00
Total Project Cost	**$ 439,200.00**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5421000002	PW Curb Ramp Program	$ 439,200.00
Total Construction Project Funding		**$ 439,200.00**

ACTION TO BE TAKEN

I respectfully request that the City Council grant preliminary approval of the construction plans and specifications; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 through adoption of the attached resolution.

Prepared by Robert Schiesl, Assistant City Engineer

cc: Jenny Larson, Chief Financial Officer
Arielle Swift, Public Works Director
Nathan Steffen, Civil Engineer
Brian Wulfekuhle, Public Works

F:\0row\0-Projects\2026\2026 PW RAMPS\Project 1

Prepared by Robert Schiesl City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO.

2026 PUBLIC WORKS ASPHALT OVERLAY PROGRAM
SIDEWALK CURB RAMP PROJECT - BID PACKAGE 1

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

WHEREAS, the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 will include providing all labor, equipment, and materials to install 34 ADA accessible curb ramps along Marywood Dr., Glenview Cir., Kaufmann Ave. and Theda Dr. In relation to the curb ramp work, adjacent pavement, sidewalks, storm sewer and landscape restoration work are included with the project.

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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 in the estimated construction amount $372,000, 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 2nd day of March, 2026, at 6:30 p.m. in the Historic Federal Building Council Chambers 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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1, 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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1, 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 12th day of March, 2026. 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 16th day of March, 2026, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, Iowa.

Passed, approved and adopted this 16th day of February 2026.

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 2nd day of March, 2026, 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 hear the plans, specifications, form of contract and estimated cost for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1.

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 16th day of February 2026.

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 2 - Initiate Public Bidding Process and Setting Date for a Public Hearing
SUMMARY:	City Manager recommending City Council grant preliminary approval of the construction plans and specifications having a construction estimate of $89,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution. **RESOLUTION** 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for March 2, 2026

ATTACHMENTS:

1. MVM Memo - 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 2 Set Public Hearing
2. 2026 PW Overlay Curb Ramp Project 2 - Council Staff Initiate Set PH MEMO
3. 2026 PW Overlay Curb Ramp Project 2 - Council Staff Initiate Resolution
4. 2026 PW Overlay Curb Ramp Project 2 - Notice of Public Hearing

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2026 Public Works Asphalt Overlay Program
Sidewalk Curb Ramp Project - Bid Package 2
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5421000002

DATE: February 11, 2026

Assistant City Engineer Robert Schiesl is recommending City Council grant preliminary approval of the construction plans and specifications having a construction estimate of $89,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution.

The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 will provide for the replacement of 10 access curb ramps, adjacent street pavement work, curb and gutter replacement, sidewalks, and landscape restoration work in coordination with the Public Works Asphalt Overlay program at the following locations:

- University Ave. from Pennsylvania Ave. to Loras Blvd. – 10 Ramps

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
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer
Jenny Larson, Chief Financial Officer
Arielle Swift, Public Works Director
Brian Wulfekuhle, Public Works
Nathan Steffen, Civil Engineer

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Michael C. Van Milligen, City Manager
Gus Psihoyos, City Engineer

FROM: Robert Schiesl, Assistant City Engineer

SUBJECT: 2026 Public Works Asphalt Overlay Program
Sidewalk Curb Ramp Project - Bid Package 2
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5421000002

DATE: February 11, 2026

INTRODUCTION

This memorandum requests the City Council approval and authorizes the initiation of the public improvement construction bidding process and sets a public hearing date for March 2, 2026, for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2.

BACKGROUND

Since 1990, the City of Dubuque has installed pedestrian access ramps around the City of Dubuque to conform with the American with Disabilities Act (ADA). The pedestrian access ramps allow people with mobility challenges to access the City's sidewalk system. The design standards for these ramps have evolved over time as more ramps have been installed and standards have changed.

Since 2011, The City of Dubuque follows the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) standard. These are the most current standards to use for facilities in public right-of-way and addressed issues brought up since the original ADA standards were developed. Both the Iowa Department of Transportation (Iowa DOT) and the Federal Highway Administration (FHWA) adopted PROWAG and require all cities that receive federal or state funding to follow these standards.

DISCUSSION

The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 will provide for the replacement of 10 access curb ramps, adjacent street pavement work, curb and gutter replacement, sidewalks, and landscape restoration work. This project is in coordination with the Public Works Asphalt Overlay program at the following locations:

- University Ave. from Pennsylvania Ave. to Loras Blvd. – 10 Ramps

PROJECT SCHEDULE

The project development schedule for the project will be as follows:

Initiate Public Bidding Process	February 16, 2026
Publish Notice to Bidders, Advertise for Bids	February 20, 2026
Notice of Public Hearing on Plans and Specs	February 20, 2026
Public Hearing on Plans and Specs	March 2, 2026
Receipt of Bid Proposals	March 12, 2026
Award Construction Contract	March 16, 2026
Completion Date	June 19, 2026

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 is summarized in the following table:

PROJECT COSTS	ESTIMATE
Construction Contract	$ 89,000.00
Contingency	8,900.00
Engineering Design and Administration	10,000.00
Total Project Cost	**$ 107,900.00**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5421000002	PW Curb Ramp Program	$ 107,900.00
Total Construction Project Funding		**$ 107,900.00**

ACTION TO BE TAKEN

I respectfully request that the City Council grant preliminary approval of the construction plans and specifications; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution.

Prepared by Robert Schiesl, Assistant City Engineer

cc: Jenny Larson, Chief Financial Officer
Arielle Swift, Public Works Director
Nathan Steffen, Civil Engineer
Brian Wulfekuhle, Public Works

F:\0row\0-Projects\2026\2026 PW RAMPS\Project 2

Prepared by Robert Schiesl City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. _____ - 26

2026 PUBLIC WORKS ASPHALT OVERLAY PROGRAM
SIDEWALK CURB RAMP PROJECT - BID PACKAGE 2

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

WHEREAS, the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 will include providing all labor, equipment, and materials to install 10 ADA accessible curb ramps along University Ave. from Pennsylvania Ave. to Loras Blvd. In relation to the curb ramp work, adjacent pavement, sidewalk and landscape restoration work are included with the project.

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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 in the estimated construction amount $89,000.00, 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 2nd day of March, 2026, at 6:30 p.m. in the Historic Federal Building Council Chambers 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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2, 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 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2, 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 12th day of March, 2026. 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 16th day of March, 2026, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, Iowa.

Passed, approved and adopted this 16th day of February 2026.

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 2nd day of March, 2026, 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 hear the plans, specifications, form of contract and estimated cost for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2.

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 16th day of February 2026.

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 4.

ITEM TITLE:	Setting a Public Hearing for the adoption of the Public Housing Authority Annual Plan for Federal Fiscal Year 2026
SUMMARY:	City Manager recommending City Council set a public hearing for April 6, 2026, to receive input on and adopt the Public Housing Authority Annual Plan for the Public Housing Authority. **RESOLUTION** Setting A Public Hearing To Review And Approve The Public Housing Authority Federal Fiscal Year 2026 Annual Plan
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for April 6, 2026

ATTACHMENTS:

1. MVM Memo - Setting a Public Hearing for the adoption of the Public Housing Authority Annual Plan for Federal Fiscal Year 2026
2. Staff Memo 2026.02.02_Set PH Memo
3. Resolution_Setting_Hearing_and_Publication_Annual_Plan
4. PUBLIC NOTICE

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: February 9, 2026

Assisted Housing Supervisor Gina Hodgson is recommending City Council set a public hearing for April 6, 2026, to receive input on and adopt the Public Housing Authority Annual Plan for the Public Housing Authority. A PHA is required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) each fiscal year.

The Resident Advisory Board comprised of all residents on assisted housing, must review the proposed plan. This meeting is scheduled to be held in February 2026.

The Annual Plan was reviewed by the Housing Commission on January 27, 2026 where the commission was given the opportunity to review the plan and provide input and comments.

The FFY 2026 PHA Annual Plan includes a report on the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. This Federal Fiscal Year 2026 highlights the following successes in working towards achieved the goals and objectives in the 5-Year PHA Plan.

The PHA Annual Plan describes how the PHA operates and the services it provides. The plan is used to inform HUD, assisted families, and the public about the PHA's mission, goals, and priorities while outlining how the PHA serves low-, very low-, and extremely low-income households.

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
Madeline Haverland, Housing & Community Development Director
Gina Hodgson, Assisted Housing Supervisor

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Michael C Van Milligen, City Manager

FROM: Gina Hodgson, Assisted Housing Supervisor

DATE: January 28, 2026

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

INTRODUCTION

The City of Dubuque is a Public Housing Authority (PHA) that provides housing assistance to residents. A PHA is required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) each fiscal year.

DISCUSSION

The City Council is required to set a public hearing and then hold the public hearing prior to approving the PHA Annual Plan before it is submitted to HUD.

The Annual Plan was reviewed by the Housing Commission on January 27, 2026 where the commission was given the opportunity to review the plan and provide input and comments.

The Resident Advisory Board, comprised of all residents on assisted housing, must review the proposed plan and be given the opportunity to provide input and comments. This meeting is scheduled to be held in February 2026.

The FFY 2026 PHA Annual Plan includes a report on the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. This Federal Fiscal Year 2026 highlights the following successes in working towards achieved the goals and objectives in the 5-Year PHA Plan:

PHA Goal: Increase Homeownership Readiness

- Focused on improving homeownership readiness through education, engagement, and financial stability.
- Facilitated tenant education workshops for the "Back to Work" group, covering homeowner responsibilities and long-term planning.
- Conducted targeted outreach to HCV participants to increase enrollment in the FSS Program (NLSP) and support self-sufficiency.

- Achieved multiple FSS participant graduations with escrow, reflecting progress in employment, goal-setting, and financial empowerment.
- Increased FSS escrow earnings, helping households build savings for future homeownership costs such as down payments and closing costs.

PHA Goal: De-Concentration of Poverty

- Strengthened program oversight and participant outcomes to expand access to higher-opportunity areas.
- Collaborated with HUD through monthly HCV data reviews, achieving full voucher utilization while maintaining budget compliance.
- Implemented updated participant briefings to clarify program rules and improve leasing outcomes.
- Supported a CDBG-funded security deposit assistance program to reduce upfront leasing barriers.
- Increased voucher leasing success rates from 40% to 70%, with growth in SAFMR 52002.
- Expanded housing opportunities through new developments in SAFMR districts outside historically concentrated voucher areas.

PHA Goal: Support Childcare Initiatives in the Community

- Supported expanded access to childcare through the opening of multiple new daycare centers in the City of Dubuque.
- Participated in monthly meetings with community partners to address childcare affordability.
- Coordinated resources, shared data, and developed strategies to reduce cost barriers for families.
- Strengthened family stability and workforce participation through improved childcare availability.

The PHA Annual Plan describes how the PHA operates and the services it provides. The plan is used to inform HUD, assisted families, and the public about the PHA's mission, goals, and priorities while outlining how the PHA serves low-, very low-, and extremely low-income households.

RECOMMENDATION

I respectfully request the Mayor and City Council set a public hearing for April 6, 2026, to receive input on and adopt the PHA Annual Plan for the Public Housing Authority.

RESOLUTION NO._____

A RESOLUTION SETTING A PUBLIC HEARING TO REVIEW AND APPROVE THE PUBLIC HOUSING AUTHORITY FEDERAL FISCAL YEAR 2026 ANNUAL PLAN

WHEREAS, the City of Dubuque is designated as a Public Housing Authority; and

WHEREAS, the City of Dubuque maintains and creates a Public Housing Authority Annual Plan each fiscal year; and

WHEREAS, the Housing Commission reviewed & approved the Annual Plan on January 27, 2026; and

WHEREAS, Resident Advisory Board (RAB) will hold a meeting to review the Annual Plan in February 2026; and

WHEREAS, the City desires to hold a public hearing to receive comment on the proposed Public Housing Authority Fiscal Year 2026 Annual plan.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, Iowa at 6:30 p.m. on April 6, 2026, for the purpose of holding a public hearing and taking action to approve the Public Housing Authority Fiscal Year 2026 Annual Plan.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and approve the Public Housing Authority Fiscal Year 2026 Annual Plan.

Passed, approved and adopted this 16th day of February 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

PUBLIC NOTICE

PROPOSED FISCAL YEAR 2026 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN

Notice is hereby given that the Dubuque City Council will conduct a public hearing on Monday, April 6, 2026 at a meeting to commence at 6:30 p.m. in City Council Chambers, 350 West 6th Street, Dubuque, Iowa.

The City Council will consider a proposed Fiscal Year 2026 PHA Annual Plan.

Interested parties may examine the contents of the proposed Plan at the City Clerk's Office, City Hall, 50 West 13th Street; and the Housing and Community Development Department, 350 West 6th Street, Suite 312, Dubuque Iowa, and the City Website at www.cityofdubuque.org/adminplan.

Written comments may be submitted on or before the time of the public hearing to the City of Dubuque Housing and Community Development Department, 350 W 6th St, Suite 312, Dubuque Iowa 52001 (563-690-6096) or ghodgson@cityofdubuque.org.

At said time and place of public hearing all interested citizens and parties will be given an opportunity to be heard for or against said plan.



Copyrighted
February 16, 2026

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. Applicant appointments will be made at the next City Council meeting.

Human Rights Commission
Two, 3-Year terms through January 1, 2029 (Vacant terms of Kurczek and Zanger)
Applicants:
Courtney Engevold, 2756 Jackson St.
Juan Montogomery, 36 West 4th St.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Overview Sheet
2. Human Rights Commission Applicants
3. Details and Openings

APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, February 16, 2026
6:30 p.m., Historic Federal Building, 350 W. 6th Street

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT

Human Rights Commission
Two, 3-Year Terms through January 1, 2029 (Vacant terms of Kurczek and Zanger)
Applicants:
Courtney Engevold, 2756 Jackson St.
Juan Montogomery, 36 West 4th St.

CHAPTER 2

HUMAN RIGHTS COMMISSION

SECTION:

8-2-1: Commission Created

8-2-2: Purpose

8-2-3: Internal Organization And Rules

8-2-4: Procedures For Operation

8-2-5: Membership

8-2-6: Oath

8-2-7: Terms

8-2-8: Vacancies

8-2-9: Officers; Organization

8-2-10: Meetings

8-2-11: Compensation

8-2-12: Removal

8-2-13: Powers, Duties, And Responsibilities

8-2-14: Records To Be Public; Exceptions

8-2-15: Confidentiality Of Complaints And Investigatory Materials

8-2-16: Subpoenas

8-2-1: COMMISSION CREATED:

There is hereby created the human rights commission. (Ord. 45-15, 7-20-2015; amd. Ord. 33-21, 10-4-2021; Ord. 30-25, 7-14-2025)

8-2-2: PURPOSE:

The purpose of the commission is to establish a human rights commission in conformance with the Iowa Civil Rights Act, to declare the public policy of nondiscrimination in the city; to provide for educational programs to prevent and eliminate discrimination in the city; and to cooperate with the Iowa Civil Rights Commission in the fulfillment of contractual obligations and the enforcement process. (Ord. 45-15, 7-20-2015; amd. Ord. 33-21, 10-4-2021; Ord. 61-24, 11-18-2024)

8-2-3: 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. The Commission has adopted Administrative Rules which shall govern the work of the body and the enforcement process. (Ord. 45-15, 7-20-2015; amd. Ord. 61-24, 11-18-2024)

8-2-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 45-15, 7-20-2015)

8-2-5: MEMBERSHIP:

The commission comprises nine (9) residents of the city, appointed by the city council from various racial, religious, cultural, and social groups within the city. (Ord. 45-15, 7-20-2015; amd. Ord. 30-24, 6-17-2024)

8-2-6: 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. 45-15, 7-20-2015; amd. Ord. 30-24, 6-17-2024)

8-2-7: TERMS:

The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. (Ord. 45-15, 7-20-2015)

8-2-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 45-15, 7-20-2015)

8-2-9: OFFICERS; ORGANIZATION:

A. Chair and Vice Chair. The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year.

B. Vacancies in Chair and Vice Chair. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term.

C. Secretary. A city staff member shall serve as secretary. (Ord. 45-15, 7-20-2015; amd. Ord. 61-24, 11-18-2024)

8-2-10: MEETINGS:

A. Regular Meetings: The commission will be scheduled to meet monthly and must meet at least once per quarter.

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 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.

3. Remote attendance is allowed; arrangements should be made with city staff in advance of the meeting.

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: Five (5) 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. 45-15, 7-20-2015; amd. Ord. 30-24, 6-17-2024; Ord. 61-24, 11-18-2024)

8-2-11: 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. 45-15, 7-20-2015; amd. Ord. 30-24, 6-17-2024)

8-2-12: REMOVAL:

The city council may remove any commissioner for cause upon written charges and after public hearing. (Ord. 45-15, 7-20-2015)

8-2-13: POWERS, DUTIES, AND RESPONSIBILITIES:

The commission serves in an advisory capacity to the City Council and has the following powers, duties, and responsibilities:

A. To study the existence, character, causes, and extent of discrimination in public accommodations, credit transactions, employment, apprenticeship programs, on the job training programs, vocational schools, other educational institutions, and housing in the city and to attempt the elimination of such discrimination through education, conciliation, and recommended changes to policy and practice.

B. To form subcommittees to address specifically identified goals or needs in the community related to the elimination of discrimination.

C. To attend events and training opportunities both within the community and beyond.

D. To actively promote human rights to various groups in the community including governmental bodies, clubs, schools, and media.

E. To assist the City Manager, upon request, in the recruitment and selection of staff.

F. To work with the staff appointed by the City Manager to:

1. Review and provide feedback to city staff on the annual report prepared for transmission to the Mayor and City Council describing the work performed by the staff and the commission;

2. Discuss, develop, and submit budget requests in furtherance of the objectives and goals of the Commission and Department;

3. Review at the regular meetings intake and complaint data.

4. As needed, prepare for public hearings by attending training on the procedures outlined in the Administrative Rules for conducting a hearing.

G. To make recommendations to the City Council concerning the promotion and advancement of respect and belonging in the community and addressing discrimination in order to improve quality of life and livability for all residents, including the adjustment or adoption of regulations consistent with and necessary for the civil rights enforcement provisions of this Title.

H. To cooperate, within the limits of any appropriations made for its operation, with other agencies or organizations, both public and private, whose purposes are consistent with those of this chapter, in the planning and conducting of programs

designed to advance respect and belonging and eliminate discrimination and tensions.

I. To receive, administer, dispense, and account for any restricted funds that may be donated to the commission and any grants that may be awarded the commission for furthering the purposes of this title. No disbursements will be made of any restricted funds without authority from the City Council.

J. On occasion, and pursuant to this Title, the adopted Administrative Rules, the City contract with the Iowa Civil Rights Commission, and the Iowa Code, hold hearings upon a complaint made against a covered person or entity alleging a violation of the protections afforded by this Title for which conciliation efforts have failed to resolve the complaint. (Ord. 45-15, 7-20-2015; amd. Ord. 33-21, 10-4-2021; Ord. 61-24, 11-18-2024; Ord. 30-25, 7-14-2025)

8-2-14: RECORDS TO BE PUBLIC; EXCEPTIONS:
All records of the commission are public except charges, complaints, reports of investigations, statements, and other documents or records obtained in investigation of any charges. (Ord. 45-15, 7-20-2015)

8-2-15: CONFIDENTIALITY OF COMPLAINTS AND INVESTIGATORY MATERIALS:
No member of the commission will disclose the filing of a charge, the information gathered during the investigation, or the endeavors to eliminate such discriminatory or unfair practice by conference, conciliation, or persuasion unless such disclosure is made in connection with the conduct of such investigation or after the commission has held a public hearing upon a complaint filed in connection with such charge. This section does not prevent any complainant, witness, or other person from publicizing the filing of a charge or complaint or the matter therein complained of. (Ord. 45-15, 7-20-2015; amd. Ord. 61-24, 11-18-2024)

8-2-16: SUBPOENAS:
The staff assigned to the commission may issue subpoenas and order discovery in aid of investigations under this title pursuant to the Administrative Rules. Such subpoenas and discovery may be ordered to the same extent and subject to the same limitations as would apply for county attorney subpoenas. (Ord. 45-15, 7-20-2015; amd. Ord. 61-24, 11-18-2024)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Gisella Aitken; Ann Marie Jannette;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 2/2/2026 7:39:17 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
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

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 below

Personal Information

Select the Board, Commission, or Committee applying for:	Human Rights Commission
Name:	Courtney Engevold
Pronunciation:	*Field not completed.*
Street Address: You must live	2756 Jackson Street

within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	
Zip Code:	52001
Preferred Phone Number:	563-564-1491
Email Address(es):	courtney.engevold7140@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Social Media
If other, please specify:	*Field not completed.*
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?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this	I’m interested in serving on the Human Rights Commission because this community is home to me and my family. I’m a mother of three mixed-race children and a grandmother that cares deeply about the environment they’re growing up in. Through raising my children and

Board or Commission?	my own experiences, I've seen systemic disadvantages that aren't always visible to those who haven't been directly affected, and I want to be part of the work that helps make our city more equitable for everyone. I'd love to be a part of initiatives that highlight the need for this and help push them to fruition.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I have experience in HR, project management, DEI, and volunteer on my employers Culture Committee, Have worked to implement volunteer days company wide as well as other drives to support several local non-profit organizations.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Jolene Kohlenberg - Co-Worker/Mentor - Board of Directors Dubuque Food Pantry - 608-732-5740 Jeff Lenhart - I've worked with Jeff to coordinate food donations to The Mission for several years - 563-880-1042

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):	Courtney Engevold
Date:	02/02/26

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Gisella Aitken; Ann Marie Jannette;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 1/14/2026 12:50:12 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
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

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 below

Personal Information

Select the Board, Commission, or Committee applying for:	Human Rights Commission
Name:	Juan Montgomery
Pronunciation:	waun mont - gum - er-ee
Street Address: You must live	36 W. 4th st. , Dubuque, IA

within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	
Zip Code:	52001
Preferred Phone Number:	5632582834
Email Address(es):	montgomeryjuan280@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	city employee
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?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this	change and refresh change, involvement

Board or Commission?	
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I'm directly affected by it. I'm a business owner also I volunteered for a program called Inner City Youth where I did volunteer work.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Maurice Perkins - 773-715-4280- program director for the Inner City Youth Foundation Sharle Washington - 312-719-3733 Contractor I work with

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):	Juan Montgomery
Date:	01/14/2026

Email not displaying correctly? View it in your browser.

CITY OF DUBUQUE
BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 26	Indicates openings within 2026

Open	Indicates Current Opening

AIRPORT COMMISSION
4 Yr. Term - Meets 4th Tue., 4 p.m., Airport Conf. Room

Public Member 1	Ron	Vaughn	9/14/29
Public Member 2	Mariann	Kurtz Weber	9/14/29
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

AIRPORT ZONING BOARD OF ADJUSTMENTS
5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Matthew	Mauss	3/25/28

AIRPORT ZONING COMMISSION
6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Pat	Norton	7/1/28

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION
3 Yr. Term - Meets 4th Tue., 3:30 p.m., MFC or Varied locations

Public Member 1	Addison	Aronson	6/30/27
Public Member 2	Nick	Halder	6/30/28
Public Member 3	Gail	Chavenelle	6/30/27
Arts Rep. 1	Shirley	Davis-Orwoll	6/30/28
Arts Rep. 2	Doug	Donald	6/30/26
Arts Rep. 3	David	Barba	6/30/26
Arts Rep. 4	Open	Open	6/30/28

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	Nathan	Wardle	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

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	Jessica	Connery	7/1/29

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

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

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	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

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	Miquel	Jackson	4/6/29
Public Member 4	Julie	Bockenstedt	4/6/27
Public Member 5	Otto	Krueger	4/6/27

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	2/15/29
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

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	7/1/28
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	7/1/28
Interim District Rep. 1	NA	NA	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	8/17/28
Public Member 4	Open	Open	8/17/27
Public Member 5	Open	Open	8/17/27
Public Member 6	Open	Open	8/17/28
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/28
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

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	Open	Open	1/1/29
Public Member 4	Open	Open	1/1/29
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

INVESTMENT AND CASH MANAGEMENT OVERSIGHT ADVISORY COMMISSION

3 Yr. Term - Meets 4th Thur.(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	Daniel	Scott	7/1/28
Public Member 5	Gary	Ruden	7/1/28

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Julietta	Scott	8/17/26
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	Rebecca	Bruce	7/1/28
Public Member 6	Open	Open	7/1/28

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	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

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	Lucas	Delaney	7/1/28
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 Boeke	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.
Intermodal Transit Station

Public Member 1	Alex	Kruse	7/30/28
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	Katie	Bailey	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg.

Public Member 1	Matthew	Mulligan	7/1/28
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	7/1/28

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	3/25/30
Public Member 3	Ben	Loeffelholz	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 1.

ITEM TITLE:	Request to Rezone 1090 Radford Road
SUMMARY:	Proof of publication on notice of public hearing to consider a request from Luke Hoffmann - Kellhoff Properties, LLC, to rezone a portion of property located at 1090 Radford Road from CS Commercial Service and Wholesale to AG Agriculture zoning district, and Zoning Advisory Commission recommending approval. **ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 1090 Radford Road From CS Commercial Service And Wholesale District To AG Agriculture District
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Letter to CC
2. Application
3. Vicinity Map
4. Notification Map
5. Imagery
6. Proposed AG Zone Map
7. Floodmap
8. Staff Report
9. CS Zoning Regulations
10. AG Zoning Regulations
11. Ordinance
12. Exhibit A - Ordinance

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

February 5, 2026

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

Applicant: Luke Hoffmann - Kellhoff Properties, LLC
Location: 1090 Radford Road
Description: To rezone portion of property from CS Commercial Service and Wholesale to AG Agriculture zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request at their meeting on February 4, 2026. The application, staff report, and related materials are attached for your review.

Discussion

Luke Hoffman, 1070 Radford, Kellhoff Properties, spoke for his request. He stated that a large portion of the approximately 15-acre lot is located within the floodplain and/or floodway, so there is limited capacity to build on the property. He said they are planning to retain the existing buildings along the west side of the property and rezone the larger portion of the property to AG Agriculture, as they would like to have a hobby farm.

There was no public input.

Staff detailed the staff report noting that this property is downhill from the properties to the south, and the properties to the north are in the Dubuque Industrial Center. Staff said that those properties are not likely to be impacted by this change in zoning as they are separated from the site by the river bottom, railroad, and the general topography of the area. Staff reiterated that the subject property is largely in the floodplain and floodway, and as such is difficult to or unable to be developed. He compared the uses allowed by CS zoning and AG zoning, noting that there are many fewer uses in AG.

The Commission asked if farming is allowed in the CS zone, and staff replied no, just agricultural supply sales.

Recommendation
By a vote of 6 to 0, the Zoning Advisory Commission recommends that the City Council approve the request as submitted.

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

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

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: 1090 Radford Rd Dubuque IA 52002

Legal Description/Parcel ID#/Subdivision: Parcel:1029451016 LOT 2 KELLHOFF PLAC

Existing Zoning: C Proposed Zoning: Ag partial Site Area (square feet/acres): 11 of 5

Historic District: Landmark: ☐ Yes ☒ No

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

Partially rezone the property to Ag on 11 acres of 15. Western most 4 acres where the commercial buildings/parking lot is will remain as commercial. Majority of 11 acres wishing to rezone is in flood zones and I believe this is the best use for this property

C. Applicant/Agent Information

Name: Luke Hoffmann Phone: 5635433121

Address: 1070 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 dr #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: Luke Hoffmann Date: 1/15/26

Property Owner(s): Luke Hoffmann Date: 1/15/26

FOR OFFICE USE ONLY

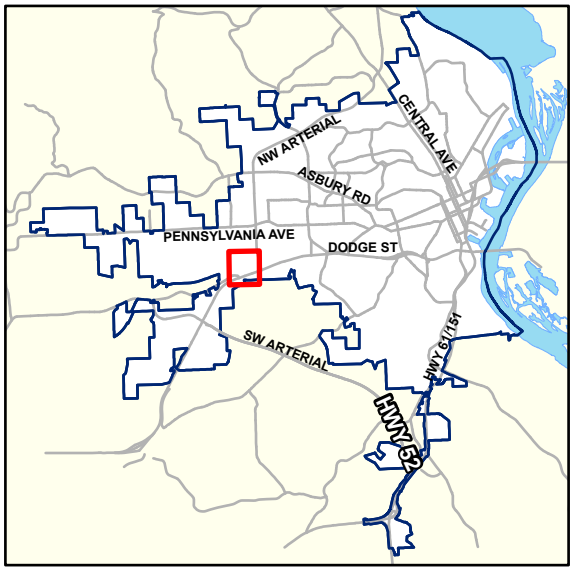
Fee $_____ Ck#_____ ☐CC ☐Cash Received by_____ Date_____



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Luke Hoffman

Location: 1090 Radford Road, PIN 1029451016

Type: Rezoning

Description: To rezone portion of property from CS Commercial Service and Wholesale to AG Agriculture zoning district.

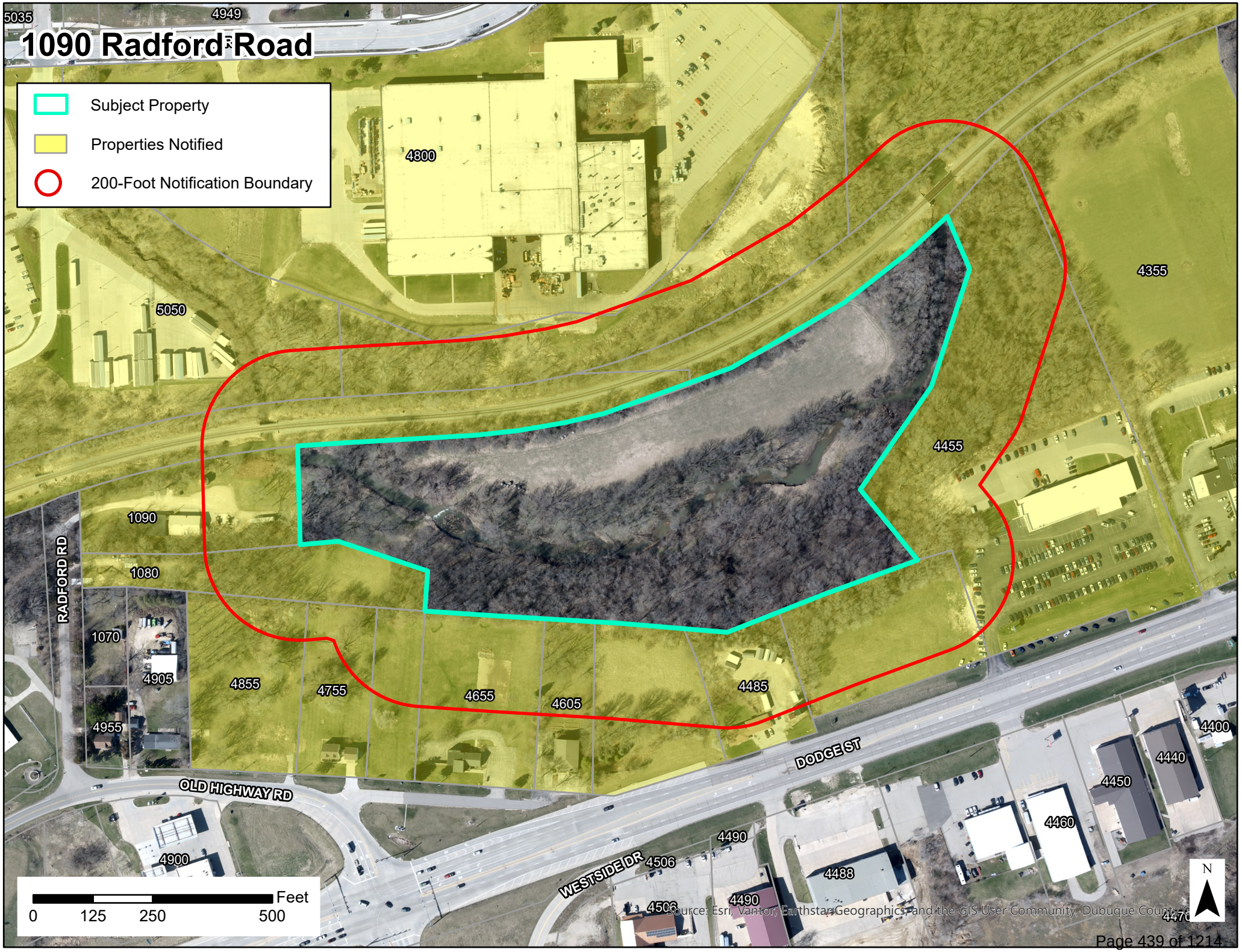
Subject Property

City Limits

0 200 400 800
Feet

N

1:5,000

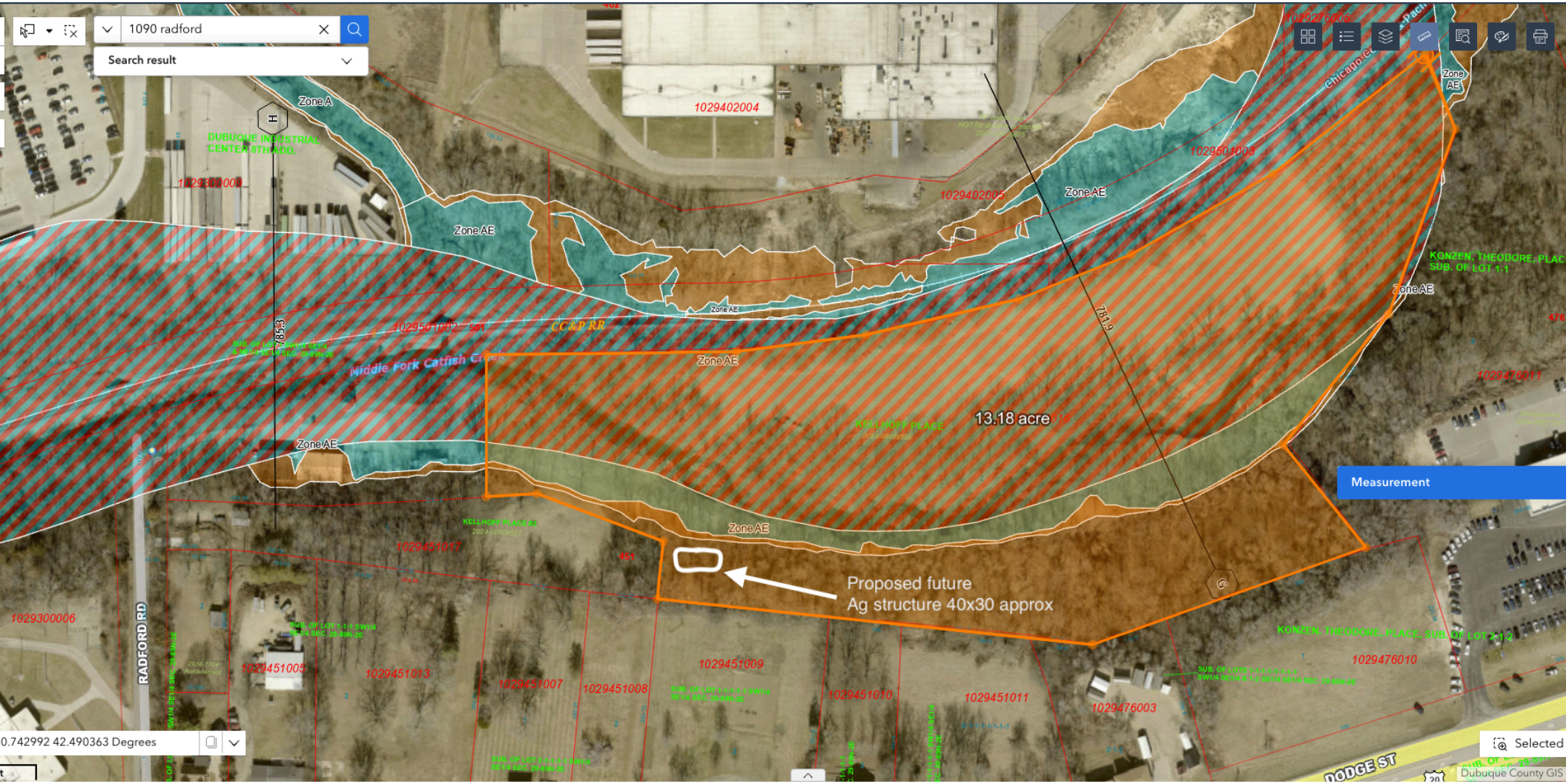

1090 Radford Road
Subject Property
Properties Notified
200-Foot Notification Boundary
5035
4949
4800
5050
4355
4455
1090
1080
1070
4905
4955
4855
4755
4655
4605
4485
RADFORD RD
OLD HIGHWAY RD
DODGE ST
WESTSIDE DR
4900
4506
4490
4488
4460
4450
4440
4400
Feet
0
125
250
500
N
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Dubuque County G

1090 Radford Road



Oblique view from west, March 2024 Eagleview imagery


Dubuque Co. Real Estate Information
Assessor Page
GIS Page
1090 radford
Search result
1029402004
1029402005
1029300909
1029501003
CC&P RR
Middle Fork Catfish Creek
KELLHOFF PLACE
13.18 acre
KONZEN, THEODORE, PLACE, SUB. OF LOT 1-1
1029476011
1029451017
RADFORD RD
1029451005
1029451013
1029451007
1029451008
1029451009
1029451010
1029451011
1029476003
1029476010
DODGE ST
Measurement
Unit
Acres
Area
13.18 acre
Perimeter
0.74 mi
New measurement
97 42.489956 Degrees


1090 radford
Search result
Zone A
Zone AE
DUBUQUE INDUSTRIAL CENTER 8TH ADD.
1029402004
1029402005
1029501008
1029501002
CC&P RR
Middle Fork Catfish Creek
781.9
13.18 acre
KELLHOFF PLACE
KONZEN, THEODORE, PLACE SUB. OF LOT 1-1
KONZEN, THEODORE, PLACE SUB. OF LOT 2-1-2
1029476011
1029476010
1029476003
1029451017
1029451005
1029451013
1029451007
1029451008
1029451009
1029451010
1029451011
1029300006
RADFORD RD
DODGE ST
Proposed future
Ag structure 40x30 approx
Measurement
Selected
Dubuque County GIS
0.742992 42.490363 Degrees

REZONING STAFF REPORT Zoning Agenda: February 4, 2026

Property Address: 1090 Radford Road

Property Owner: Luke Hoffman

Applicant: Kellhoff Properties LLC

Description: To rezone portion of property from CS Commercial Service and Wholesale to AG Agriculture zoning district.

Proposed Land Use: Agriculture **Proposed Zoning:** AG

Existing Land Use: Agriculture **Existing Zoning:** CS

Adjacent Land Use:	**Adjacent Zoning:**
North – Industrial	North – PUD-PI
East – Commercial	East – C-3
South – Commercial & Residential	South – C-3
West – Institutional (National Guard)	West – AG

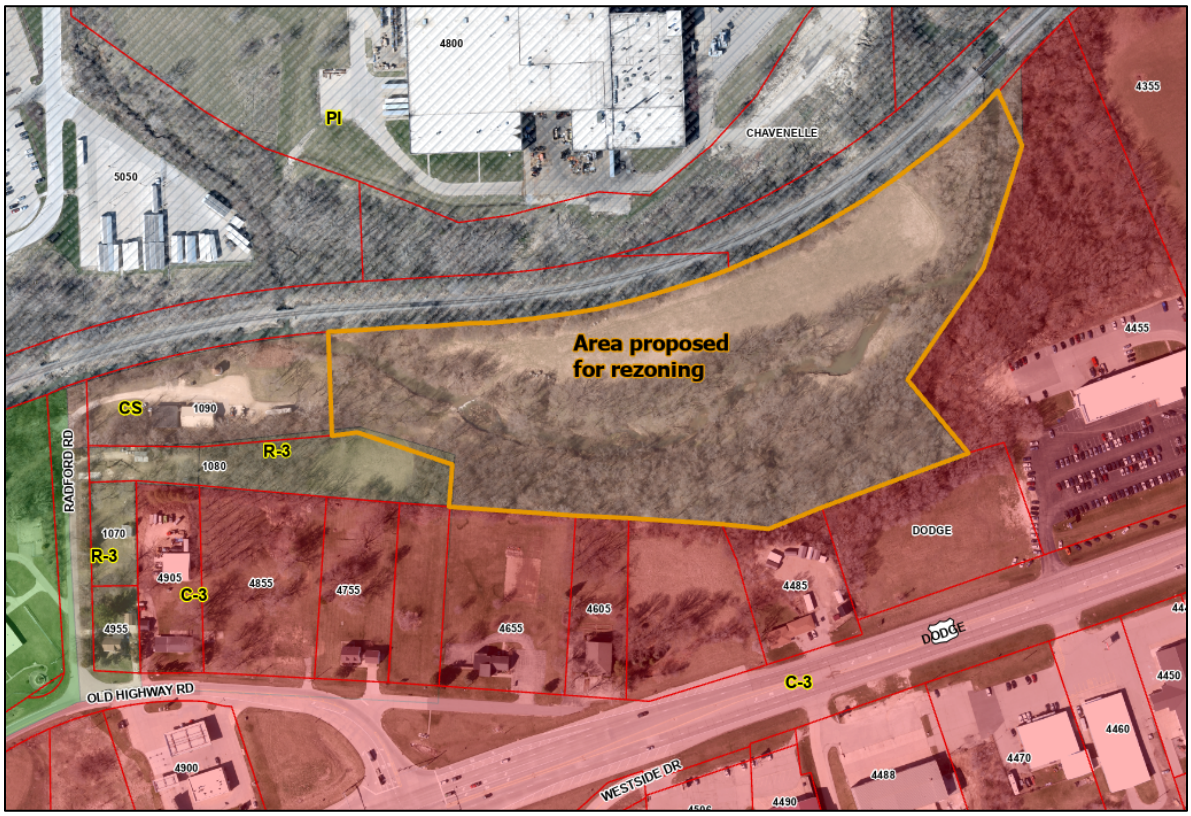
Former Zoning: Prior to 1975 – County
1975 – County
1985 – County
Annexed to City in 2000

Total Area: Area to be rezoned: 11 acres / 479,160 square feet
Parcel area: 15 acres / 657,463 square feet

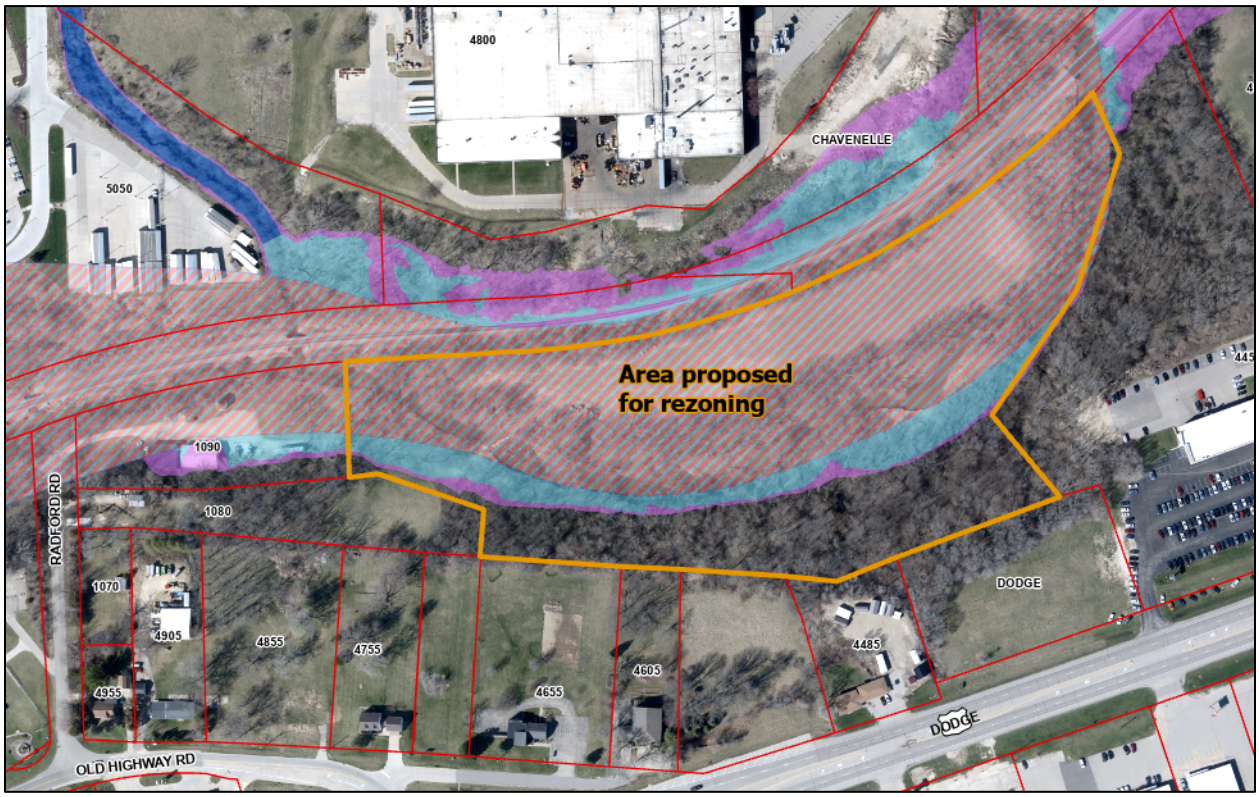
Property History: The property at 1090 Radford Road was in unincorporated Dubuque County until it was annexed into the city of Dubuque in 2000. The metal warehouse buildings on the west part of the parcel were constructed in 1960. That part of the property is used as a contractor shop and yard. The eastern 11 acres proposed for rezoning are used for agriculture uses and forestry.

Physical Characteristics: The property proposed for rezoning is 11 acres, and the total parcel area is 15 acres. Much of the rezoning area is in the floodway[1] of Catfish Creek, which runs through west to east, and the remainder is steep or otherwise forested. The property currently has field crops in the bottom (north) with a farm level access to cross the creek and is otherwise undeveloped. The remaining approximately four-acre western portion of the property will retain the current CS zoning and continue to be used as a contractor shop and yard.

1 The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.



Subject property and zoning of surrounding area, 2024 imagery



Subject property and FEMA flood map

Concurrence with Comprehensive Plan: The Comprehensive Plan states that protecting areas of productive agriculture will be useful and can lead to ecological benefits. The City's Future Land Use Map identifies this area as single-family residential, even though it is in the floodway where it is likely non-buildable due to state and federal standards.

Impact of Request on:

Utilities: Existing utilities are adequate to serve the site.

Traffic Patterns/Counts: The Iowa Department of Transportation (IDOT) categorizes Radford Road here as a Local Street. There are no recent traffic counts. The area to be rezoned is at the rear of a property which is at the end of a dead-end road. Rezoning of the subject property is not likely to increase vehicle trips, as the agriculture uses are already occurring.

Public Services: Existing public services are adequate to serve the subject property regardless of how it may be utilized or redeveloped.

Environment: The subject property consists of approximately 11 acres of undeveloped land used for field crops, cattle grazing, and forestry. These uses are planned to continue. A majority of the property is covered with the regulatory floodway, meaning development of any kind is heavily regulated federally and by the Iowa Department of Natural Resources.

Adjacent Properties: The subject property is adjacent to the Dubuque Industrial Center to the north, commercial properties to the east and south, residential properties to the south, and the National Guard property to the west. The area to be rezoned is in somewhat of a hole, is isolated by horizontal and vertical distance from other uses and has a rail line along the north side of the property. Due to the relative isolation of the property and not altering the current use of the property, none of the adjacent properties should be affected by this rezoning.

CIP Investments: None.

Staff Analysis: The applicant proposes to rezone a portion of property from CS Commercial Service and Wholesale to AG Agriculture zoning district.

The property at 1090 Radford Road was in unincorporated Dubuque County until it was annexed into the city of Dubuque in 2000. The metal warehouse buildings on the west part of the parcel were constructed in 1960. That part of the property is used as a contractor shop and yard. The eastern 11 acres proposed for rezoning are used for agriculture uses and forestry.

The property proposed for rezoning is 11 acres, and the total parcel area is 15 acres. Much of the rezoning area is in the floodway of Catfish Creek, which runs through west to east, and the remainder is steep or otherwise forested. The property currently has field

crops in the bottom (north) with a farm level access to cross the creek and is otherwise undeveloped. The remaining approximately four-acre western portion of the property will retain the current CS zoning and continue to be used as a contractor shop and yard.

The Iowa Department of Transportation (IDOT) categorizes Radford Road here as a Local Street. There are no recent traffic counts. The area to be rezoned is at the rear of a property which is at the end of a dead-end road. Rezoning of the subject property is not likely to increase vehicle trips, as the agriculture uses are already occurring.

Existing public services are adequate to serve the subject property regardless of how it may be utilized or redeveloped. Existing utilities are adequate to serve the site.

The subject property consists of approximately 11 acres of undeveloped land used for field crops, cattle grazing, and forestry. These uses are planned to continue. A majority of the property is covered with the regulatory floodway, meaning development of any kind is heavily regulated federally and by the Iowa Department of Natural Resources.

The subject property is adjacent to the Dubuque Industrial Center to the north, commercial properties to the east and south, residential properties to the south, and the National Guard property to the west. The area to be rezoned is in somewhat of a hole, is isolated by horizontal and vertical distance from other uses and has a rail line along the north side of the property. Due to the relative isolation of the property and not altering the current use of the property, none of the adjacent properties should be affected by this rezoning.

The existing CS zoning district allows for 38 Principal Permitted Uses and the proposed AG zoning district allows for 3 Principal Permitted Uses. The chart below provides a side-by-side summary of the Principal Permitted Uses in both zoning districts. The 1 use highlighted in yellow is permitted in both zoning districts. A copy of the full summary of each zoning district is attached to this report.

Principal Permitted Uses	
CS Zoning District	**AG Zoning District**
Agricultural supply sales.	Farming and agriculture, including the raising of field crops and livestock, horticulture, forestry, animal husbandry, and similar farming activities.
Animal hospital or clinic.	Noncommercial nursery.
Appliance sales or service.	Railroad or public or quasi-public utility, including substation.
Auto part sales or supply.	
Business services.	
Commercial greenhouse.	
Construction supply sales or service.	
Contractor shop or yard.	
Dental or medical lab.	
Farm implement sales or service.	
Freight transfer facility.	
Fuel or ice dealer.	

Furniture or home furnishing sales.
Furniture upholstery or repair.
General office.
Kennel.
Landscaping services (not including retail sales as primary use).
Licensed childcare center.
Lumberyard or building material sales.
Mail order house.
Miniwarehousing.
Moving or storage facility.
Off street parking lot.
Office supply.
Passenger transfer facility.
Pet daycare or grooming.
Printing or publishing.
Processing or assembly.
Railroad or public or quasi-public utility, including substation.
Refrigeration equipment sales or service.
Registered child development home.
Resource recovery/recycling center (indoor only).
Upholstery shop.
Vehicle body shop.
Vehicle sales or rental.
Vehicle service or repair.
Vending or game machine sales or service.
Wholesale sales or distributor.

The Comprehensive Plan states that protecting areas of productive agriculture will be useful and can lead to ecological benefits.

The City's Future Land Use Map identifies this area as single-family residential, even though it is in the floodway where it is likely non-buildable due to state and federal standards.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation to the City Council in accordance with Chapter 9 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by Jason Dula Reviewed by _____ Date: 1/28/2026

16-5-16: CS COMMERCIAL SERVICE AND WHOLESALE:

The CS district is intended to provide locations for a variety of business services, office uses, limited industrial activity and major wholesale operations. The CS district uses are primarily characterized by large storage space requirements, high volume truck traffic and low volume customer traffic. It is intended that the CS district is one that provides a transitional zone that can be used between industrial and commercial uses and in cases where topography establishes a transitional area due to physical limitations between industrial and higher density residential development. (Ord. 52-09, 10-19-2009)

16-5-16-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the CS district:

Agricultural supply sales.

Animal hospital or clinic.

Appliance sales or service.

Auto part sales or supply.

Business services.

Commercial greenhouse.

Construction supply sales or service.

Contractor shop or yard.

Dental or medical lab.

Farm implement sales or service.

Freight transfer facility.

Fuel or ice dealer.

Furniture or home furnishing sales.

Furniture upholstery or repair.

General office.

Kennel.

Landscaping services (not including retail sales as primary use).

Licensed childcare center.

Lumberyard or building material sales.

Mail order house.

Miniwarehousing.

Moving or storage facility.

Off street parking lot.

Office supply.

Passenger transfer facility.

Pet daycare or grooming.

Printing or publishing.

Processing or assembly.

Railroad or public or quasi-public utility, including substation.

Refrigeration equipment sales or service.

Registered child development home.

Resource recovery/recycling center (indoor only).

Upholstery shop.

Vehicle body shop.

Vehicle sales or rental.

Vehicle service or repair.

Vending or game machine sales or service.

Wholesale sales or distributor. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 30-21, 9-20-2021; Ord. 3-22, 1-18-2022)

16-5-16-2: CONDITIONAL USES:

The following conditional uses may be permitted in the CS district, subject to the provisions of section 16-8-5 of this title:

Licensed adult day services.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019)

16-5-16-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Any use customarily incidental and subordinate to the principal use it serves.

Wind energy turbine (building mounted). (Ord. 52-09, 10-19-2009)

16-5-16-4: TEMPORARY USES:

The following uses shall be permitted as temporary uses in the CS district in conformance with the provisions of section 16-3-19 of this title:

Any use listed as a permitted use within the district. (Ord. 52-09, 10-19-2009)

16-5-16-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-16-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-16-7: BULK REGULATIONS:

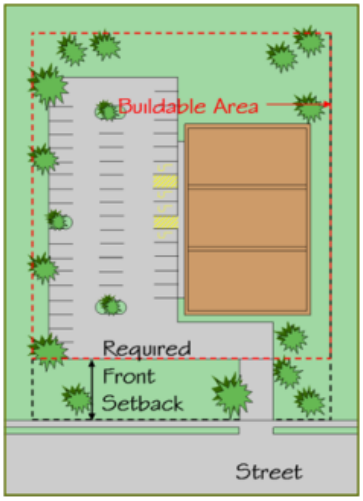
CS Commercial Service And Wholesale	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side[1]	Minimum Rear[2]	
				Minimum	Maximum			
Vehicle sales	20,000 sq. ft.	-	-	20 ft.	-	-	-	40 ft.
All other uses	-	-	-	20 ft.	-	-	-	40 ft.

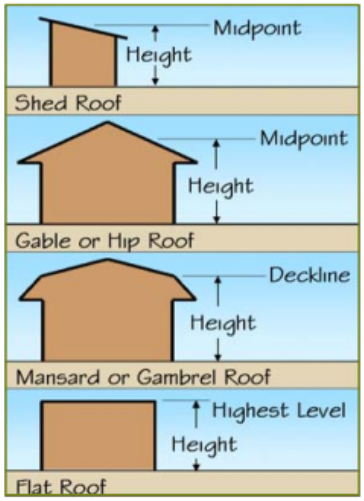
Notes:

1. When abutting a residential or office residential district, a 20 foot side setback is required.

2. When abutting a residential or office residential district, a 20 foot rear setback is required.







(Ord. 52-09, 10-19-2009)

16-5-21: AG AGRICULTURE:

The AG district is intended to conserve farmland for agricultural purposes and to serve as a "holding" zone to prevent the premature development of large land acreages and of recently annexed land for which the most appropriate future use has not yet been determined. (Ord. 52-09, 10-19-2009)

16-5-21-1: PROHIBITED USES:

The following uses are prohibited in the AG district:

Feedlot.

Livestock confinement operation. (Ord. 52-09, 10-19-2009)

16-5-21-2: PRINCIPAL PERMITTED USES:

The following uses are permitted in the AG district:

Farming and agriculture, including the raising of field crops and livestock, horticulture, forestry, animal husbandry, and similar farming activities.

Noncommercial nursery.

Railroad or public or quasi-public utility, including substation. (Ord. 52-09, 10-19-2009)

16-5-21-3: CONDITIONAL USES:

The following conditional uses may be permitted in the AG district subject to the provisions of section 16-8-5 of this title:

Kennel.

Quarry.

Retail sale of agricultural products.

Wind energy conversion systems.

Winery. (Ord. 35-15, 5-18-2015)

16-5-21-4: ACCESSORY USES:

The following uses may be permitted as accessory uses as provided in section 16-3-7 of this title:

Barbed wire or electric fences when used for livestock containment.

Barn, shed or similar structure.

Seasonal sale of produce grown on site.

Single-family detached dwelling, provided it is located on a lot of ten (10) acres or more and is incidental and subordinate to an active agricultural use it serves.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009)

16-5-21-5: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-6: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-7: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-8: BULK REGULATIONS:

Reserved for future use.

(Ord. 52-09, 10-19-2009)

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

ORDINANCE NO. - 26

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1090 RADFORD ROAD FROM CS COMMERCIAL SERVICE AND WHOLESALE DISTRICT TO AG AGRICULTURE DISTRICT.

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

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter–described property from CS Commercial Service and Wholesale District to AG Agriculture District, to wit:

A portion of Lot 2 of Kellhoff Place as shown in Exhibit A, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

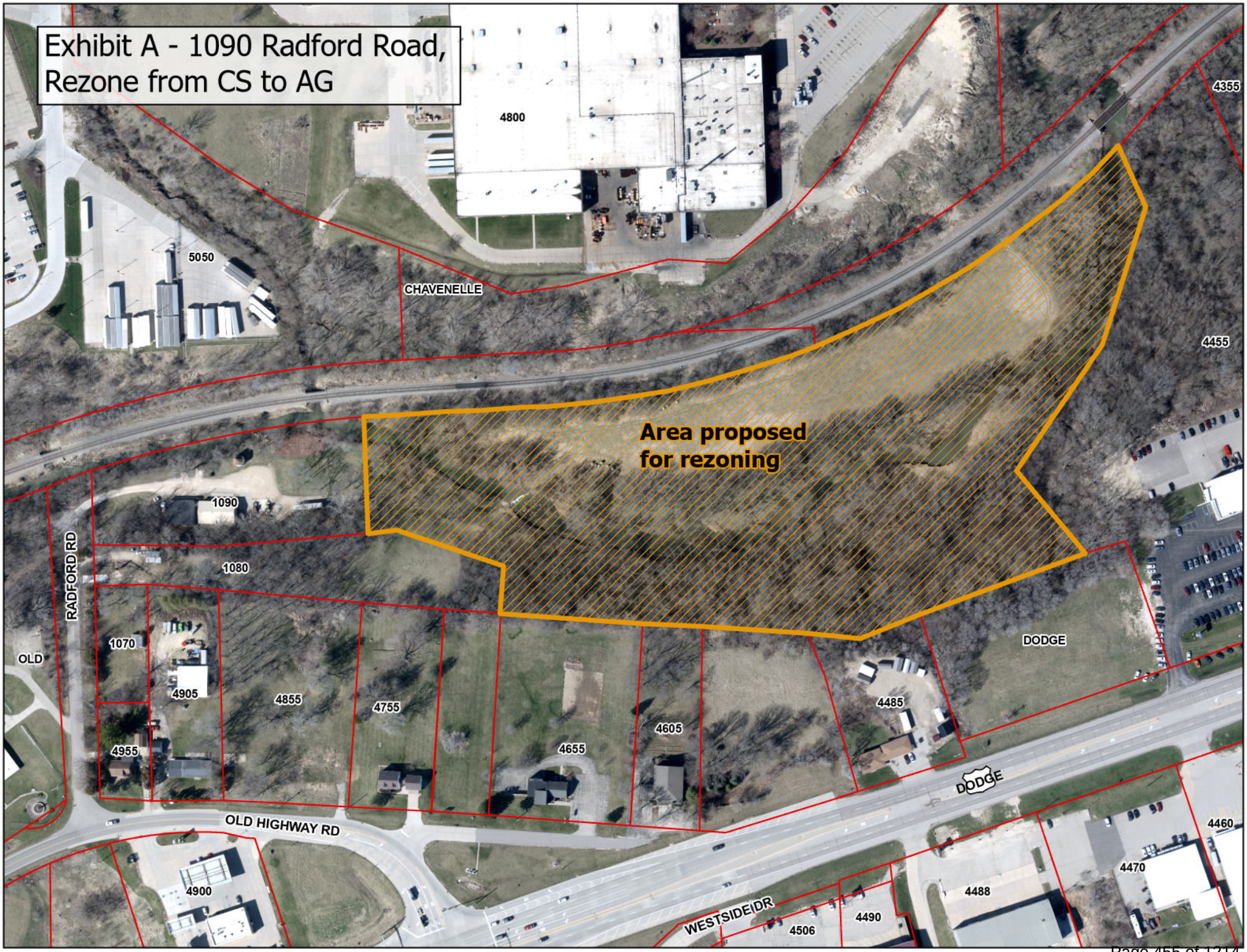
Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk


Exhibit A - 1090 Radford Road,
Rezone from CS to AG
Area proposed
for rezoning
4800
4355
5050
CHAVENELLE
4455
1090
1080
RADFORD RD
1070
OLD
4905
4855
4755
4955
4655
4605
4485
DODGE
DODGE
OLD HIGHWAY RD
4460
4470
4488
4900
WESTSIDE DR
4506
4490

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 2.

ITEM TITLE:	Request to Rezone Rustic Point #2
SUMMARY:	Proof of publication on notice of public hearing to consider a request from Brian Riniker to rezone Rustic Point #2 from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district, and Zoning Advisory Commission recommending approval. **ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located Along Wagon Wheel Lane And Rustic Point Lane Within The Rustic Point Estates Subdivision From R-1 Single-Family Residential To R-2 Two- Family Residential Zoning District
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Letter to CC
2. Application
3. Vicinity Map
4. Notification Map
5. Staff Report
6. R1 Zoning
7. R2 Zoning
8. Ordinance
9. Pubic Opposition - Lewis at 4402 Sickle Ln
10. Public Opposition - Pawlowski at 4416 Sickle Ln
11. Public Opposition - Winkelman at 4424 Rustic Point Ln
12. Public Support - Greg Adams
13. Public Input Map
14. CC PPT Presentation

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

February 6, 2026

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

Applicant: Brian Riniker
Location: Rustic Point #2
Description: To rezone property from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request at their meeting on February 4, 2026. The application, staff report, and related materials are attached for your review.

Discussion

Brian Riniker, 2300 Stone Brook Lane, Eldridge, Iowa spoke for his request. He said they are seeking to rezone seven lots to allow for the option to construct townhomes. He said that in this Rustic Point Estates subdivision 57 lots are zoned R-1 lots and 19 lots are zoned R-2, but there are currently no R-2 zoned lots available for sale or construction. He said the rezoning would create seven lots that could have townhomes, but they may not use all seven utilized for townhomes. He noted that infrastructure limitations and expenses may prevent townhome development, so they are trying to determine feasibility. He said the proposed townhomes would be similar in density and character to existing townhome development in the subdivision.

The Commission sought clarification regarding what areas of the subdivision are currently zoned R-1 and R-2, and which lots were under consideration. Mr. Riniker referenced a map of the subdivision and pointed out the existing zoning districts within the subdivision as well as the lots that are requested to be rezoned.

Gary Jaeger, 3642 Wagon Wheel Lane, said that he's lived in the neighborhood for three years. He expressed concern about the rezoning because it's a change from what the property owners expected. He said he thinks that single family homes are more attractive to families, and he hopes more young families move into the neighborhood.

Mark Link, 3647 Wagon Wheel Lane, expressed concern about additional cars parking on the street, which he said is narrow, making it difficult to travel through, especially when it snows.

Mr. Riniker thanked the neighbors for sharing their thoughts. He stated he did reach out to the property owners that he believed would be affected by the requested rezoning but did not reach out to the property owners that spoke as they are separated from the subject lots by other properties. He apologized for not connecting with those individuals. He acknowledged that it's more common for townhomes to be owned by older people or single parents, but that in his experience it has been older people, not families, that are seeking out townhomes. He said that the two lots that back up to Kennedy Road may be most appropriate for townhomes since the yards are not great for children. He said he respects that people have made investments in the community. He said he doesn't believe that all seven lots will be developed as townhomes.

The Commission asked about the expense of adding additional water and sewer laterals when developing townhomes and questioned whether they would construct the utilities when the homes are built or would they construct them for all lots at one time. Mr. Riniker said that utility laterals have already been installed for single-family development on the subject lots. He noted it would be a large expense to add additional lines for the townhomes, and that any additional laterals would all be done at one time as that would be the most cost-effective approach.

Staff detailed the staff report and displayed a zoning map of the subdivision showing the existing zoning districts and the lots proposed to be rezoned R-2. Staff shared the notification map showing property owners within 200' that received public notice. Staff described the characteristics of the neighborhood, stating that R-2 zoning district was established in the neighborhood when it was originally annexed into the city. Staff explained that with this rezoning request, there would be the potential for a total of fourteen townhome units on the seven subject lots, which is seven more units than with R-1 zoning. Staff discussed the code changes made at the state level in 2025 which now allow for lots with a single-family residence to construct an accessory dwelling unit by-right, provided the development standards are met and the required building permits are obtained. Staff explained how this code change now allows for additional density in the R-1 zoning district that would have previously required a conditional use permit to construct. Staff noted the zoning does not regulate the type of ownership for residential units, however subdivision covenants may regulate that. Staff highlighted the three letters of opposition that were submitted by neighbors, and one letter of support was received from realtor Greg Adams.

The Commission discussed the state law and how it allows R-1 properties to have two units on a lot. Staff further clarified that while accessory dwelling units would allow for additional density in the R-1 zoning district, they are different from townhome structures in that they do not require separate utility laterals. Townhome units would each require a separate water and sewer connection.

The Commission sought to clarify whether accessory dwelling units would still need to adhere to building code requirements. Staff stated that yes, the state code established development standards for accessory dwelling units and that they must comply with building codes.

The Commission noted there are already numerous R-2 lots located within the subdivision, and the homes in the Vintage Estates to the west are single-family residences on smaller lots, that are consistent with the R-2 density.

One Commissioner stated support for rezoning the two lots along Wagon Wheel Lane to R-2 but felt that the five lots along Rustic Point Lane should remain R-1. The Commissioner noted opposition from neighbors and saw this as a compromise.

The Commission discussed the request noting the existing mix of R-1 and R-2 lots in the neighborhood, the large size of the existing lots, and a number of Commissioners noted that they had lived in duplexes with their families.

Recommendation
By a vote of 4 to 1, the Zoning Advisory Commission recommends that the City Council approve the request as submitted.

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

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

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: Rustic Point Estates - Wagon Wheel Lane & Rustic Point Lane

Legal Description/Parcel ID#/Subdivision: Lots 59, 60, 61, 62, 63, 75 & 76 of Rustic Point Estates #2

Existing Zoning: R-1 Proposed Zoning: R-2 Site Area (square feet/acres): varies

Historic District: Landmark: ☐ Yes ☒ No

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

To rezoning seven lots from R-1 Single-Family to R-2 Two-Family

C. Applicant/Agent Information

Name: Brian Riniker Phone: 563-513-5393

Address: 2300 Stone Brook Ln City: Eldridge

State: IA Zip: 52748 Email: rinikers@gmail.com

D. Property Owner(s) Information

Name(s): Derby Grange LLC Phone: 563-513-5393

Address: 12568 JFK Rd City: Dubuque

State: IA Zip: 52002 Email: rinikers@gmail.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: [signature] Date: 12/18/25

Property Owner(s): [signature] Date: 12/18/25

FOR OFFICE USE ONLY

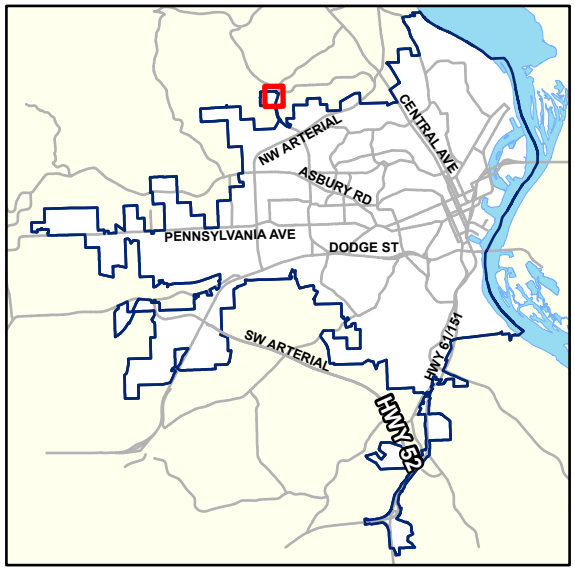
Fee $711 Ck# ☐CC ☐Cash Received by Date



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Brian Riniker

Location: Wagon Wheel and Rustic Point Lanes, PINs 1009331010, 1009331009, 1009331006, 1009331007, 1009331008, 1009326008, and 1009326009

Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district.

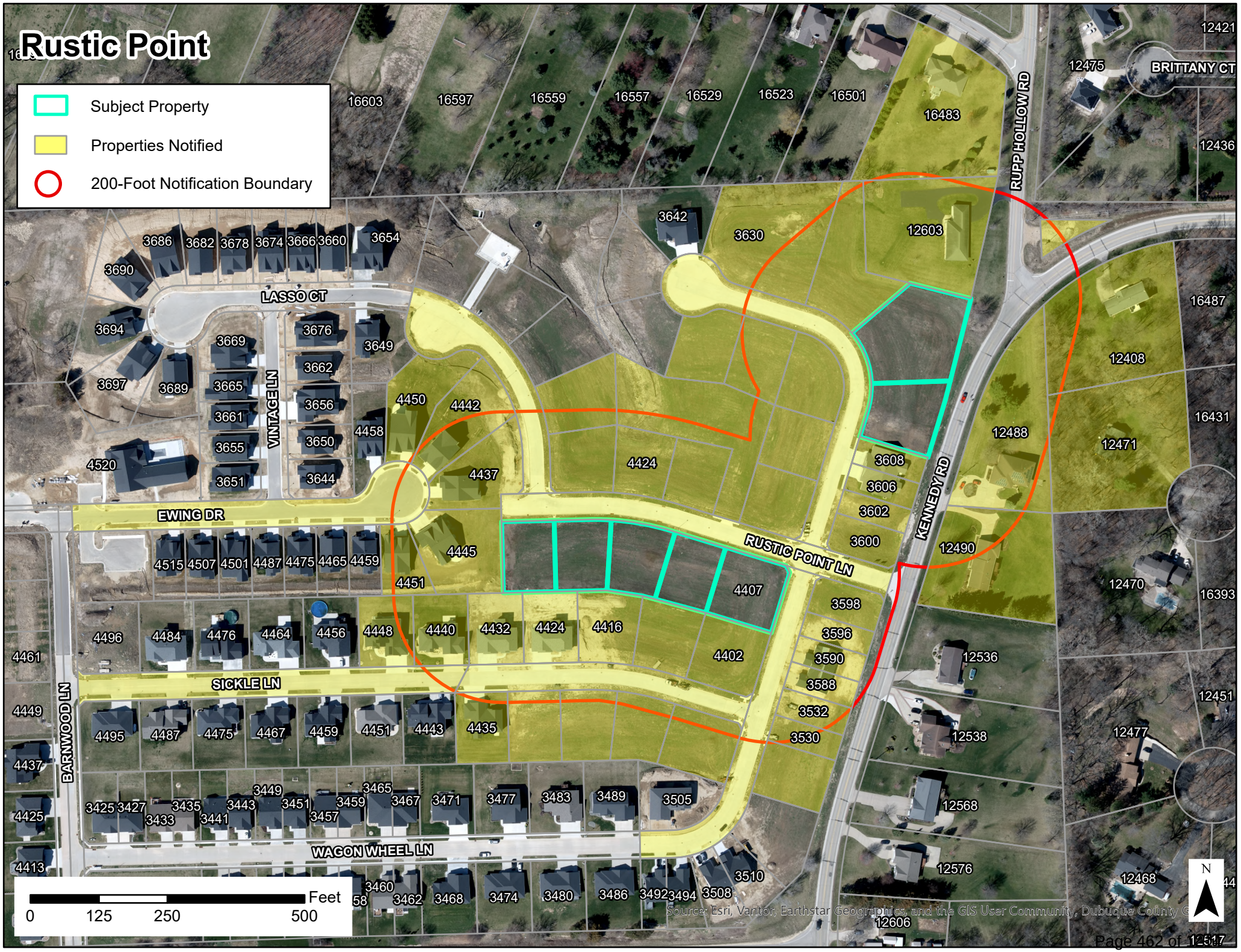
Subject Property

City Limits

0 125 250 500
Feet

N

1:3,000


Rustic Point
Subject Property
Properties Notified
200-Foot Notification Boundary
LASSO CT
VINTAGE LN
EWING DR
SICKLE LN
BARNWOOD LN
WAGON WHEEL LN
RUSTIC POINT LN
KENNEDY RD
RUPP HOLLOW RD
BRITTANY CT
Feet
0
125
250
500
N
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Dubuque County G

REZONING STAFF REPORT Zoning Agenda: February 4, 2026

Property Address: Wagon Wheel and Rustic Point Lanes, PINs 1009331010, 1009331009, 1009331006, 1009331007, 1009331008, 1009326008, and 1009326009

Property Owner: Derby Grange LLC

Applicant: Brian Riniker

Description: To rezone property from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district.

Proposed Land Use: Residential **Proposed Zoning:** R-2

Existing Land Use: Vacant property **Existing Zoning:** R-1

Adjacent Land Use:

North – Residential
East – Residential
South – Residential
West – Residential

Adjacent Zoning:

North – R-1/County R-2
East – County AG
South – R-1/R-2
West – R-1/PUD-PR

Former Zoning:

2017 – Rezoned to from AG to R-1
1985 – County A-1
1975 – County A-1

Total Area:

Lot 59 – .28 acres
Lot 60 – .29 acres
Lot 61 – .31 acres
Lot 62 – .28 acres
Lot 63 – .36 acres
Lot 75 – .37 acres
Lot 76 – .64 acres

Property History: The proposed rezoning involves seven (7) individual lots that were historically part of a single property that was zoned and used for agricultural purposes. In 2017, the property was annexed into the City of Dubuque and subsequently subdivided to create a residential subdivision, resulting in the lots as they exist today.

The subject lots are part of the Rustic Point Estates subdivision which, when originally annexed into the city, was rezoned to allow for single-family and two-unit townhome residential development. When originally rezoned, the subdivision contained fifty-seven (57) lots zoned R-1 and nineteen (19) lots zoned for two-unit townhomes. Development in the neighborhood has been fairly consistent since that time and the R-2 lots are now fully developed. The applicant is seeking to rezone the seven (7) subject lots in order to allow for more two-unit townhome development within the subdivision.

Physical Characteristics: The Rustic Point Estates subdivision is located at the northwest corner of John F. Kennedy Road and Derby Grange Road. The subdivision has rolling topography with a portion of the property draining toward the City of Dubuque and the Catfish Creek and the north balance of the property draining toward the Little Maquoketa Watershed. The subdivision contains improved streets including Lasso Court, Rustic Point Lane, Wagon Wheel Lane, Sickle Lane, and Barnwood Lane.

The image below identifies the location of the seven (7) existing lots (outlined in blue) that the applicant desires to rezoning from R-1 to R-2.



Concurrence with Comprehensive Plan: The City's Future Land Use Plan identifies the subject lots as Single-Family Residential. The proposed project would 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.

Impact of Request on:

Utilities: The subdivision is adequately served by both city water and sanitary sewer. Mains for water and sanitary sewer are located within Rustic Point Lane and Wagon Wheel Lane.

Traffic Patterns/Counts: The 2021 Iowa Department of Transportation (IDOT) traffic counts indicate an average annual daily traffic count of 3,680 vehicles along this section of John F. Kennedy Road which is classified as a minor arterial. Derby Grange Road is classified as a local street and has an average annual daily traffic count of 1,550 vehicles according to IDOT 2021 traffic counts. The proposed rezoning of seven (7) lots from R-1 to R-1 would allow for the creation of up to seven (7) additional principal residences beyond what would currently be permitted today. This increase in homes is not anticipated to have a substantial increase in the number of vehicles trips to the subdivision.

Public Services: Public services are adequate to serve the seven (7) lots whether they are developed as single family or townhomes.

Environment: The requested rezoning would affect seven (7) existing lots within the Rustic Point Estates subdivision. The lots are currently zoned for single-family residential development; however, rezoning them to R-2 would allow for the construction of two-unit townhomes while still preserving the option to develop single-family residences on each lot. If all seven (7) lots were developed with two-unit townhomes, the total number of residential units would increase by seven, which represents a minimal increase in density. If approved, the development of two-unit townhomes on these lots would not require site plan review; however, development would be required to comply with building codes for residential development.

Adjacent Properties: The subject lots are surrounded by residential properties to the north, west, and south, as well as to the east across John F. Kennedy Road. The requested rezoning would be consistent with other development in the Rustic Point Estates which is already comprised of single-family and two-unit townhomes.

CIP Investments: None.

Staff Analysis: To rezone seven (7) lots from R-1 Single-Family Residential to R-2 Two-Family Residential zoning district.

The subject lots are part of the Rustic Point Estates subdivision which, when originally annexed into the city, was rezoned to allow for single-family and two-unit townhome residential development. When originally rezoned, the subdivision contained fifty-seven (57) lots zoned R-1 and nineteen (19) lots zoned for two-unit townhomes. Development in the neighborhood has been fairly consistent since that time and the R-2 lots are now fully developed. The applicant is seeking to rezoning the seven (7) subject lots in order to allow for more two-unit townhome development with the subdivision.

The Rustic Point Estates subdivision is located at the northwest corner of John F. Kennedy Road and Derby Grange Road. The subdivision has rolling topography with a portion of the property draining toward the City of Dubuque and the Catfish Creek and the north balance of the property draining toward the Little Maquoketa Watershed. The subdivision contains improved streets including Lasso Court, Rustic Point Lane, Wagon Wheel Lane, Sickle Lane, and Barnwood Lane. The subject lots are surrounded by residential properties to the north, west, and south, as well as to the east across John F. Kennedy Road.

The requested R-2 zoning district would allow for additional residential density beyond the existing R-1 zoning district but would also continue to allow for single-family residential development. Below is a chart showing the permitted uses in both the R-1 and R-2 zoning districts. The highlighted items are permitted in both zoning districts. A copy of the R-1 and R-2 codes sections are attached.

Principal Permitted Uses	
R-1 Zoning District	**R-2 Zoning District**
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Cemetery, mausoleum, columbarium
Community gardens	Community gardens
Golf course	Golf course
Maternity group home	Maternity group home
Parks, public or private, natural recreation area	Parks, public or private, natural recreation area
Place of religious exercise or assembly	Place of religious exercise or assembly
Public, private or parochial school	Public, private or parochial school
Railroad/public or quasi-public utility/substation	Railroad/public or quasi-public utility/substation
	Townhouse (maximum 2 dwelling units)
	Two-family dwelling (duplex)

The subdivision is adequately served by both city water and sanitary sewer. Mains for water and sanitary sewer are located within Rustic Point Lane and Wagon Wheel Lane. Public services are adequate to serve the seven (7) lots if rezoned.

The proposed rezoning of seven (7) lots from R-1 to R-1 would allow for the creation of up to seven (7) additional principal residences beyond what would currently be permitted today. This increase in homes is not anticipated to have a substantial

increase in the number of vehicles trips to the subdivision and as such no additional traffic analysis or study is required.

The requested rezoning would be consistent with other development in the Rustic Point Estates which is already comprised of single-family and two-unit townhomes. Formal site plan review and approval is not required for single-family or two-unit townhome development; however, development would be required to comply with all local, state, and federal codes for residential development and require permitting through Inspection and Construction Services.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation on the proposed rezoning to the City Council in accordance with Chapter 16-9-5 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by:  Date: 01/28/2026

16-5-2: R-1 SINGLE-FAMILY RESIDENTIAL:
The R-1 district is the most restrictive residential district and is intended to protect low density residential areas from the encroachment of incompatible uses. The principal use of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-2-1: PRINCIPAL PERMITTED USES:
The following uses are permitted in the R-1 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private or parochial school approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling. (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-2-2: CONDITIONAL USES:
The following conditional uses may be permitted in the R-1 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Keeping of horses or ponies.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Off street parking.

Tour home.

Tourist home.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014)

16-5-2-3: ACCESSORY USES:
The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-2-4: TEMPORARY USES:
Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-5: PARKING:
Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

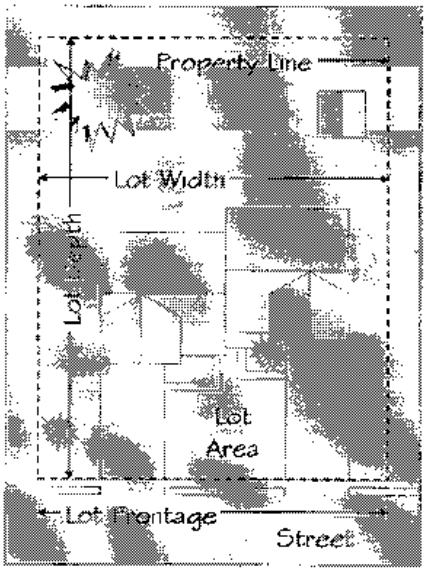
16-5-2-7: BULK REGULATIONS:

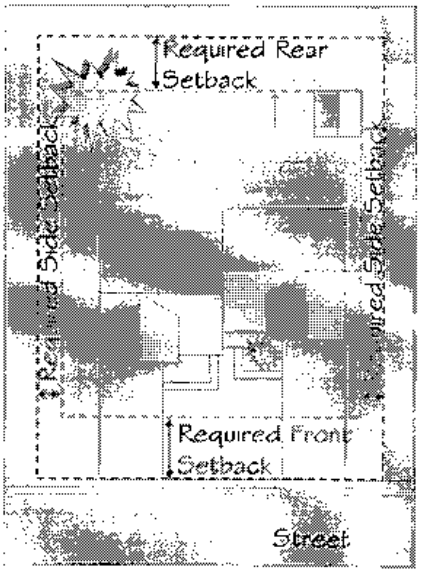
R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum[2]	Maximum			
R-1 Residential	**Minimum Lot Area**	**Minimum Lot Frontage**	**Maximum Lot Coverage (Lot Area)**	**Setbacks**				**Maximum Height**
				Front		**Minimum Side**	**Minimum Rear**	
				Minimum[2]	**Maximum**			
Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft.[1]
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

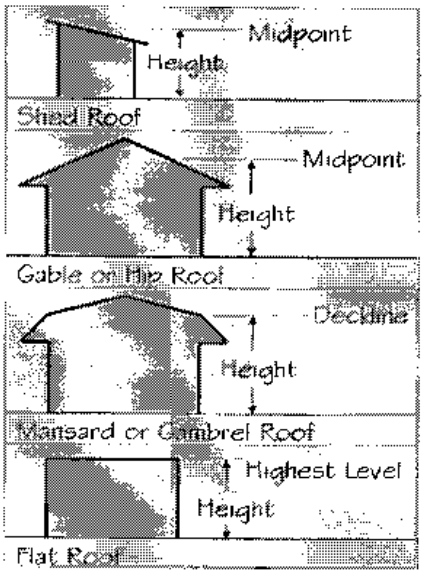
Notes:

1. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.

2. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.







(Ord. 52-09, 10-19-2009)

16-5-3: R-2 TWO-FAMILY RESIDENTIAL:
The R-2 district is intended to provide residential areas characterized by single-family and two-family dwellings. Increased densities and the introduction of two-family housing types are intended to provide greater housing options while maintaining the basic qualities of a low density residential neighborhood. The principal use of land in this district is for low density single- and two-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-3-1: PRINCIPAL PERMITTED USES:
The following uses are permitted in the R-2 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private, or parochial school, approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling.

Townhouse (maximum 2 dwelling units).

Two-family dwelling (duplex). (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-3-2: CONDITIONAL USES:
The following conditional uses may be permitted in the R-2 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Hospice.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Off street parking.

Tour home.

Tourist home.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014; Ord. 20-22, 5-20-2022)

16-5-3-3: ACCESSORY USES:
The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-3-4: TEMPORARY USES:
Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-3-5: PARKING:
Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-3-6: SIGNS:
Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

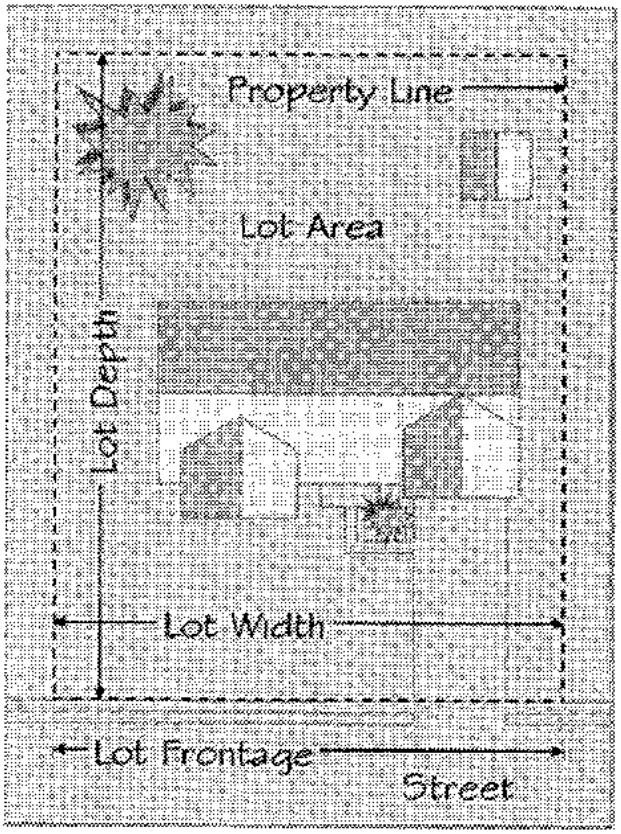
16-5-3-7: BULK REGULATIONS:

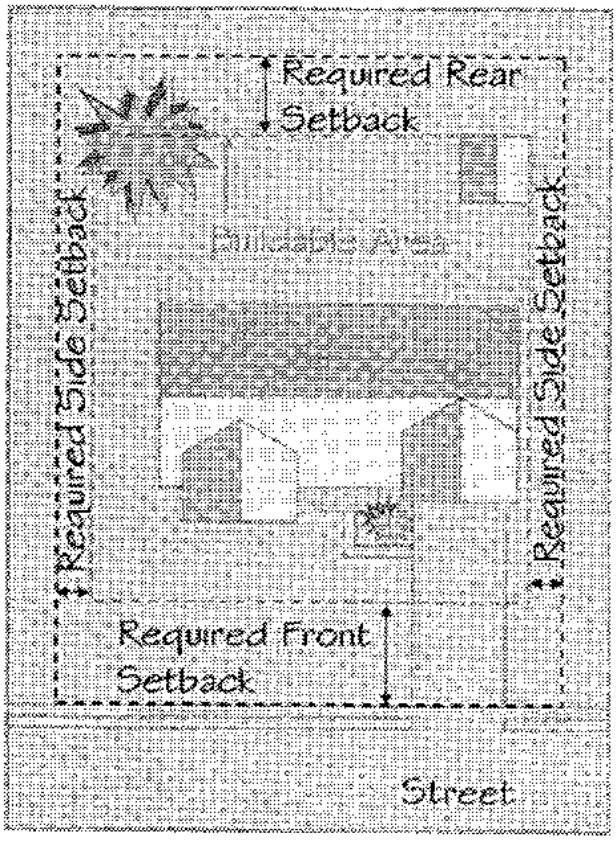
R-2 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum[2]	Maximum			
R-2 Residential	**Minimum Lot Area**	**Minimum Lot Frontage**	**Maximum Lot Coverage (Lot Area)**	**Setbacks**				**Maximum Height**
				Front		**Minimum Side**	**Minimum Rear**	
				Minimum[2]	**Maximum**			
Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft.[1]
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Townhouse (2 du maximum)	3,000 sq. ft./du	25 ft./du	40%	20 ft.	50 ft.	6/0 ft.	20/0 ft.	30 ft.
Two-family dwelling	6,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Hospice	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

Notes:

1. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.

2. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.





(Ord. 52-09, 10-19-2009)

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

ORDINANCE NO. - 26

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED ALONG WAGON WHEEL LANE AND RUSTIC POINT LANE WITHIN THE RUSTIC POINT ESTATES SUBDIVISION FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT.

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

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter–described property from R-1 Single-Family Residential to R-2 Two-Family Residential zoning district, to wit:

Lot 59, Lot 60, Lot 61, Lot 62, Lot 63, Lot 75, and Lot 76 of Rustic Point Estates #2, ll in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Matt O'Brien

From: Lewis, Lori <Lori.Lewis@mheducation.com>
Sent: Monday, February 2, 2026 1:36 PM
To: Planning
Subject: Opposition to the proposal to rezone the properties located at Wagon Wheel and Rustic Point Lanes

You don't often get email from lori.lewis@mheducation.com. Learn why this is important

Caution! This message was sent from outside your organization. Never give your login information and password over email!

Allow sender | Block sender | Report

Dubuque Zoning Advisory Commission,

I am writing to formally express our strong opposition to the proposal to rezone the properties located at Wagon Wheel and Rustic Point Lanes (PINs: 1009331010, 1009331009, 1009331006, 1009331007, 1009331008, 1009326008, and 1009326009) from **R-1 Single-Family Residential** to **R-2 Two-Family Residential**.

As a homeowner who has recently built a new home in this immediate neighborhood, I oppose this change for the following reasons:

- **Reliance on Existing Zoning:** We chose to invest in and build a home in this specific area with the understanding and explicit assurance that the lots behind out home were zoned for single-family residences. A shift to additional multi-family units fundamentally changes the character of the neighborhood that we were promised when we purchased our lot. We feel we already have enough R-2 units in the subdivision.
- **Property Value:** A sudden shift to multi-family zoning can negatively impact the long-term market value and "quiet enjoyment" of the single-family homes currently established here.

I request that the Commission deny this rezoning request and maintain the R-1 designation to protect the integrity of the neighborhood and the investments of the current homeowners.

Thank you for your time and consideration.

Sincerely,
Brian and Lori Lewis
4402 Sickle Lane Dubuque, IA 52002

Krzysztof Pawlowski & Beata Bil

4416 Sickle Ln
Dubuque, IA 52002
e-mail: pawlowski72@gmail.com
Phone number: 580 220 8860

Date: January 30, 2026

Planning Services Department
City of Dubuque
50 W. 13th Street
Dubuque, IA 52001

Subject: **Formal Objection to Rezoning Request from R-1 to R-2 (Location: Wagon Wheel and Rustic Point Lanes – PINs: 1009331010, 1009331009, 1009331006, 1009331007, 1009331008, 1009326008 and 100932009)**

Dear Members of the Planning Services Department and Zoning Advisory Commission,

We are writing to express our opposition to the proposal to rezone the properties located at **Wagon Wheel** and **Rustic Point Lanes** from **R-1 Single-Family Residential** to **R-2 Two-Family Residential**.

We do believe, this change would negatively impact the surrounding neighborhood in several important for us ways.

First, the proposed rezoning is inconsistent with the existing character of the area. Our neighborhood is composed primarily of single-family homes with stable, low-density residential patterns. Allowing two-family structures would introduce a density level that does not align with the established land-use plan and could alter the long-term identity of the community.

Additionally, increased density would place added strain on local infrastructure—including parking availability, traffic flow, and utilities—which is not designed to support multi-unit dwellings. These impacts would be felt immediately by nearby residents and could diminish overall safety, accessibility, and quality of life.

There are also concerns regarding noise, privacy, and congestion that typically arise from higher-density housing. The current R-1 zoning helps preserve a predictable, cohesive environment; changing to R-2 would introduce uncertainties and potentially reduce property values for homeowners who invested in single-family surroundings.

For these reasons, I respectfully request that the rezoning proposal be denied, and that the property remain designated as R-1 to protect the integrity, stability, and livability of our neighborhood as it was intended.

Thank you for your understanding,

Krzysztof Pawlowski and Beata Bil

Matt O'Brien

From: Jennifer Winkelmann <denverjen@hotmail.com>
Sent: Tuesday, February 3, 2026 11:09 AM
To: Planning
Subject: Zoning Advisory - Wagon Wheel and Rustic Point Lanes

You don't often get email from denverjen@hotmail.com. Learn why this is important

Caution! This message was sent from outside your organization. Never give your login information and password over email!

Allow sender | Block sender | Report

Hello.

My name is Jennifer Winkelmann, and I am a new resident at Rustic Point Estates. I just purchased 4424 Rustic Point Lane.

I understand that the Developers would like to rezone some parcels in the community from R1 to R2.

I am amenable to R2 for the lots on Wagon Wheel, given that there are already several duplexes on that street backing up to JFK. I am strongly against R2 zoning for Rustic Point Lane. I just moved from townhouse living, and specifically purchased the lot 89 and built a house because I wanted to be in a neighborhood of single family homes.

Please confirm receipt of this message.

Thank you!

Jen

Wally Wernimont

From: Greg Adams <greg32755@aol.com>
Sent: Wednesday, February 4, 2026 1:58 PM
To: Wally Wernimont; Brian Riniker
Subject: Rustic Points

Caution! This message was sent from outside your organization. Never give your login information and password over email!

Allow sender | Block sender | Report

Dubuque Zoning Advisory Commission:

I am the Realtor for Rustic Points and I would respectfully request that that you approve the zoning change to R-2.

Currently, the demand for townhouses is extremely high
There are approximately 294 residential lots for sale through our MLS. There are 0 townhouse lots for sale.

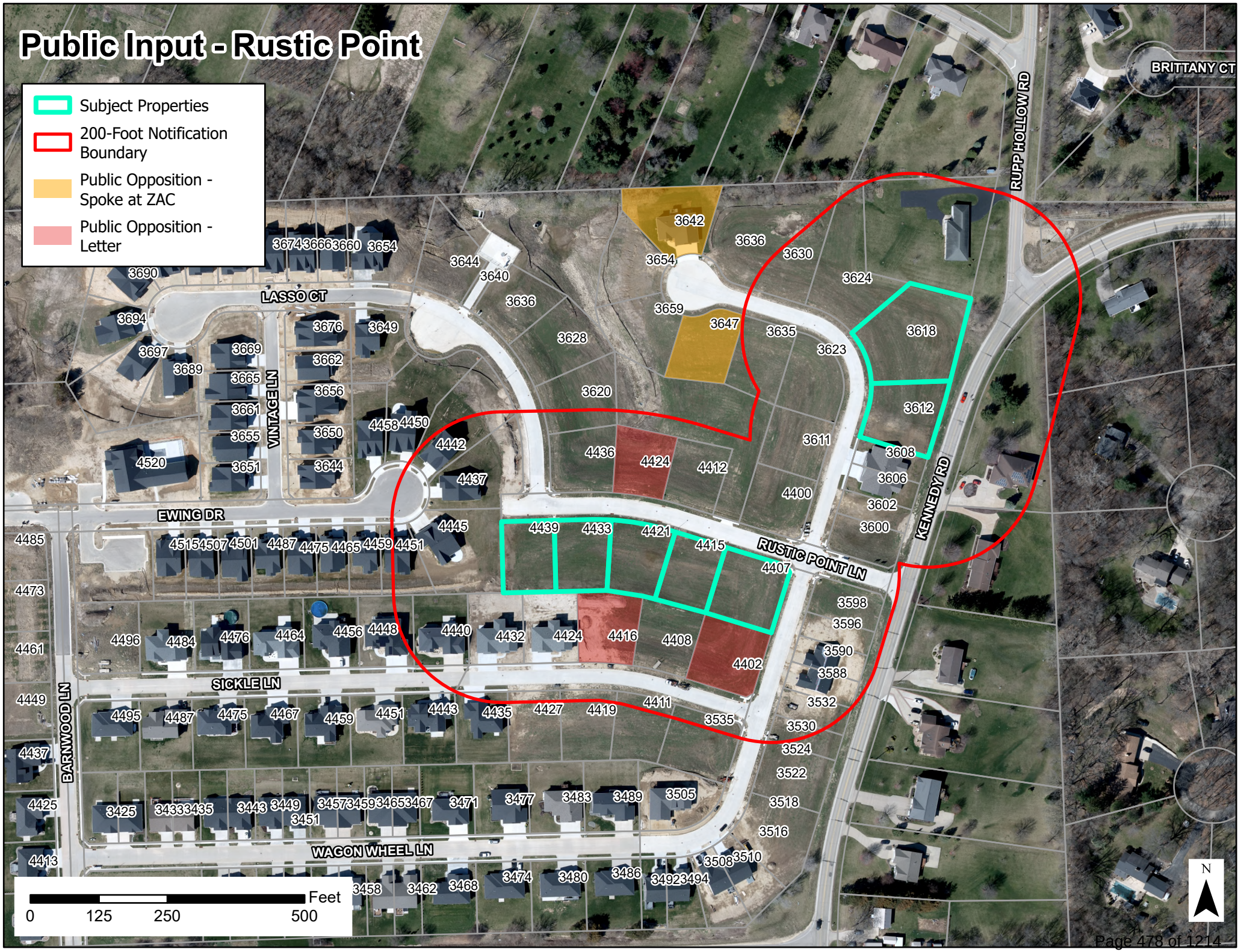
There is approximately 38 town homes in the subdivision and the great majority of them are occupied by senior citizens
who chose to reside in the great city of Dubuque. There is a lot of "pride of ownership" and they all have been great neighbors.

I think the city of Dbq needs to take steps to allow future townhome buyers to continue residing in Dbq.

Thanks for your time!

Respectfully,

Greg Adams
The Adams Team
RE/MAX Advantage Realty
4029 Pennsylvania Ave.
Dubuque, IA 52002
Licensed Broker in IA, IL
563.590.2016


Public Input - Rustic Point
Subject Properties
200-Foot Notification Boundary
Public Opposition - Spoke at ZAC
Public Opposition - Letter
LASSO CT
VINTAGE LN
EWING DR
SICKLE LN
BARNWOOD LN
WAGON WHEEL LN
RUSTIC POINT LN
KENNEDY RD
RUPP HOLLOW RD
BRITTANY CT
0
125
250
500
Feet
N

Rustic Point Estates – Rezoning

To rezone seven lots from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district.

Presentation to City Council

February 16, 2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017•2019

Vicinity Map



Applicant: Brian Riniker

Location: Wagon Wheel and Rustic Point Lanes, PINs 1009331010, 1009331009, 1009331006, 1009331007, 1009331008, 1009326008, and 1009326009

Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district.

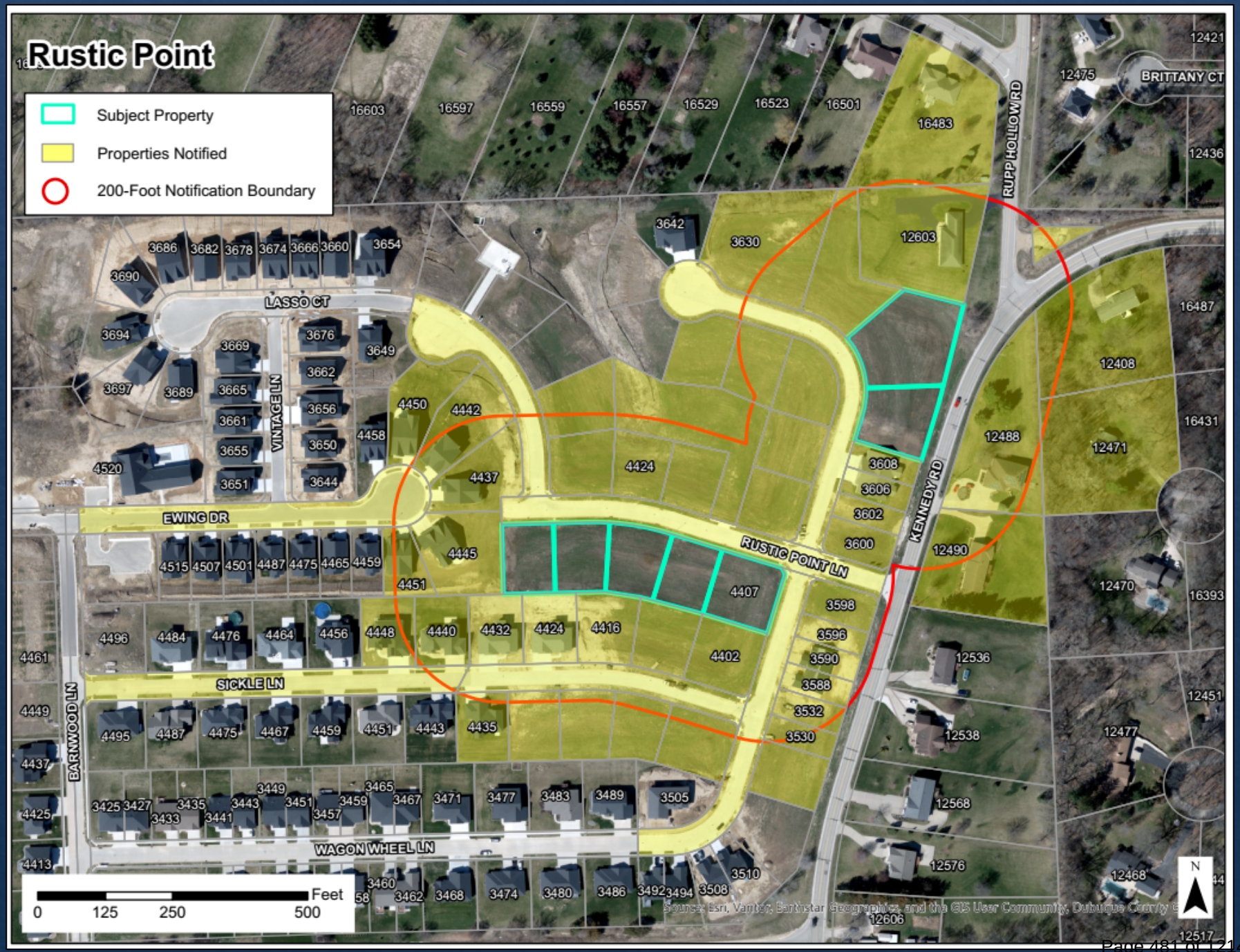
Subject Property

City Limits

0 125 250 500
Feet

N

1:3,000


Rustic Point
Subject Property
Properties Notified
200-Foot Notification Boundary
LASSO CT
VINTAGE LN
EWING DR
SICKLE LN
BARNWOOD LN
WAGON WHEEL LN
RUSTIC POINT LN
KENNEDY RD
RUPP HOLLOW RD
BRITTANY CT
Feet
0
125
250
500
N

Subject Lots

- Property & Zoning History:
  - 2017 – Phase I - Rezoned from AG to R1 & R2
  - 2021 – Phase II - Rezoned from AG to R1 & R2
- Project Site:
  - 7 lots total
  - 5 lots along Rustic Point Lane
  - 2 lots along Wagon Wheel Lane
- Adjacent Land Use:
  - North, south, and west: City and County residential zones
  - East – County agriculture zone
- Adjacent Properties:
  - Residential uses to the north, south, east, and west
- Traffic Patterns/Counts:
  - John F. Kennedy Rd – Minor Arterial; 3,680 average annual daily trips
  - Derby Grange – Local Street; 1,550 average annual daily trips

R-1 vs R-2 Permitted Uses

Principal Permitted Uses	
R-1 Zoning District	**R-2 Zoning District**
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Cemetery, mausoleum, columbarium
Community gardens	Community gardens
Golf course	Golf course
Maternity group home	Maternity group home
Parks, public or private, natural recreation area	Parks, public or private, natural recreation area
Place of religious exercise or assembly	Place of religious exercise or assembly
Public, private or parochial school	Public, private or parochial school
Railroad/public or quasi-public utility/substation	Railroad/public or quasi-public utility/substation
	Townhouse (maximum 2 dwelling units)
	Two-family dwelling (duplex)

Existing Zoning



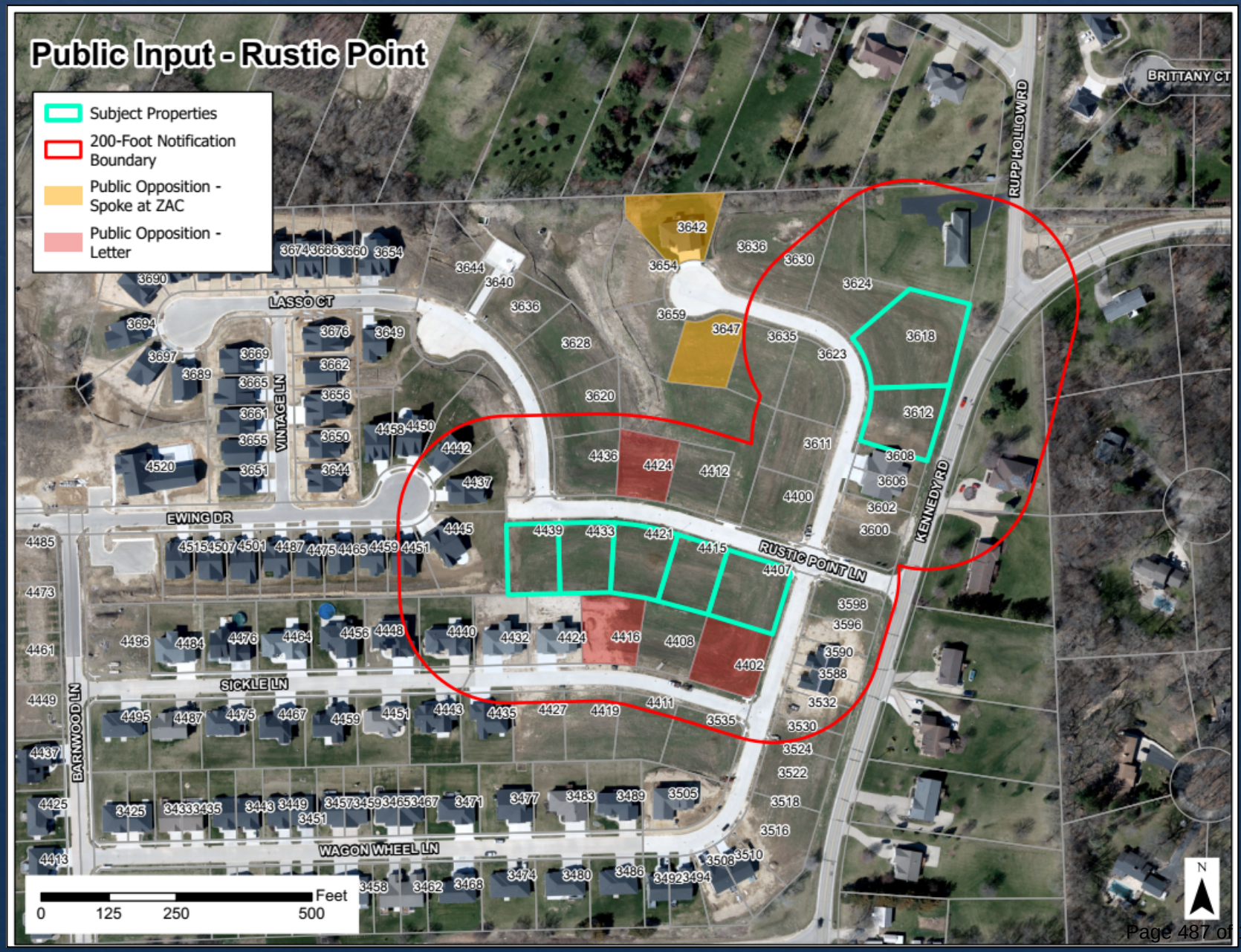
Permitted Development in R-1



Public Input

- Public input provided for request:
  - Letter of Opposition – Brian & Lori Lewis (4402 Sickle Lane)
  - Letter of Opposition – Krzysztof Pawlowski & Beata Bil (4416 Sickle Lane)
  - Letter of Opposition – Jennifer Winkelmann (4424 Rustic Point Lane)
  - Spoke in Opposition at ZAC Meeting – Gary Jaeger (3642 Wagon Wheel Lane)
  - Spoke in Opposition at ZAC Meeting – Mark Link (3647 Wagon Wheel Lane)
  - Letter of Support – Greg Adams

Public Input Map



QUESTIONS?

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 3.

ITEM TITLE:	Planned Unit Development Amendment - 555 John F. Kennedy Road
SUMMARY:	Proof of publication on notice of public hearing to consider a request from Justin Somerville, Cafaro Company, to amend the conceptual plan and signage regulations for the Kennedy Mall Planned Unit Development at 555 John F. Kennedy Road with PC-Planned Commercial designation, and Zoning Advisory Commission recommending approval. **ORDINANCE** Amending Title 16, The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 19-24 Which Provides Regulations For A PUD Planned Unit Development District With A PC Planned Commercial Designation At 555 John F Kennedy Road And Adopting An Amended PUD Ordinance To Amend The Conceptual Development Plan And Signage Regulations
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Vicinity Map
4. Notification Map
5. Conceptual Plan
6. Applicant ZAC Presentation
7. Staff Memo
8. Ordinance
9. Exhibit A - Ordinance
10. CC Presentation- PUD Amend - Kennedy Mall

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

February 5, 2026

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

Applicant: Justin Somerville, Cafaro Company
Location: 555 John F. Kennedy Road
Description: To amend the conceptual plan and signage regulations for the Kennedy Mall Planned Unit Development with PC-Planned Commercial designation.

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

Andy Kepler, Leasing Director, Cafaro Company, spoke on behalf of the request. He stated three new tenants are coming to the Kennedy Mall: Fresenius Medical Care, Marshall's, and 7 Brew Coffee. Justin Somerville, Senior Civil Engineer, Cafaro Company, spoke about the proposed new access from the mall property onto Stoneman Road. He explained that this is necessary to accommodate the increased traffic that will be coming to the part of the mall due to the new tenants. He also noted that it will improve access for trucks making deliveries to Marshall's. He thought this new access may divert some traffic off Wacker Drive. He said that the updated conceptual plan is necessary for development of 7 Brew to proceed.

The Commission asked where 7 Brew would be located, and Mr. Somerville noted the location on the map, which is the northeast corner of the mall property.

The Commission sought clarification regarding the scope of their review and staff replied that the Commission has prevue over the conceptual development plan for the mall property; however, any detailed plans for the access would be reviewed by the Development Review Team. The Commission asked if the new driveway needs to line up with another access across Stoneman Road. Staff replied that it did not, and that the Engineering Department is actively reviewing the access location.

There was no public input.

Staff detailed the staff report explaining the need to amend the conceptual development plan due to the substantial change of adding a new access point on Stoneman Road. Staff noted the additional modifications to the conceptual plan to accommodate the 7 Brews location and the parking lot modifications for Marshall's and Fresenius Medical Care. Staff noted that site changes are reviewed by the Development Review Team to ensure they are compliant with all city codes. Staff stated the PUD amendment is also seeking to add under-canopy signage as an allowed sign type, noting the under canopy signs would be limited to 6 square feet in area and requiring 8' of clearance below the signs. Staff stated that no public comment had been received.

The Commission discussed the request noting that the signage and access make sense, and the access should line up with other driveway across Stoneman Road to try to reduce conflict points along Stoneman.

Recommendation
By a vote of 6-0, the Zoning Advisory Commission recommends that the City Council approve the request.

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

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221
planning@cityofdubuque.org

APPLICATION FORM

Zoning Advisory Commission
- [X] 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: Kennedy Mall / 555 John F. Kennedy Rd, Dubuque, Iowa 52002

Legal Description/Parcel ID#/Subdivision: BAL Lot 1-1-1-1-1 Hawkeye Stock Farm

Existing Zoning: PC Proposed Zoning: PC Site Area (square feet/acres): 53.57 ac.

Historic District: Landmark: [ ] Yes [X] No

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

Amend the existing PUD to modify the Exhibit A Concept Plan. New developments include Frecenius, Marshall's, 7 Brew Coffee, and a new curb cut on Stoneman Rd.

C. Applicant/Agent Information

Name: Kennedy Mall, Ltd. Phone: 330-747-2661 x207

Address: 5577 Youngstown-Warren Rd City: Niles

State: OH Zip: 44446 Email: jsomerville@cafarocompany.com

D. Property Owner(s) Information

Name(s): Kennedy Mall, Ltd. Phone: 330-480-5532

Address: 5577 Youngstown-Warren Rd City: Niles

State: OH Zip: 44446 Email: acafaro@cafarocompany.com

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

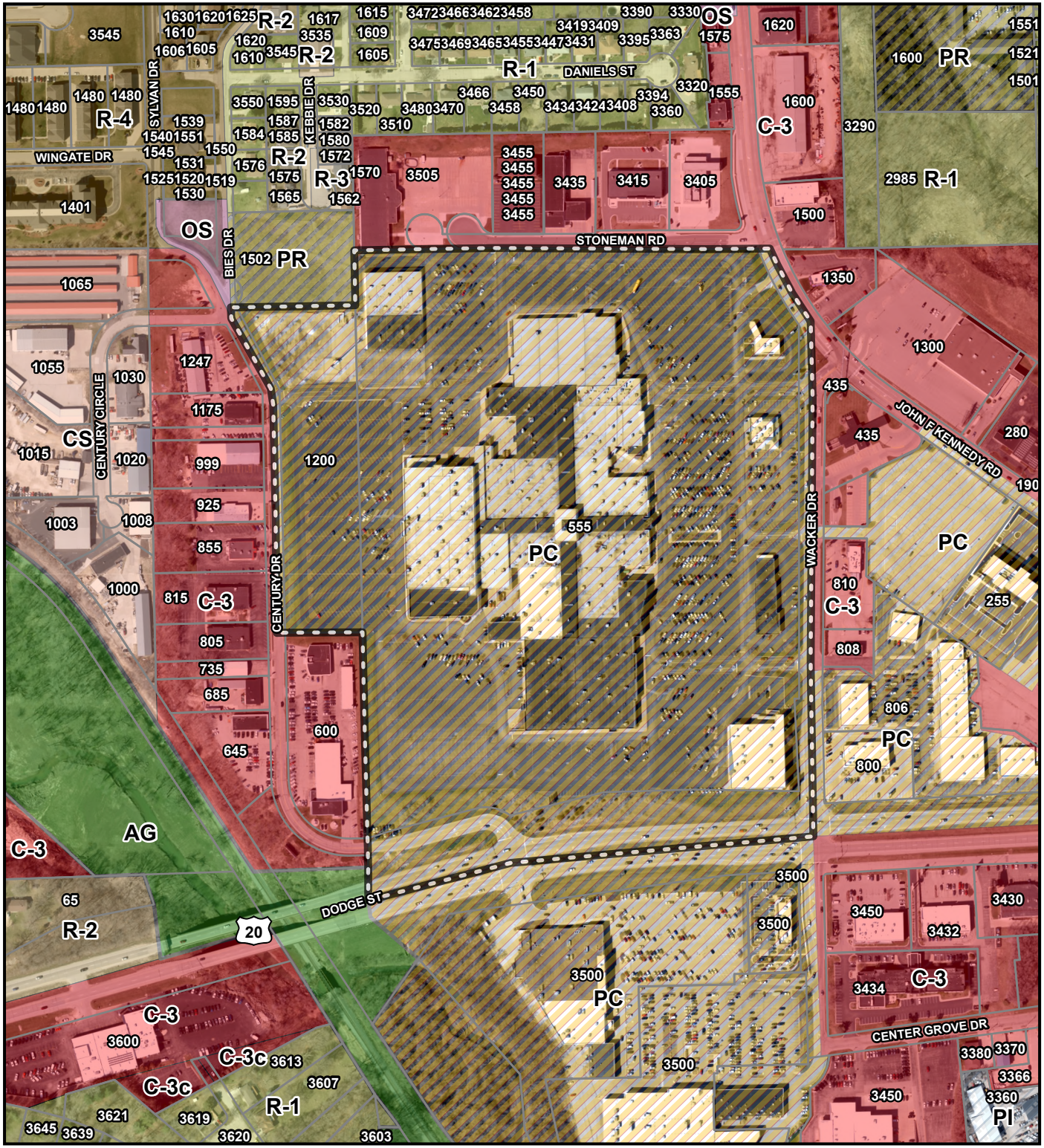
1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted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

Applicant/Agent: Justin Somerville Date: JANUARY 22, 2026

Property Owner(s): William J. Kirkland Jr. - Authorized Agent Date: January 22, 2026

FOR OFFICE USE ONLY

Fee $_____ Ck#_____ [ ] CC [ ] Cash Received by_____ Date_____

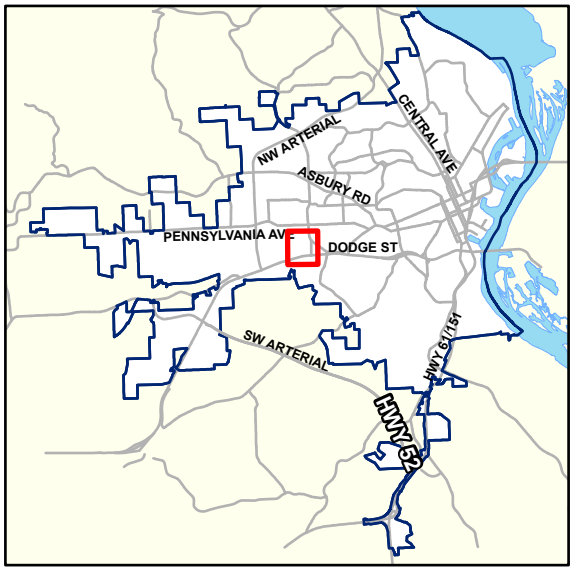


THE CITY OF DUBUQUE

Masterpiece on the Mississippi

Dubuque All-America City 2007•2012•2013 2017★2019

Vicinity Map



Applicant: Justin Somerville, Cafaro Company

Location: 555 John F. Kennedy Road

Type: PUD Amendment

Description: To amend the conceptual plan and signage regulations for the Kennedy Mall Planned Unit Development with PC-Planned Commercial designation.

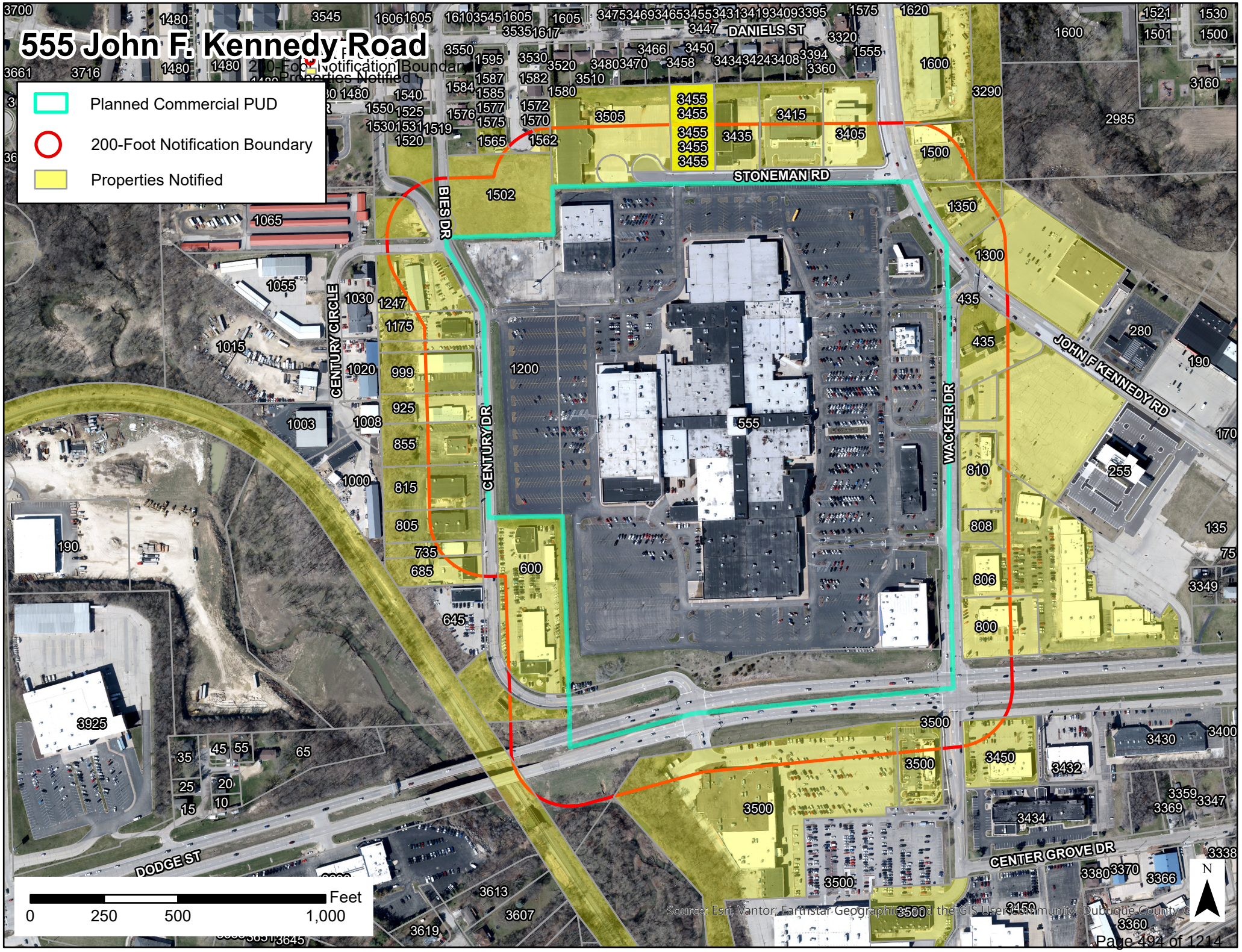
PUD

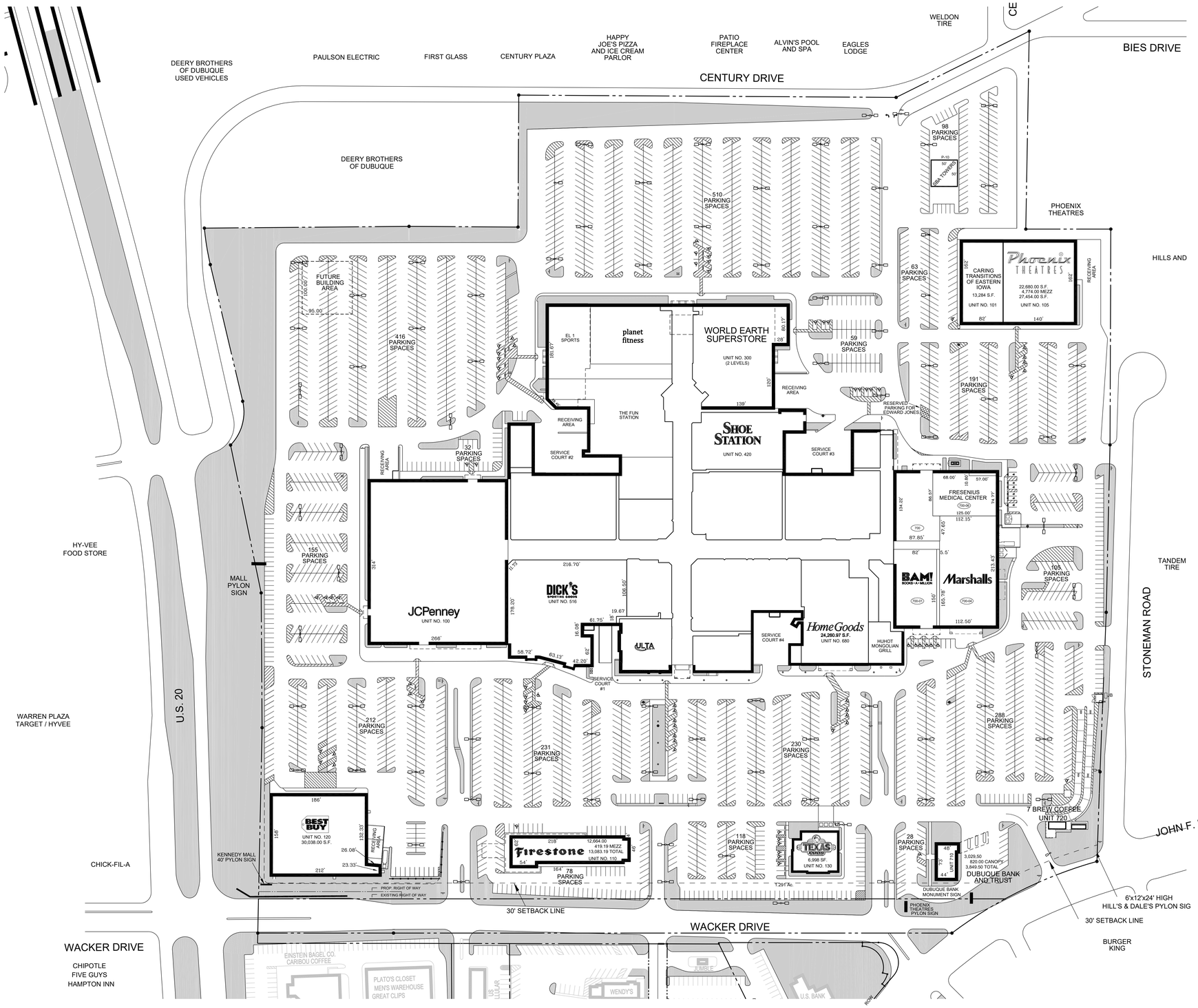
0 200 400 800

Feet

N

1:5,000


555 John F. Kennedy Road
Planned Commercial PUD
200-Foot Notification Boundary
Properties Notified
STONEMAN RD
DANIELS ST
BIES DR
CENTURY CIRCLE
CENTURY DR
WACKER DR
JOHN F KENNEDY RD
DODGE ST
CENTER GROVE DR
555
Feet
0
250
500
1,000
N
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Dubuque County G



LEGAL DESCRIPTION

Situated in the State of Iowa, County of Dubuque and being known Tract One described as Lot 1 of Lot 1 of Lot 1 of Lot 1 of Hawkeye Stock Farm in Sections 27 and 28, City of Dubuque, Dubuque County Iowa and Tract Two described as Lot 1 of Lot 2 of Lot 2 of Clin-Que,Inc Addition, Inc, in the City of Dubuque, Dubuque County Iowa: and being further bounded and described as follows:

Beginning at the SE Corner of Parcel 1, on the line between Sections 27 and 28, monumented with an 5/8 inch rebar set 2 inches below the surface;

Thence North,(Basis of Bearing) a distance of 257.44 feet along the Section Line to said East One-Quarter Corner of said Section 28; monumented with an 5/8 inch rebar set 2 inches below the surface

Thence N 0°01'51"E , a distance of 1,332.69 feet along said Section Line to the One-Quarter of Northeast One-Quarter of Section 28, to a point, not monumented;

Thence N 88°51'29"W, a distance of 306.11 feet, to a point, not monumented;

Thence N 87°49'57"W, a distance of 302.26 feet, to a point, not monumented;

Thence N 88°43'59"W, a distance of 317.07 feet to a point, not monumented;

Thence N 89°50'31"W, a distance of 408.49 feet to the Northwest Corner of Southeast One-Quarter of Northeast One-Quarter, Section 28, monumented with an 3/4 inch iron pipe set 2 inches below the surface;

Thence S0°00'45"W, a distance of 161.07 feet, to a point, not monumented;

Thence N 89°00'03"W, a distance of 375.00 feet, to a point in Century Drive, not monumented;

Thence S 26°25'50"E, a distance of 281.59 feet , along Century Drive to a point, not monumented;

Thence S 0°21'50"W, a distance of 714.93 feet along Century Drive to a point, not monumented;

Thence S 89°38'10"E, a distance of 250.00 feet, to a point, not monumented;

Thence S 0°28'15"E, a distance of 472.97 feet, to a point not monumented,;

Thence N 56°07'53"E, a distance of 112.46 feet, to a point, not monumented;

Thence N 76°39'35"E, a distance of 223.24 feet, to a point not monumented:

Thence N 78°17'07"E, a distance of 387.70 feet, to a point not monumented:

Thence N 89°36'15"E, a distance of 255.17 feet, to a point not monumented;

Thence S 88°47'44"E, a distance of 389.15 feet to the Point of Beginning, containing 56.144 Acres more or less;

EXCEPTING that area in Lot 2 of Lot 1 of Lot 1 of Hawkeye Stock Farm in Section 27 and 28, lying west of the section line between Sections 27 and 28, and containing 2.356 acres more or less, and also EXCEPTING Lot 2 of Lot 2 of Lot 2 of Clin-Que Inc, Addition containing 1.144 acres more or less.

The above metes-and-bounds description describes the property described in Lawyers Title Insurance Corporation Title Commitment No L46-117 effected date of September 18, 1998.

PROPERTY INFORMATION

ADDRESS:	555 J.F.K. ROAD, DUBUQUE, IOWA 52002
OWNER:	KENNEDY MALL, LTD.
OWNER ADDRESS:	5577 YOUNGSTOWN-WARREN RD, NILES, OHIO 44446
OWNER PHONE:	330-747-2661
ZONING USE:	SHOPPING CENTER

CAFARO —Est. 1949—
Commercial & Industrial Real Estate Developers
5577 Youngstown Warren Road
Niles, Ohio 44446
Phone: 330-747-2661, Fax: 330-743-2902;
3500 South Meridian - Unit 902
Puyallup, WA 98373
Web Page: www.cafarocompany.com

"THIS PLAN SHOWS ONLY APPROXIMATE LOCATIONS AND DIMENSIONS. LANDLORD'S RESERVED RIGHTS INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT TO CONSTRUCT ADDITIONAL BUILDINGS, INSTALL SIGNAGE, CHANGE THE IDENTITY AND LOCATION OF OTHER OCCUPANTS, NUMBER OF ROOMS, PARKING ARRANGEMENTS, ENTRANCES, SERVICES, ETC."

REVISED: Jan 22, 2026 - 10:02am,jsomerville, E:\Departments\AEC\OB_AE_WIP\Kennedy Mall_7 BREW COFFEE_720\AUTO DESK\PUD Concept Plan.dwg, Layout Name: Mall only

DESCRIPTION: CURRENT SITE PLAN
DRAWN BY: JES
DATE: 01-22-2026
SCALE: 1"=100'
PROJECT: KENNEDY MALL - 55, DUBUQUE, IOWA
DRAWING NO.: P-1



KENNEDY MALL

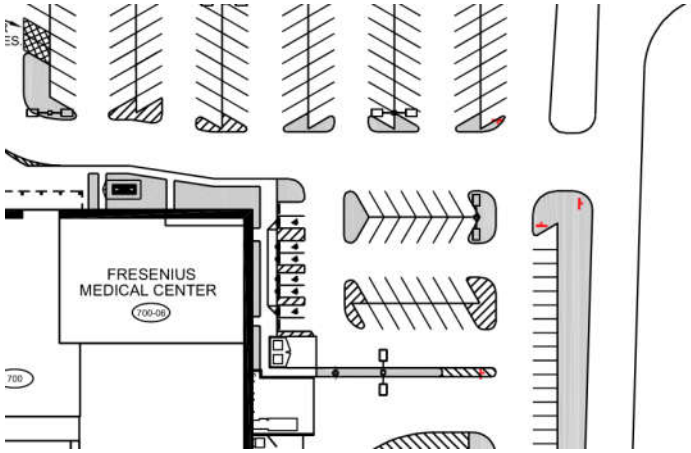
PUD AMENDMENT

NEW TENANT

Fresenius Medical Care

Projected opening: 1st Quarter 2026

- Provides kidney dialysis services.



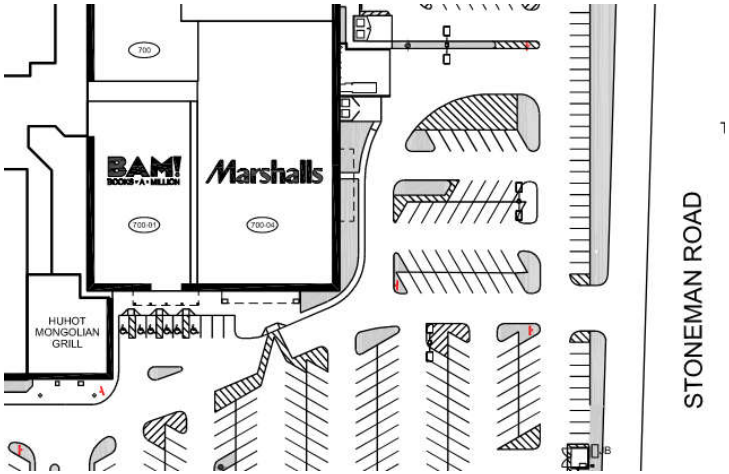


NEW TENANT

TJX: Marshall's

Projected opening: 4th Quarter 2026

- Will offer Men's, Woman's, and Kid's fashion.



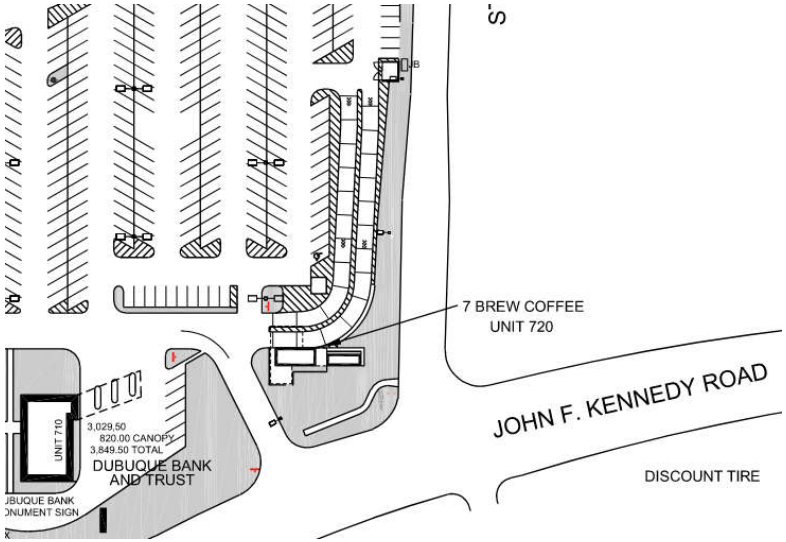


NEW TENANT

7 Brew Coffee

Projected opening: 3rd Quarter 2026

- One of the fastest growing drive-thru coffee operators in the country.

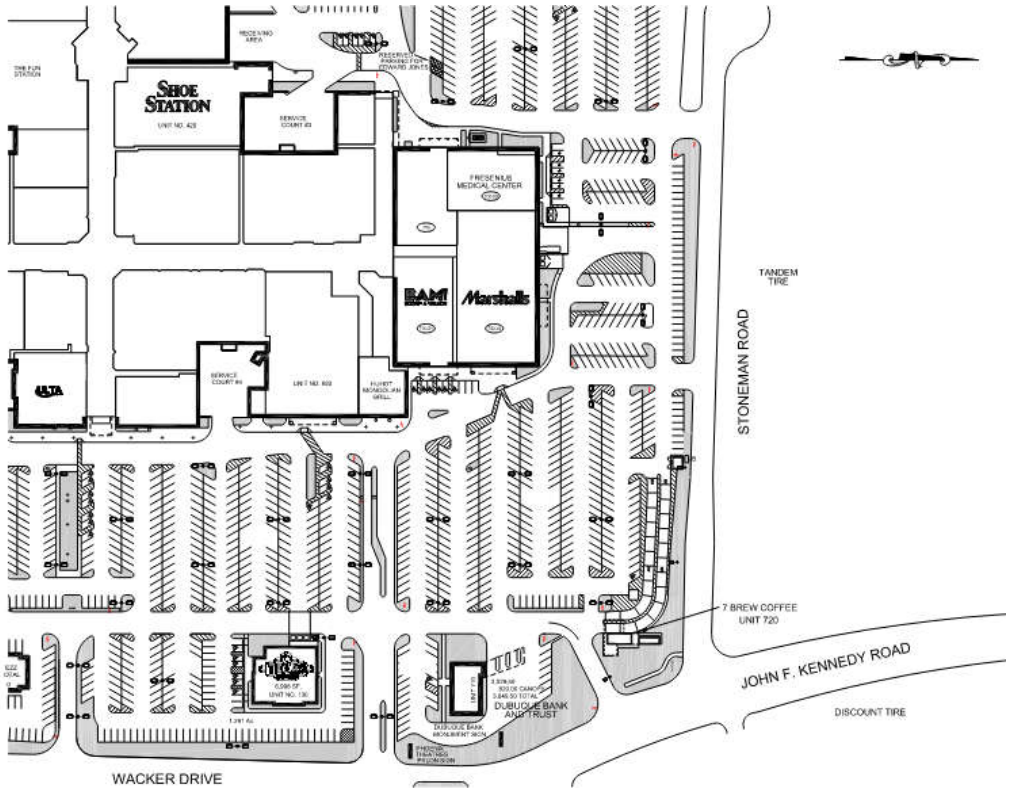




STONEMAN ROAD ACCESS

Projected opening: 2nd Quarter 2026

- Provides an additional means of ingress/egress to the mall complex.
- Will be required for the development of the 7 Brew Coffee site.
- Will improve vehicle and pedestrian safety within the mall complex and surrounding areas.



STONEMAN ROAD ACCESS



Planning Services Department
City Hall - 50 West 13th Street
Dubuque, IA 52001-4845
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org

January 26, 2026

TO: Zoning Advisory Commission

FROM: Travis Schrobilgen, Assistant Planner

SUBJECT: Amend the conceptual development plan and signage regulations for the Kennedy Mall Planned Unit Development with PC-Planned Commercial designation.

INTRODUCTION

The applicant is requesting to amend the existing Kennedy Mall Planned Unit Development (PUD) located at 555 John F Kennedy Road to modify the conceptual development plan and to allow for under canopy signage.

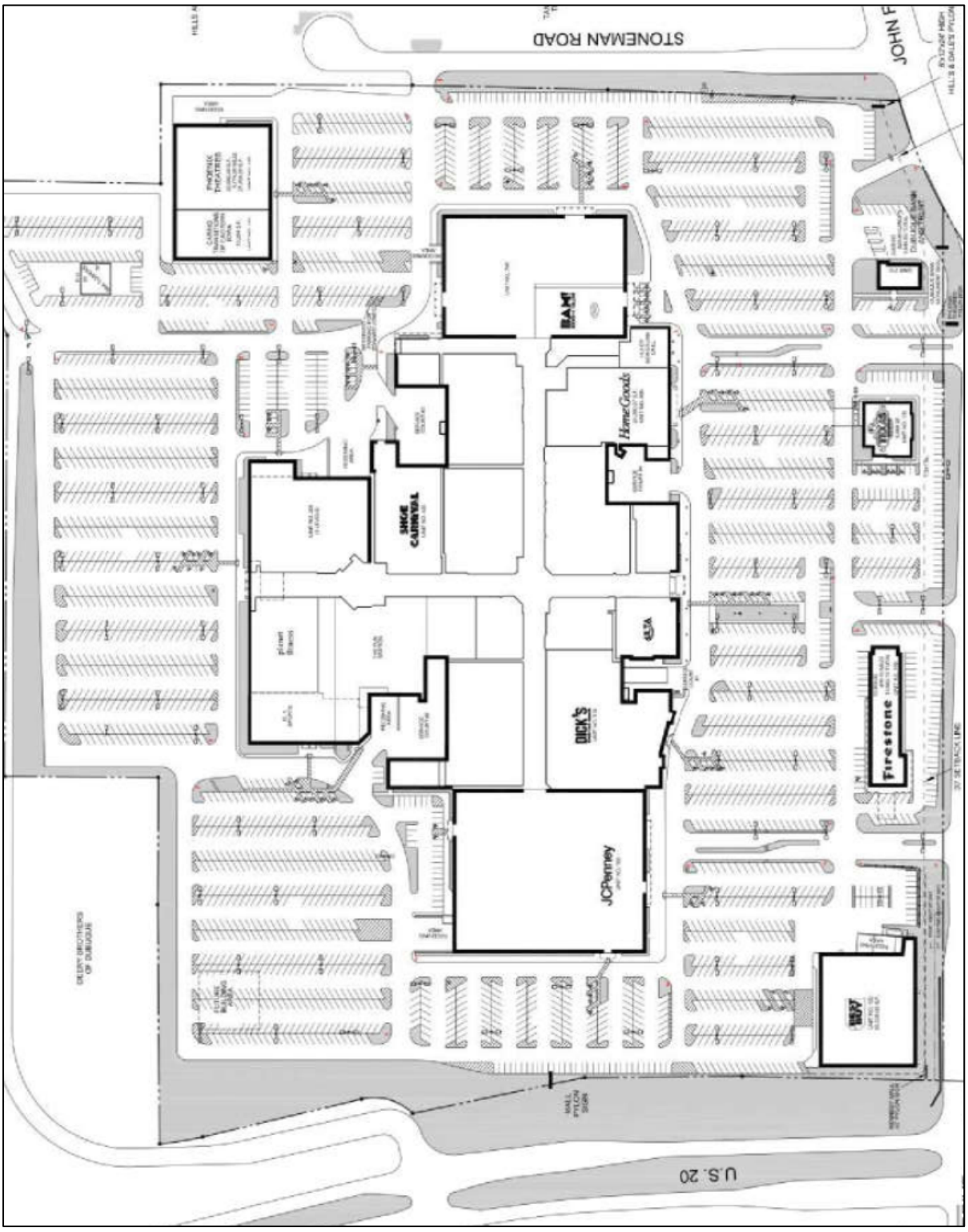
BACKGROUND

The subject Planned Unit Development is located on Dubuque's West End. The Kennedy Mall property is 52.6 acres and has approximately 50 tenants, large and small. It has frontage on five streets: John F Kennedy Road, Wacker Drive, Dodge Street/US 20, Century Drive, and Stoneman Road. It is surrounded by commercial development.

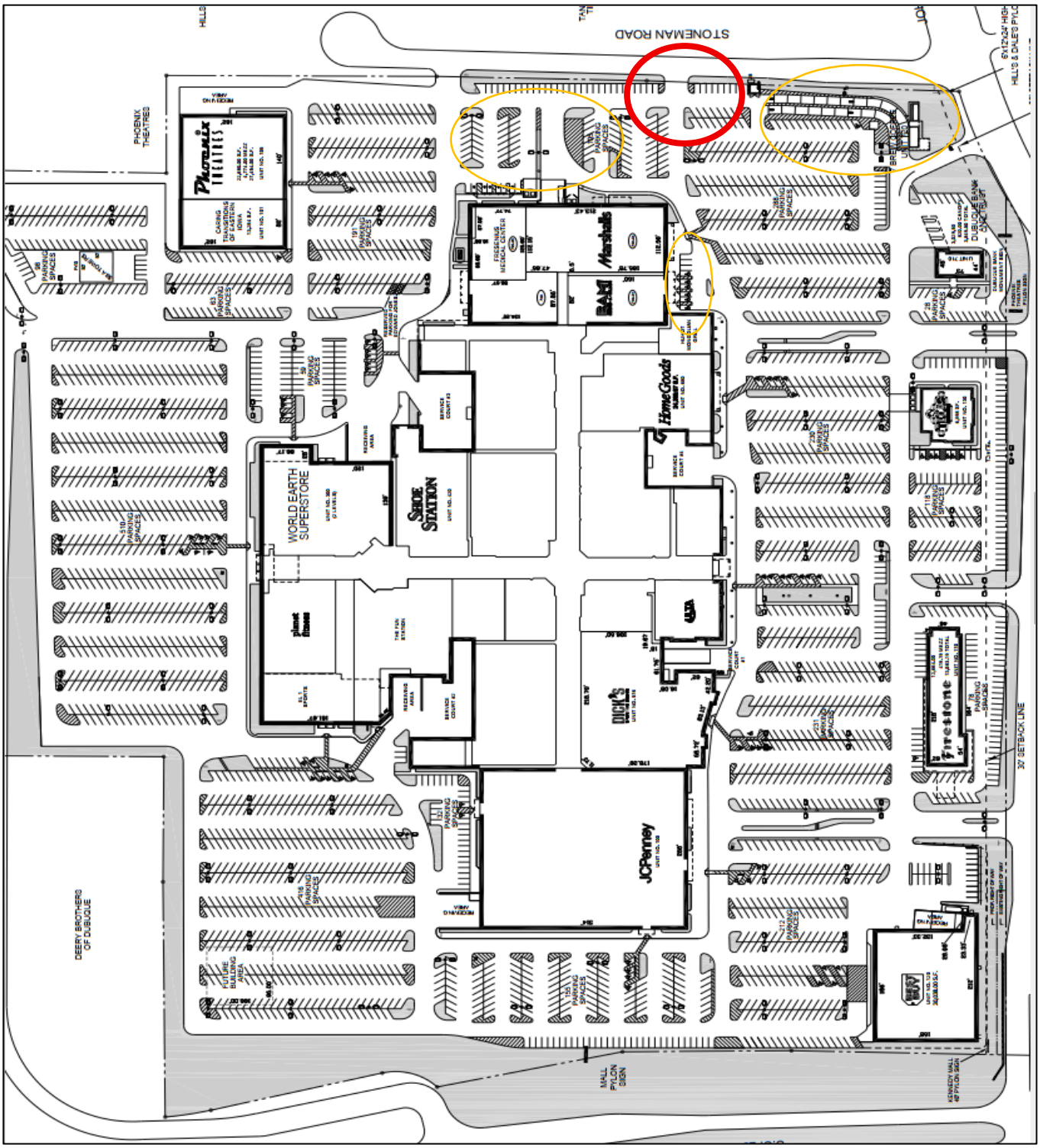
The Kennedy Mall zoning district was established in 1966, and the mall was opened in 1968. The PUD has been amended several times over the decades, most recently in 2024. That amendment modified the following:

- additional signage,
- reduced parking requirements, and
- increased ground floor leasable area

The PUD Conceptual Development Plan on the following page.



Existing Conceptual Development Plan.



Proposed Conceptual Development Plan. ***Red:*** *Substantial Alteration;* ***Gold:*** *Other Recent Alterations*

DISCUSSION

Conceptual Development Plan

The applicant is requesting to amend the current conceptual development plan to incorporate recent alterations to the site and to add a new access drive along Stoneman

Road. The new access drive has been reviewed by Engineering as part of site plan review, and it has been determined to be compliant with all City standards. The new access drive onto Stoneman Road is considered a substantial change to the conceptual development plan and therefore an amendment is required before approval of a site plan may be granted. The new access drive is expected to be beneficial to traffic flow in the area since it would allow for a more convenient entrance/exit for some patrons, depending on destination, of the mall than those entrances located further south along JFK or further west on Stoneman Road.

Signage

The current Mall ordinance sign section does not list under-canopy signs as a permitted sign and therefore, the signage portion of the proposed amendment would add under-canopy signage[1] to the list of permitted sign types within the Kennedy Mall PUD district. Under-canopy signs are limited to one per frontage for each tenant, six (6) square feet in area, and require eight (8) feet of clearance below the sign.

Development Review

All new developments, including new signage, within the PUD require permits through Inspection and Construction Services. Additionally, developments that modify the site or any new construction would require site plan review and approval through 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. Site plans are reviewed by all relevant departments regarding street improvements, site access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more.

RECOMMENDATION

City staff recommends that the Zoning Advisory Commission review the enclosed materials and make a recommendation to the City Council regarding the proposal to Amend the conceptual development plan and signage regulations for the Kennedy Mall Planned Unit Development.

Attachments

[1] UNDER CANOPY SIGN: A sign attached beneath a canopy, ceiling, roof, or marquee.

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

ORDINANCE NO. -26

AN ORDINANCE AMENDING TITLE 16, THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DUBUQUE CODE OF ORDINANCES BY RESCINDING ORDINANCE 19-24 WHICH PROVIDES REGULATIONS FOR A PUD PLANNED UNIT DEVELOPMENT DISTRICT WITH A PC PLANNED COMMERCIAL DESIGNATION AT 555 JOHN F KENNEDY ROAD AND ADOPTING AN AMENDED PUD ORDINANCE TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN AND SIGNAGE REGULATIONS.

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

Section 1. That Title 16, the Unified Development Code of the City of Dubuque Code of Ordinances is hereby amended by rescinding Ordinance 19-24, which provides regulations for the Kennedy Mall Planned Unit Development District with a Planned Commercial designation, and now being amended to amend the conceptual development plan and signage regulations, to wit:

Lot 1 of Lot 2 of Lot 2 of Clin-Que, Inc. Addition, and Lot 1 of Lot 1 of Lot 1 of Lot 1 of Lot 1 of Hawkeye Stock Farm, and to the centerline of the adjoining public right-of-way, as shown in the attached Exhibit A, all in the City of Dubuque, Iowa.

Section 2. Pursuant to Iowa Code Section 414.5, and as an express condition of the reclassification, the undersigned property owner agrees to the following conditions, all of which the property owner further agrees are reasonable and imposed

to satisfy the public needs that are caused directly by the zoning reclassification:

A. Use Regulations
The following regulations shall apply to all land uses in the above-described PUD District.

1. All permitted, conditional, accessory, and temporary uses allowed in the C-3 General Commercial District as established in Section 16-5-13 of the Unified Development Code

B. Lot and Bulk Regulations
Development of land in the PUD District shall be as follows:

1. All buildings and structures shall be regulated as follows:

a. Maximum building height shall be 50 feet, except the following may exceed the height limit: ornamental towers, domes, spires, elevator bulkheads, HVAC equipment and their protective housings.

2. All final site development plans shall be approved in accordance with the provisions of the PUD District regulations of this ordinance and Section 16-5-24 of the Unified Development Code.

C. Performance Standards
The development and maintenance of uses in this PUD District shall be established in conformance with Section 16-5-24 of the Unified Development Code and the following standards:

1. The parking requirement for the Kennedy Mall PUD District shall be one space per 300 square feet of Ground Floor Leasable Area (GFLA). This area excludes common areas such as mall concourses and utility rooms.

2. Adequate illumination shall be provided to areas used for vehicle and pedestrian circulation. New outdoor fixtures shall be of a cut-off design and utilize a minimum of 72-degree cut-off luminaire.

3. Final site development plans shall be submitted in accordance with Section 16-12 Site Plans of the Unified Development Code of the City of Dubuque, Iowa, prior to construction of any buildings.

D. Sign Regulations
Signs in the PUD District shall be regulated as follows:

1. The primary shopping center identification sign adjacent to U.S. Highway 20 shall be limited to 700 square feet (each side) and a

maximum height of 50 feet.

2. Four (4) tenant identification signs shall be allowed. Each sign shall be a ground-mounted sign a maximum of thirty (30) feet high and twelve (12) feet long. Multiple tenants can be displayed on these signs with square footage to be allocated by the developer.

3. Tenants occupying greater than 30,000 square feet of Ground Floor Leasable Area (GFLA) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of wall-mounted signs will be based on 20% of the front building wall area of the leased space.

4. Tenants occupying less than 30,000 square feet of Ground Floor Leasable Area (GFLA) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of wall-mounted signs will be based on 10% of the front building wall area of the leased space.

5. Tenants whose sole means of customer ingress and egress is through an interior storefront (allocated by developer) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of the tenant's wall-mounted signs will be based on 3% of tenant's Ground Floor Leasable Area (GFLA).

6. Signs mounted to mansard roofs are allowed. Top of sign cannot project above roof line.

7. Under canopy signs are allowed.

   a. Area: Each is limited to 6 square feet in area.
   b. Number: Limited to 1 single or double-faced sign per tenant. Tenants with 2 sides of leased area facing internal frontage may install up to 2 single or double-faced signs.
   c. Must be mounted to provide not less than 8 feet clearance as measured from the ground to the underside of the sign or supporting structure.

8. Outlot signage:

   a. Each outlot parcel shall be allowed wall-mounted signage as per the C-3 General Commercial District sign regulations (Section 16-15-11.8 of the Unified Development Code). The maximum number of signs per business is four (4).

   b. Each outlot parcel shall be allowed one (1) freestanding sign, limited to 100 square feet in size and a maximum height of 25 feet.

9. Directional signs will be allowed as permitted by C-3 General Commercial District sign regulations (Section 16-15-11.8 of the Unified Development Code).

10. Variance requests from sign requirements for size, number, and height shall be reviewed by the Zoning Board of Adjustment in accordance with Section 16-8-6 of the Unified Development Code.

11. Lighting: Signs may be illuminated only by means of indirect lighting whereby all light sources and devices are shielded from view by opaque or translucent materials, or internally illuminated by means of a light source completely enclosed by the sign panel.

12. Motion: No signs may include any device or means, mechanical, electrical or natural, which shall cause motion of the sign panel or any part thereof. No flashing lights or changing colors shall be allowed. Message center signs are exempt from this provision.

E. Previous Conceptual Plans

1. That all previously approved conceptual development plans are hereby rescinded and that the attached conceptual plan, Exhibit A, shall hereinafter regulate the Kennedy Mall Planned Unit Development District.

F. Ordinance History

1. Ord. 2-66: Establishment of zoning district (Local Business District B) for Kennedy Mall.
2. 1985: The property was given a PC Planned Commercial District classification.
3. Ord. 48-86: Amended the PUD to allow an outlot development (cinema and fabric store).
4. Ord. 29-89: Amended the PUD to allow the reconfiguration and addition of retail space and the conversion of other retail space into a food court.
5. Ord. 40-03: Amended the PUD to add an outlot development (Best Buy) and reduce the parking requirement.
6. Ord. 80-03: Amended the PUD to reduce the parking requirement, increase the allowed ground floor leasable area, and allow a new freestanding center identification sign.
7. **Ord. 19-24: Amended the PUD to modify sign, parking, and building regulations.**

G. Transfer of Ownership

Transfer of ownership or lease of property in this PUD District shall include in the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions

authorizing the establishment of the PUD District.

H. Modifications
Any modification of the Ordinance must be approved by the City Council in accordance with the Zoning Reclassification proceedings of Section 16-9 of the Unified Development Code.

I. Recording
A copy of this PUD Ordinance shall be recorded, at the expense of the property owner, with the Dubuque County Recorder as a permanent record of the conditions accepted as a part of this reclassification approval. This ordinance shall be binding upon the undersigned and his/her heirs, successors, and assigns.

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 , 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

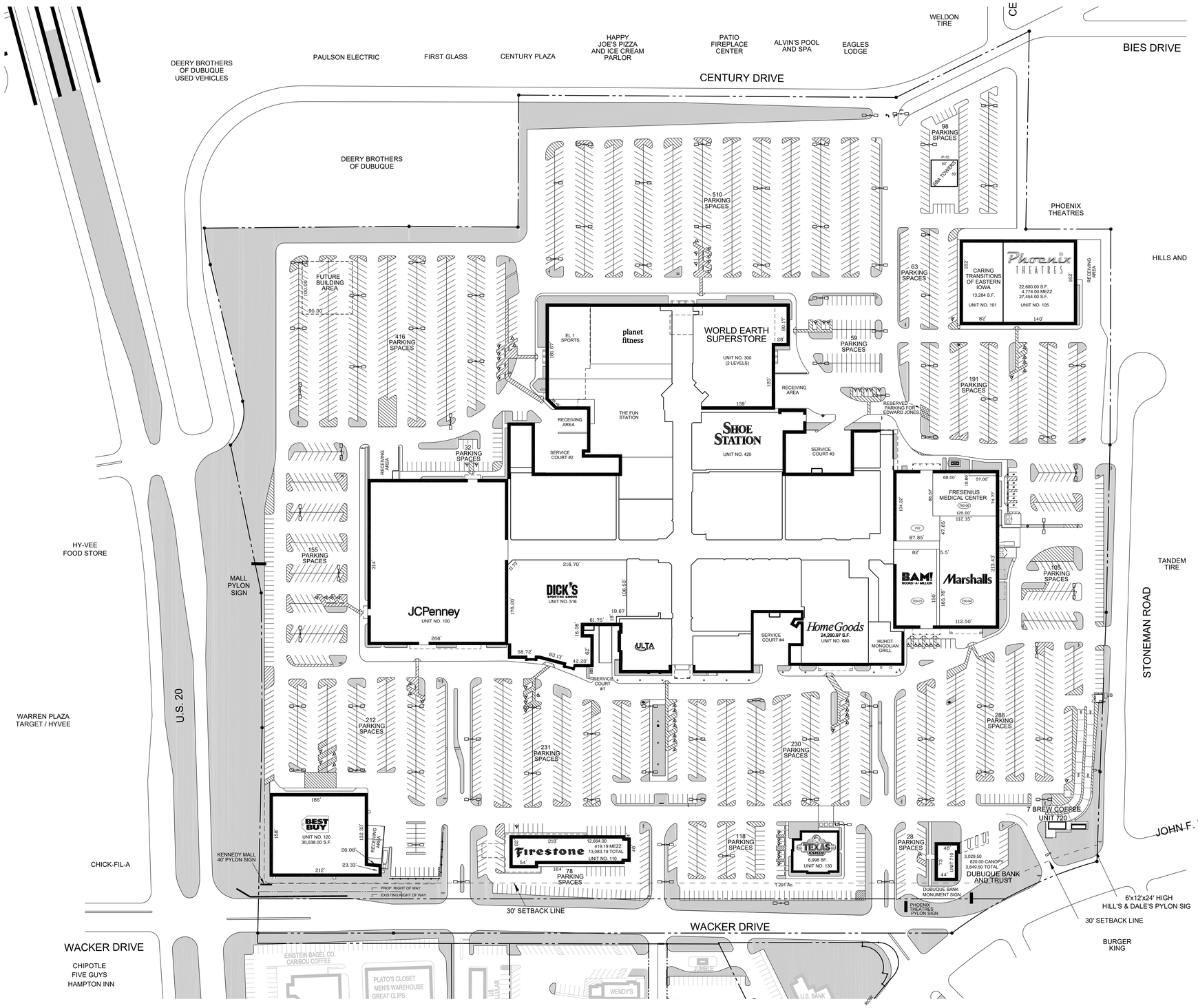
_____
Adrienne N. Breitfelder, City Clerk

ACCEPTANCE OF ORDINANCE NO. ____-26

I, Anthony M. Cafaro, Jr., representing the Cafaro Company, property owners, having read the terms and conditions of the foregoing Ordinance No. ____-26 and being familiar with the conditions thereof, hereby accept the same and agree to the conditions required therein.

Dated this _____ day of _____ 2026.

_____
Anthony M. Cafaro, Jr.



LEGAL DESCRIPTION

Situated in the State of Iowa, County of Dubuque and being known Tract One described as Lot 1 of Lot 1 of Lot 1 of Lot 1 of Hawkeye Stock Farm in Sections 27 and 28, City of Dubuque, Dubuque County Iowa and Tract Two described as Lot 1 of Lot 2 of Lot 2 of Clin-Que,Inc Addition, Inc, in the City of Dubuque, Dubuque County Iowa: and being further bounded and described as follows:

Beginning at the SE Corner of Parcel 1, on the line between Sections 27 and 28, monumented with an 5/8 inch rebar set 2 inches below the surface;

Thence North,(Basis of Bearing) a distance of 257.44 feet along the Section Line to said East One-Quarter Corner of said Section 28; monumented with an 5/8 inch rebar set 2 inches below the surface

Thence N 0°01'51"E , a distance of 1,332.69 feet along said Section Line to the One-Quarter of Northeast One-Quarter of Section 28, to a point, not monumented;

Thence N 88°51'29"W, a distance of 306.11 feet, to a point, not monumented;

Thence N 87°49'57"W, a distance of 302.26 feet, to a point, not monumented;

Thence N 88°43'59"W, a distance of 317.07 feet to a point, not monumented;

Thence N 89°50'31"W, a distance of 408.49 feet to the Northwest Corner of Southeast One-Quarter of Northeast One-Quarter, Section 28, monumented with an 3/4 inch iron pipe set 2 inches below the surface;

Thence S0°00'45"W, a distance of 161.07 feet, to a point, not monumented;

Thence N 89°00'03"W, a distance of 375.00 feet, to a point in Century Drive, not monumented;

Thence S 26°25'50"E, a distance of 281.59 feet , along Century Drive to a point, not monumented;

Thence S 0°21'50"W, a distance of 714.93 feet along Century Drive to a point, not monumented;

Thence S 89°38'10"E, a distance of 250.00 feet, to a point, not monumented;

Thence S 0°28'15"E, a distance of 472.97 feet, to a point not monumented,;

Thence N 56°07'53"E, a distance of 112.46 feet, to a point, not monumented;

Thence N 76°39'35"E, a distance of 223.24 feet, to a point not monumented:

Thence N 78°17'07"E, a distance of 387.70 feet, to a point not monumented:

Thence N 89°36'15"E, a distance of 255.17 feet, to a point not monumented;

Thence S 88°47'44"E, a distance of 389.15 feet to the Point of Beginning, containing 56.144 Acres more or less;

EXCEPTING that area in Lot 2 of Lot 1 of Lot 1 of Hawkeye Stock Farm in Section 27 and 28, lying west of the section line between Sections 27 and 28, and containing 2.356 acres more or less, and also EXCEPTING Lot 2 of Lot 2 of Lot 2 of Clin-Que Inc, Addition containing 1.144 acres more or less.

The above metes-and-bounds description describes the property described in Lawyers Title Insurance Corporation Title Commitment No L46-117 effected date of September 18, 1998.

PROPERTY INFORMATION

ADDRESS:	555 J.F.K. ROAD, DUBUQUE, IOWA 52002
OWNER:	KENNEDY MALL, LTD.
OWNER ADDRESS:	5577 YOUNGSTOWN-WARREN RD, NILES, OHIO 44446
OWNER PHONE:	330-747-2661
ZONING USE:	SHOPPING CENTER

CAFARO —Est. 1949—

Commercial & Industrial Real Estate Developers

5577 Youngstown Warren Road
Niles, Ohio 44446
Phone: 330-747-2661, Fax: 330-743-2902;

3500 South Meridian - Unit 902
Puyallup, WA 98373
Web Page: www.cafarocompany.com

"THIS PLAN SHOWS ONLY APPROXIMATE LOCATIONS AND DIMENSIONS. LANDLORD'S RESERVED RIGHTS INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT TO CONSTRUCT ADDITIONAL BUILDINGS, INSTALL SIGNAGE, CHANGE THE IDENTITY AND LOCATION OF OTHER OCCUPANTS, NUMBER OF ROOMS, PARKING ARRANGEMENTS, ENTRANCES, SERVICES, ETC."

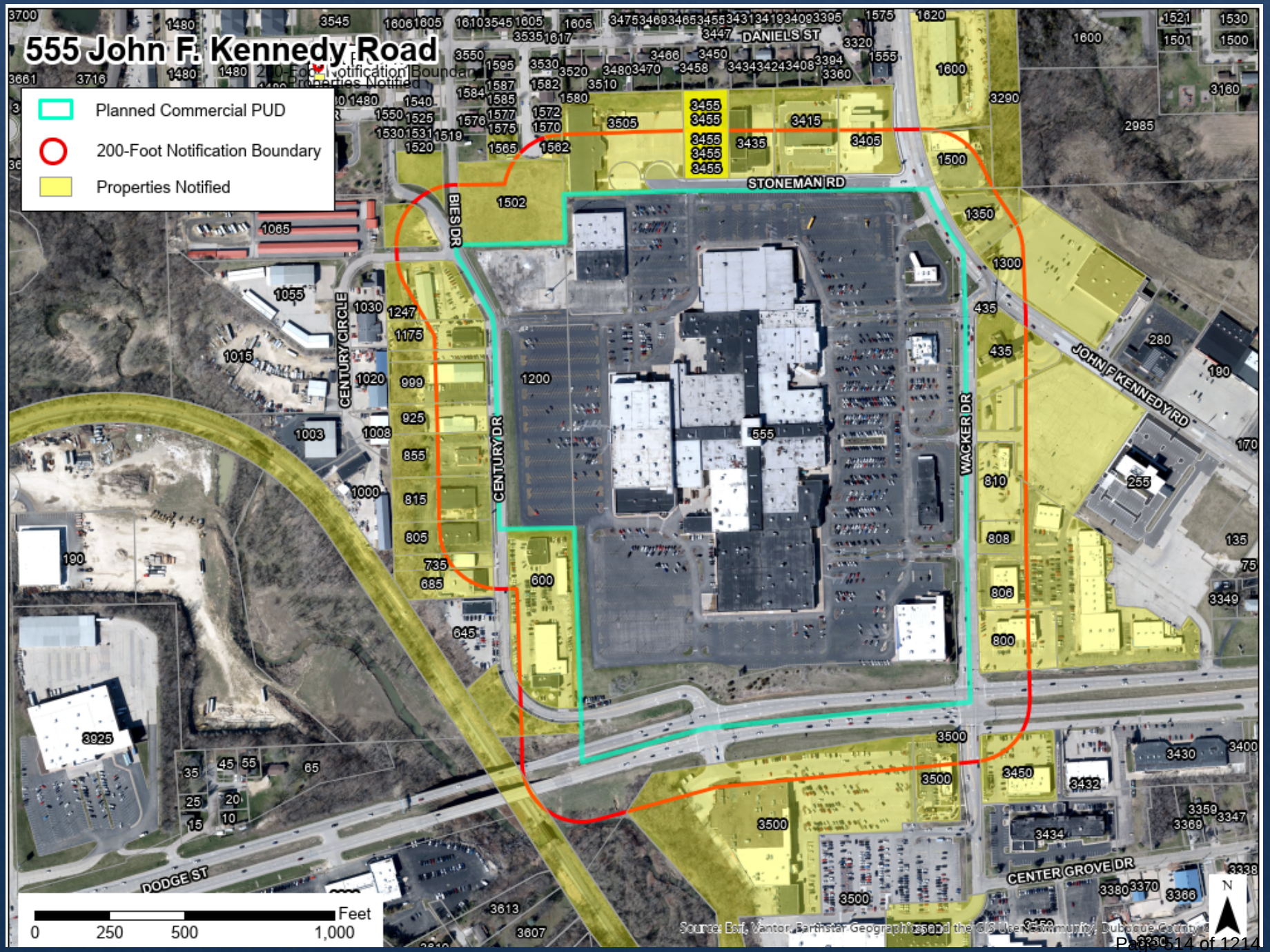
REVISED: Jan 22, 2026 - 10:02am,jsomerville, E:\Departments\AEC\OB_AE_WIP\Kennedy Mall_7 BREW COFFEE_720\AUTO DESK\PUD Concept Plan.dwg, Layout Name: Mall only

DESCRIPTION: CURRENT SITE PLAN | DRAWN BY: JES | DATE: 01-22-2026 | SCALE: 1"=100' | PROJECT: KENNEDY MALL - 55, DUBUQUE, IOWA | DRAWING NO.: P-1

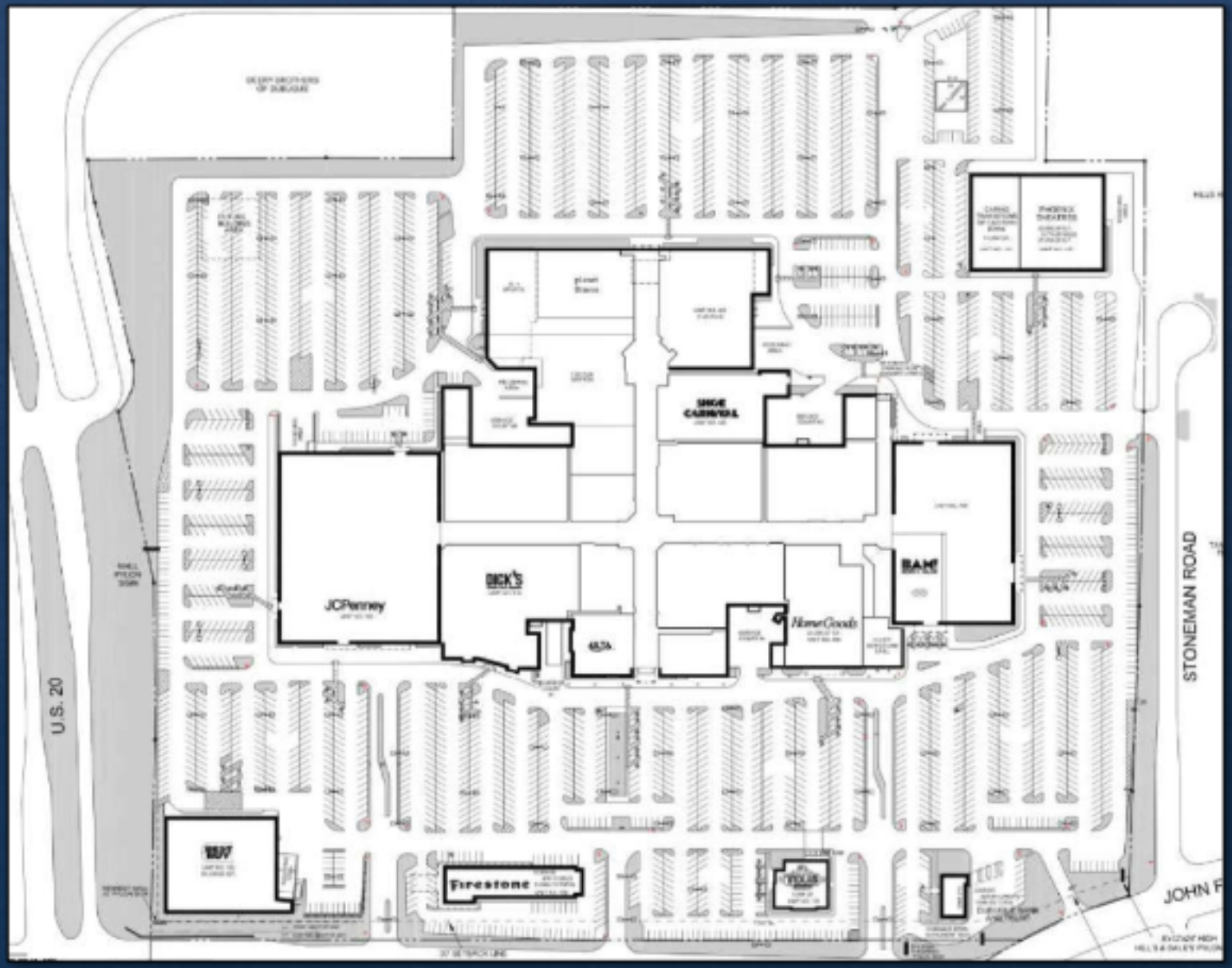
Planned Unit Development Amendment
555 JFK Road - Kennedy Mall

To amend the conceptual development plan
and signage regulations

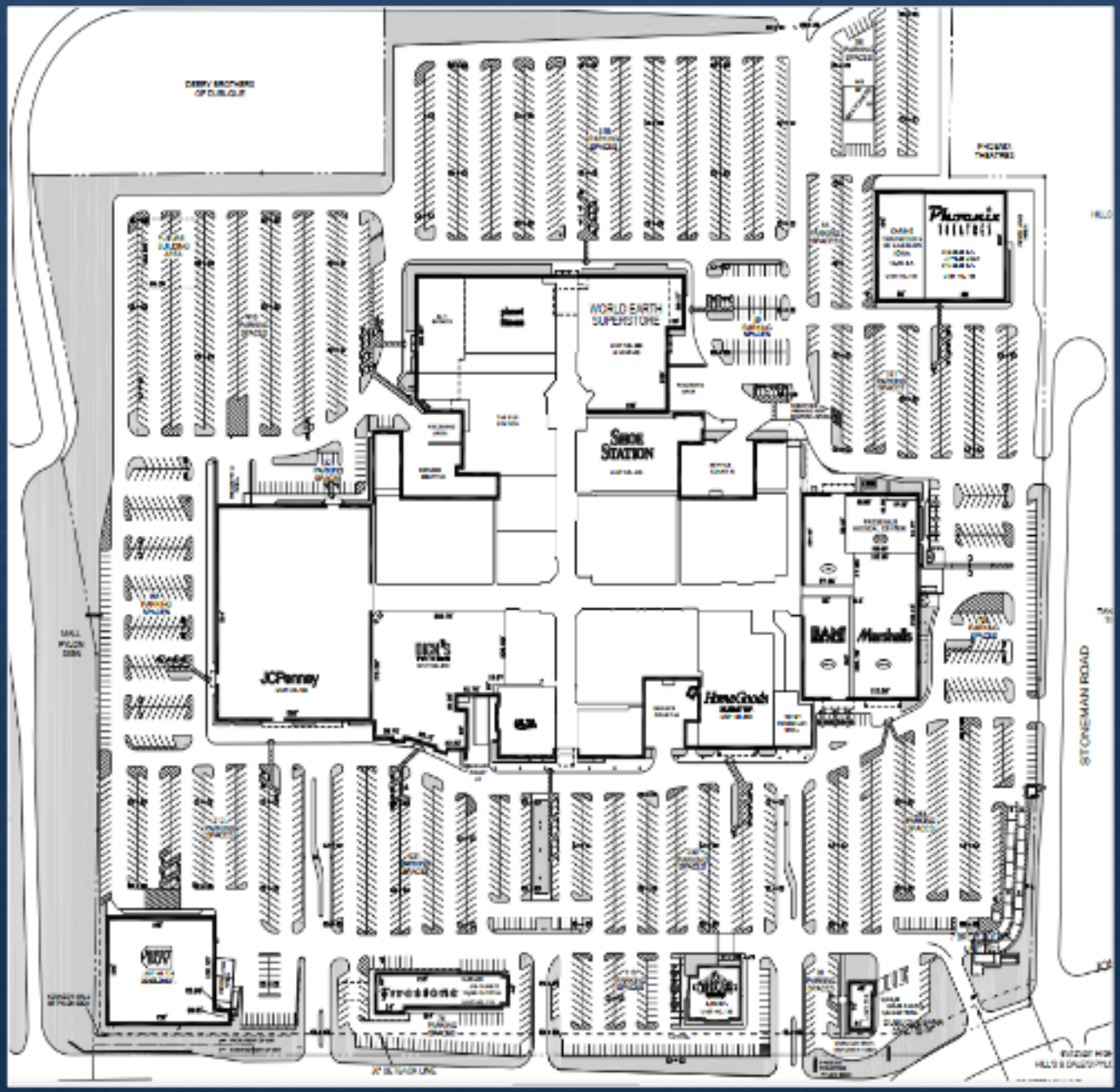
Presentation to City Council
February 16, 2026


555 John F. Kennedy Road
Planned Commercial PUD
200-Foot Notification Boundary
Properties Notified
STONEMAN RD
DANIELS ST
JOHN F KENNEDY RD
CENTURY CIRCLE
CENTURY DR
BIES DR
WACKER DR
DODGE ST
CENTER GROVE DR
555
0
250
500
1,000
Feet
N

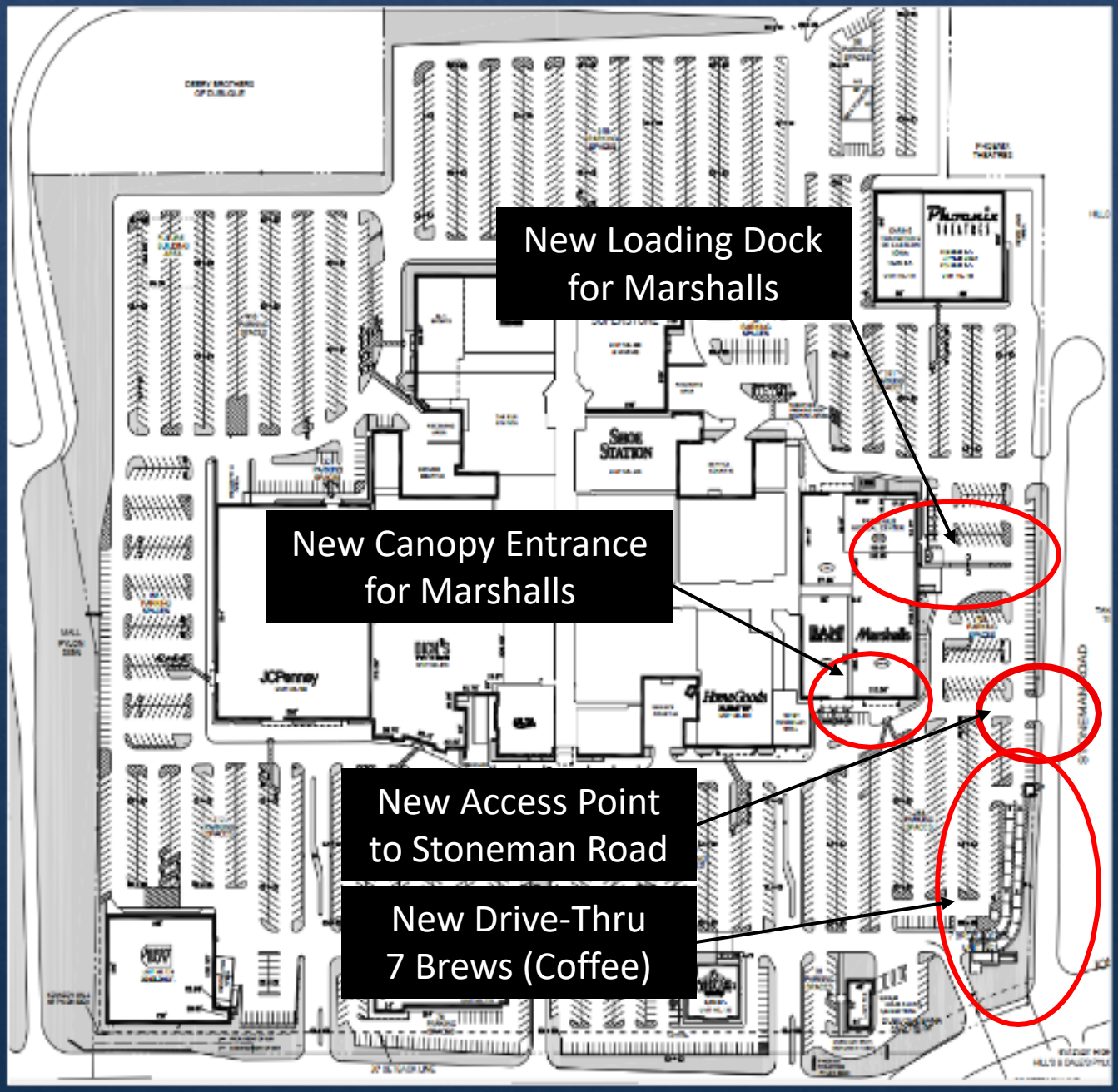
Current Concept Plan



Proposed Concept Plan



Proposed Concept Plan



New Sign Regulations – Under Canopy Signs

Under canopy signs are allowed.

Area: Each is limited to 6 square feet in area.

Number: Limited to 1 single or double-faced sign per tenant.
Tenants with 2 sides of leased area facing internal frontage may install up to 2 single or double-faced signs.

Must be mounted to provide not less than 8 feet clearance as measured from the ground to the underside of the sign or supporting structure.

QUESTIONS?

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 4.

ITEM TITLE:	Resolution Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area Version 2026.1
SUMMARY:	Proof of publication on notice of public hearing to consider City Council approve a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2026.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval. **RESOLUTION** Approving The Amended And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal Area, Version 2026.1
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2026_1
2. Staff Memo
3. Greater Downtown Urban Renewal Plan 2026.1
4. Consultation Minutes
5. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

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 2026.1

DATE: February 10, 2026

Economic Development Director Jill Connors is recommending City Council approve a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2026.1 for the Greater Downtown Urban Renewal Area.

The proposed Amended and Restated Urban Renewal Plan would expand the district to include the Old Mercy Subarea. This Subarea is being created to include the parcel located at 440 W 3rd Street.

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
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 2026.1**

DATE: February 6, 2026

INTRODUCTION

This memorandum presents for City Council consideration a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2026.1 ("Plan") for the Greater Downtown Urban Renewal Area ("Area").

The Amended and Restated Urban Renewal Plan would expand the Area to include a new Old Mercy Subarea and include previously approved projects under the public purpose activities.

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.

DISCUSSION

The proposed Amended and Restated Urban Renewal Plan would expand the district to include the Old Mercy Subarea. This Subarea is being created to include the parcel located at 440 W 3rd Street.

The building at 440 W. 3rd St. is the original Mercy Hospital and a vital part of Dubuque's history. Built by the church for the Sisters of Mercy, it remains architecturally and culturally significant. It's the first building visible up the south side of 3rd Street from Bluff, and it directly faces the side and rear of the cathedral, with the church parking lot backing up

against the property. Though the building is currently condemned due to long-term neglect, with the rear addition at risk of collapse, a developer has plans to reconstruct the addition and rehabilitate this historic building. The rehabilitation plans will include six units with larger multi-bedroom layouts ideal for professionals and workforce housing in a prime downtown location.

Expanding the Area to include 440 W 3rd St. is essential to making proper rehabilitation financially viable, given the complexity of the addition and increased construction costs. Adding the Old Mercy Subarea will allow the City and private developer to collaborate to address blighted conditions and allow for future development opportunities that strengthen downtown. The 440 W 3rd Street parcel was previously omitted from the Area as there were not redevelopment plans for the property.

In compliance with Iowa Code Chapter 403, several project details have been updated to reflect current planned work. These projects have been previously approved by City Council.

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 2026.1 and the Notice of Public Hearing. The required consultation to discuss, question, or object to the findings in these documents was held Wednesday, January 28, 2026. There were no representatives from the affected taxing entities in attendance.

The notice of public hearing was published on Friday, February 6th, 2026 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 2026.1 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, by Resolution 140-25 on April 21, 2025, and by Resolution __-26 on February 16, 2025.

Prepared by the Economic Development Department

Version 2026.1

TABLE OF CONTENTS

A. INTRODUCTION
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, Locust Street, and Old Mercy 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 Hawthrone 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-five (35) 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, Locust Street, and Old Mercy 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 an 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 Main St, 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:

b. These activities also include, but are not limited to, previously approved property tax rebate agreements with:

- 1248 Iowa St, LLC (1236-1248 Iowa St.);
- 1301 Central, LLC (1301 Central Ave):
- 1400 Central, LLC (1400 Central Ave);
- 210 Jones, LLC (210 Jones St.);
- 44 Main, LLC;
- 73 CHS Forwards, LLC (299 Main St.);
- 799 Main, LLC
- Adam Vogel Building, LLC (1701 Central Ave.):
- ASJS Properties (1913 Jackson St.);
- 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 Initiatives 1700, LLC (1739-1763 Central Ave.):
- Dubuque Stamping & Mfg Inc. (3190 Jackson St.);
- Dupaco Community Credit Union (1000 Jackson St.);

- Farley & Loetscher, LLC (801 Jackson St.);
- FitzGerald EnterpriZes (2400 Central Ave.);
- Flexsteel Industries, Inc. (385 Bell St.);
- Franklin Investments, LLC (39 Bluff St.);
- Gronen Development, Inc (BLK 17 Dubuque Downtown Plaza)
- GT Novelty Condos, LLC (333 E. 10th St);
- Hartig Realty IV, LLC (703 Main St.);
- HG APT LLC (2901 Central Ave);
- The Key Hotel (1825 Greyhound Park Rd.);
- Hitzler Rental, LLC (2541 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.);
- Kinseth Hotel Project (Port of Dubuque);
- 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.);
- Ned Oberbroeckling (372 Main 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 (333 E. 10th St.);
- Plastic Center, Inc. (426 W. 5th St. and 951/955/965 Main St.);
- Plastic Center, Inc. (408 W 5th 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.

v. Old Mercy Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for residential 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, Lower Kaufmann, and Old Mercy 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 $150,000 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 $108,410,165 (a list of the outstanding obligations is found as Attachment C) and the current statutory debt limit is $323,629,585.

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 2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA OLD MERCY

- Greater Downtown Urban Renewal Area Boundary
- 15th Street
- Almond Street
- Bluff Street
- Cable Car
- Chaplain Schmitt
- Dubuque Brewing & Malting
- East 7th Street
- Harrison Street
- Hawthorne Street Subarea
- Holy Ghost
- Ice Harbor A
- Ice Harbor B
- Ice Harbor C
- Industrial Harbor
- Kerper Boulevard
- Locust Street Subarea
- Lower Kaufmann
- North End
- North Kerper
- North Peru Road Subarea
- Old Main
- Old Mercy
- Quebecor
- Roosevelt Street Subarea
- South Bluff Street
- South Main
- South Port
- Stafford St Subarea
- Town Clock
- Town Clock Expansion
- University Avenue Corridor
- Upper Main
- Warehouse
- Washington Neighborhood
- West Locust Corridor



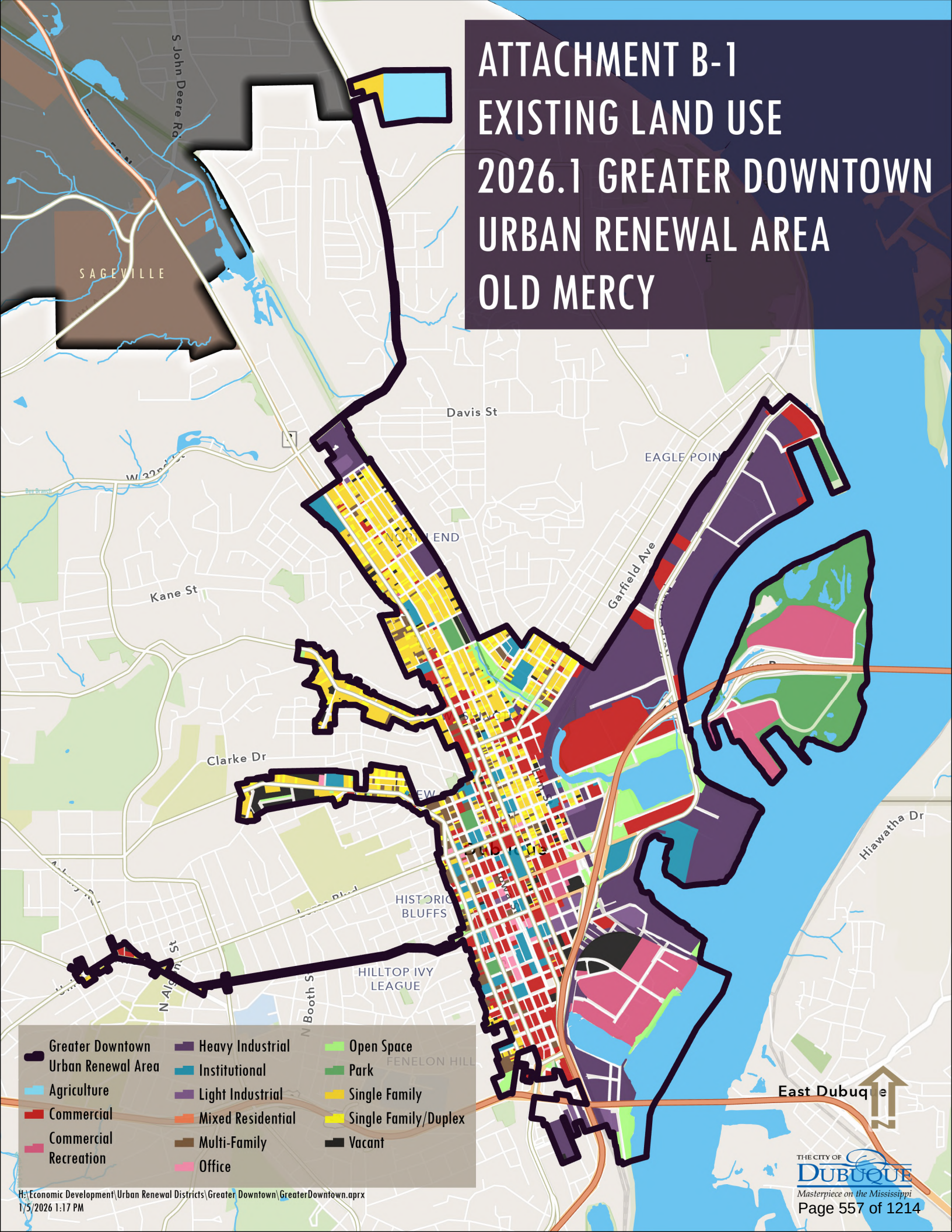
Old Mercy Subarea of the District shall include the following described properties:

Lot 2 of City Lot 607; and
All that part of the Third Street Right of Way adjacent to Lot 2 of City Lot 607 and lying south of the centerline of West Third Street

H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/14/2026 11:06 AM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

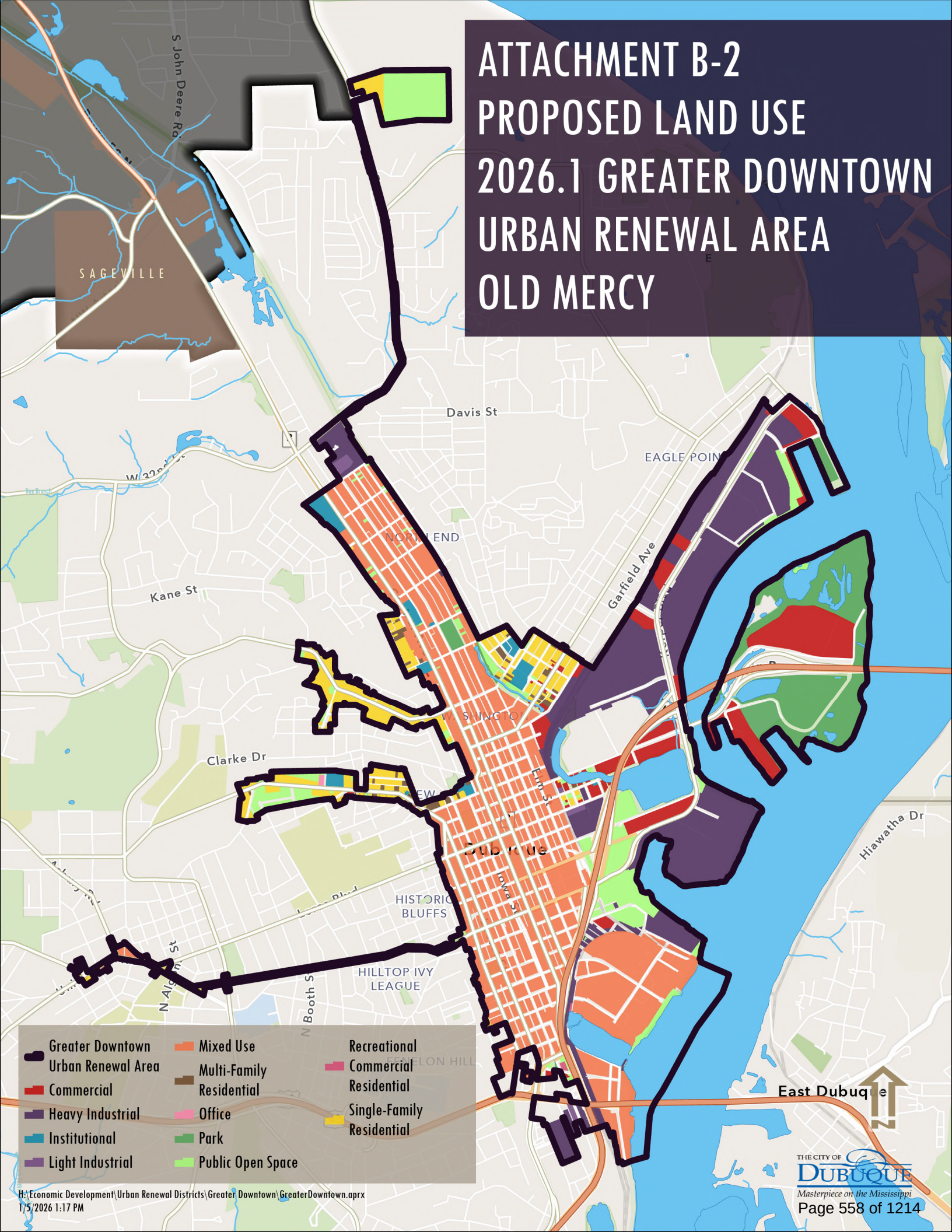
ATTACHMENT B-1
EXISTING LAND USE
2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA
OLD MERCY



H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/5/2026 1:17 PM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

ATTACHMENT B-2
PROPOSED LAND USE
2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA
OLD MERCY



H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/5/2026 1:17 PM

City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20 Ref	6/2/21	2.00 %	2026	$ 25,000	$ 5,100	$ 5,100	$ 102	$ —
Airport Improvements Refunding	4/17/17	3.00 %	2030	282,200	115,800	24,800	3,474	91,000
Airport Improv - PFC Refunding 2012C	6/2/21	2.00 %	2032	1,353,033	898,389	119,889	17,968	778,500
Airport Terminal Utility Improv - PFC	6/2/21	2.00 %	2034	490,000	350,000	35,000	7,000	315,000
Airport New Terminal Roads/Parking	4/4/16	2.79 %	2036	635,927	371,199	31,652	11,003	339,547
Airport Reconstruct Taxiway Alpha	3/3/25	4.33 %	2044	534,004	534,004	12,684	29,983	521,320
Airport Improvements - FY26	Future	4.50 %	2046	1,000,500	—			1,000,500
Building- Conf Center Energy Improv	6/20/19	3.00 %	2027	187,136	47,872	23,936	1,436	23,936
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05 %	2026	391,913	56,545	56,545	1,782	—
Building City Hall Brickwork - ST20%	6/20/19	3.00 %	2027	236,448	64,329	32,164.56	5,325.95	32,164
Building Smart Meters Refunding	4/17/17	3.00 %	2030	45,400	18,600	4,000	558	14,600
Building Federal Building Roof - ST20%	4/4/16	2.79 %	2035	268,404	156,672	13,359	4,644	143,313
Building 2nd Floor Engine House #1	08/01/203	4.70 %	2043	207,060	200,246	7,228	9,552	193,018
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00 %	2027	323,146	87,916	43,958	7,279	43,958
Civic Center Chair Platform Section 3	6/20/19	3.00 %	2027	59,340	15,180	7,590	455	7,590
DICW Expansion - South Siegert Farm	3/19/18	3.05 %	2026	239,534	34,559	34,559	1,088	—
DICW North Siegert Refunding	4/17/17	3.00 %	2029	1,285,000	480,000	115,000	14,400	365,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00 %	2032	95,580	63,366	8,496	1,267	54,870
DICW Exp S Siegert Refundin 2012C Tax	6/2/21	2.00 %	2032	2,498,375	1,658,875	221,375	33,178	1,437,500
DICW Expansion - South Siegert Farm- Ex	6/20/19	3.00 %	2032	305,357	178,938	24,367	4,035	154,571
DICW Refund 2014C Taxable	6/2/21	2.00 %	2034	1,145,000	825,000	80,000	16,500	745,000
DICW Webber Property	6/29/22	4.36 %	2042	5,500,000	5,405,000	50,000	230,713	5,355,000
DICWChavenelle Road - Non-Taxable	6/2/21	2.00 %	2041	1,265,000	1,095,000	60,000	21,900	1,035,000
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00 %	2027	141,869	38,597	19,299	3,196	19,299
Finance General Ledger Software	6/2/21	2.00 %	2041	244,239	205,640	11,314	4,113	194,326
Finance General Ledger Software	6/29/22	4.07 %	2042	420,457	383,037	18,710	16,267	364,327
Fire Station #4 Improvements - Gaming	6/20/19	3.00 %	2027	188,054	41,522	20761	3438	20,761
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00 %	2030	951,500	390,700	83,700	11,721	307,000
Fire Station #2 ST20 20 yr Refund 2014B	6/2/21	2.00 %	2034	85,217	68,946	6046	1379	62,900
Park Imp ST20 20 yr Refund 2014B	6/2/21	2.00 %	2034	124,780	100,954	8,854	2,019	92,100
Fire Ambulance Replacement	4/17/17	3.00 %	2030	230,000	100,000	20,000	3,000	80,000
Fire Structural Repairs 5&6/Quick Pump	6/20/19	3.00 %	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC FY21	6/2/21	2.00 %	2041	810,153	682,118	37,528	13,642	644,590
Fire Ladder/Pumper/Ambulance	6/29/22	4.07 %	2042	1,924,543	1,761,963	81,290	70,677	1,680,673
Fire HVAC	08/01/203	4.70 %	2043	188,790	182,570	6598	8,720	175,972
Fire Ambulance/Equipment/Building Improv	3/3/25	4.33 %	2044	3,653,911	3,653,911	86,820	205,227	3,567,091
Fire Ladder/Pumper	3/3/25	5.04 %	2044	2,141,750	2,141,750	48,750	130,719	2,093,000
Fire Equipment Replacement - FY26	Future	4.50 %	2046	401,600	—			401,060
Fire Station Improvements - FY26	Future	4.50 %	2046	100,000	—			100,000
Franchise Fee Settlement Judgment Bond	4/4/16	2.93 %	2035	2,830,000	1,615,000	145,000	50,825	1,470,000
GDTIF Colts Building Renovation	6/20/19	3.00 %	2039	1,575,000	1,295,000	75,000	38,850	1,220,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00 %	2041	535,000	535,000	30,000	10,700	505,000
GDTIF - DT Parking Ramp	6/2/21	2.00 %	2036	880,167	760,764	61,407	15,215	699,357
GDTIF Eng Dock Expansion	6/2/21	2.00 %	2036	409,833	354,235	28,593	7,085	325,642

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
GDTIF DT Parking Ramp	6/29/2022	4.36 %	2042	975,000	935,000	40,000	39,853	895,000
GDTIF Docks/Five Flags AC	6/29/22	4.36 %	2042	745,000	715,000	30,000	30,468	685,000
GDTIF Five Flags/Parking Ramps	8/1/23	4.70 %	2043	1,080,000	1,045,000	40,000	49,933	1,005,000
GDTIF Chaplain Schmitt Amphitheater	3/3/25	5.06 %	2044	8,945,000	8,945,000	—	451,239	8,945,000
GDTIF ABC/Parking/Federal Building	3/3/25	5.04 %	2044	5,075,000	5,075,000	115,000	309,787	4,960,000
GDTIF Reimagine Comiskey - FY26	Future	4.50 %	2046	1,697,000	—	—	—	1,697,000
GDTIF Federal Building Renovation - FY26	Future	4.50 %	2046	945,600	—			945,600
GDTIF Parking Ramp Major Maint- FY26	Future	4.50 %	2046	2,857,400	—	—	—	2,857,400
GDTIF Downtown Housing Refunding	4/17/17	3.00 %	2030	2,120,000	970,000	180,000	31,705	790,000
GDTIF Millwork District Refunding	4/17/17	3.00 %	2030	2,080,000	910,000	170,000	27,300	740,000
GDTIF - 7th St/2-Way Conversion	6/2/21	2.00 %	2031	3,204,576	2,021,405	315,265	40,428	1,706,140
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00 %	2031	2,545,000	1,605,000	250,000	32,100	1,355,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00 %	2032	1,254,420	831,634	111,504	16,633	720,130
GDTIF Wash Neigh Refunding 2012C Tax	6/2/21	2.00 %	2032	493,592	327,736	43,736	6,555	284,000
GDTIF 2014C Taxable Refunding	6/2/21	2.00 %	2034	5,385,000	3,885,000	395,000	77,700	3,490,000
GDTIF 2014B Refunding	6/2/21	2.00 %	2034	155,000	115,000	10,000	2,300	105,000
Library Improvements - Sales Tax 20%	6/20/19	3.00 %	2022	39,408	10,721	5,361	888	5,361
Library Improvements Sales Tax 20%	6/2/21	2.00 %	2027	84,526	28,737	14,297	575	14,440
Park Development - Sales Tax 20% FY26	Future	4.50 %	2046	505,000	—	—	—	505,000
Park Improvements - Sales Tax 20%	6/20/19	3.00 %	2027	47,290	12,866	6,433	1,065	6,433
Park Water System Study Refunding	4/17/17	3.00 %	2030	60,000	24,600	5,300	738	19,300
Park Ham House - Sales Tax 20%	4/4/16	2.79 %	2035	200,668	117,132	9,988	3,472	107,144
Park Skate Park	6/20/19	3.00 %	2027	613,524	156,948	78,474	4,708	78,474
Parking Port of Dubuque Parking Ramp	3/19/18	3.05 %	2026	373,553	53,896	53,896	1,698	—
Parking Central Ave Ramp Refunding	4/17/17	3.00 %	2030	6,380,000	2,430,000	575,000	72,900	1,855,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91 %	2031	45,516	23,502	3,597	705	19,905
Parking Locust Ramp Security Cameras	6/20/19	3.00 %	2033	126,054	67,711	9,747	1,614	57,964
Parking Improvements Refunding 2014B	6/2/21	2.00 %	2034	125,000	85,000	10,000	1,700	75,000
Parking Improvements Taxable Ref	6/2/21	2.00 %	2034	220,000	160,000	15,000	3,200	145,000
Police CAD Software - Gaming Ref	6/2/21	2.00 %	2030	160,000	90,000	20,000	1,800	70,000
Public Works Equip Refunding	4/17/17	3.00 %	2030	392,000	160,900	34,500	4,827	126,400
Public Works Radio Replacement	3/19/18	2.91 %	2028	110,000	34,874	10,732	1,046	24,142
PW Curb Ramp/Engineering Street Improv	6/2/21	2.00 %	2034	885,000	645,000	65,000	12,900	580,000
Rec Improvements Sales Tax 20% Ref	6/2/21	2.00 %	2028	7,572	3,309	1,092	66	2,217
Rec Ice Center Settling Remediation/Imp	08/01/203	4.70 %	2043	4,614,150	4,462,185	161,175	213,016	4,301,010
Rec Ice Center Dehumidification	3/3/25	5.04 %	2044	1,153,250	1,153,250	26,250	70,387	1,127,000
Sanitary Improvements Refunding	4/17/17	3.00 %	2030	660,000	290,000	55,000	8,700	235,000
Sanitary Sewer Improvements	3/19/18	2.91 %	2031	1,030,009	531,819	81,402	15,954	450,417
Sanitary Forcemain Refunding 2012E	6/2/21	2.00 %	2032	376,122	242,934	34,096	35,162	208,838
Sanitary Sewer Improvements	6/20/19	3.00 %	2033	1,124,412	657,648	87,722	14,525	569,926
Sanitary Sewer Improvements Ref	6/2/2021	2.00 %	2034	4,390,000	3,160,000	320,000	63,200	2,840,000
Sanitary Sewer Improvements	4/4/16	2.79 %	2035	2,405,000	1,405,000	125,000	41,606	1,280,000
Solid Waste Collection Refunding	4/17/17	3.00 %	2030	51,300	21,100	4500	633	16,600
Solid Waste Collection	3/19/18	2.91 %	2031	27,447	14,172	2,169	426	12,003
Solid Waste Collection	3/3/25	4.33 %	2044	862,085	862,085	20,484	48,421	841,601
Solid Waste Collection - FY26	Future	4.50 %	2046	220,000	—			220,000
Stormwater Refunding	4/4/16	2.91 %	2028	6,270,000	760,000	245,000	22,800	515,000
Stormwater Improvements Refunding	4/17/17	3.00 %	2030	2,015,000	835,000	170,000	25,050	665,000
Stormwater Improvements	3/19/18	2.91 %	2031	1,714,542	885,275	135,501	26,558	749,774
Stormwater Improvements Ref	6/2/21	2.00 %	2031	1,115,424	703,595	109,735	14,072	593,860
Stormwater Improvements Ref	6/2/21	2.00 %	2032	77,131	49,818	6,992	996	42,826
Stormwater Improvements	6/20/19	3.00 %	2033	290,796	174,110	24,367	4,035	149,743
Stormwater Upper Bee Branch SRF NA	4/30/21	1.18 %	2037	22,138,000	16,114,000	1,258,000	230,430	14,856,000
Streetlight Replacement Refunding - ST	4/17/17	3.00 %	2030	4,900	2,100	400	63	1,700
Street FEMA Land Buyout - Gaming	6/20/19	3.00 %	2027	64,901	16,960	8,480	1,404	8,480
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/2017	3.00 %	2030	258,600	106,200	22,800	3,186	83,400
Street Southwest Arterial	3/19/2018	2.91 %	2031	771,557	398,383	60,977	11,952	337,406
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00 %	2032	827,747	576,371	70,002	11,527	506,369

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
Transit Radio Replacement	3/19/18	2.91 %	2028	95,000	30,124	9,268	904	20,856
Transit Midtown Transfer	6/20/19	3.00 %	2039	216,125	216,125		6,484	216,125
Transit Vehicle Replacement	6/2/21	2.00 %	2041	780,609	657,243	36,159	13,145	621,084
Water System Improvements	3/19/18	2.91 %	2031	1,155,930	596,846	91,354	17,906	505,492
Water Improv Refunding 2012E	6/2/21	2.00 %	2032	369,768	238,830	33,520	4,777	205,310
Water System Improvements	6/20/19	3.00 %	2033	1,323,107	773,684	102,342	16,946	671,342
Water System Improvements Ref	6/2/21	2.00 %	2034	7,470,000	5,380,000	550,000	107,600	4,830,000
Water System Improvements	4/4/16	2.79 %	2035	635,000	375,000	35,000	11,088	340,000
Total General Obligation Bonds				151,099,706	100,599,000	8,307,989.56	3,306,757.95	100,017,572
Less Annual Appropriation G.O.				—	(14,625,570)	—	—	(13,369,544)
Total G.O. Bonds Subject to Debt Limit				151,099,706	85,973,430	8,307,990	3,306,758	86,648,028
Tax Increment								
Port of Dubuque Parking Ramp	10-16-07	7.50 %	2037	23,025,000	15,565,000	845,000	1,167,375	14,720,000
Total Tax Increment Bonds				23,025,000	15,565,000	845,000	1,167,375	14,720,000
Total Tax Increment				$ 23,025,000	$15,565,000	$ 845,000	$ 1,167,375	$14,720,000
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								
Dubuque Screw (DICW)	6/19/06	Rebate	2019	$ 345,516	$ 19,728	$ 19,728	$ —	$ 19,728
Geisler Brothers (DICW)	9/29/22	Rebate	2035	1,290	1,291	1,291	—	1,291
Seippel Warehouse (DICW)	9/29/22	Rebate	2035	442,190	442,190	442,190	—	442,190
Giese III (DICW)	4/19/21	Rebate	2033	55,171	55,171	55,171	—	55,171
Medline (DICW)	11/19/07	Rebate	2031	1,600,279	397,349	397,349	—	397,349
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	476,354	476,354	—	476,354
Hodge (DICW)	4/6/20	Rebate	2035	257,073	518,208	518,208	—	518,208
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	2,908,812	155,273	155,273	—	155,273
Appropriation	3/17/14	Rebate	2026	32,510	75,164	75,164	—	—
Appropriation	1/14/16	Rebate	2028	33,666	69,586	69,586	—	69,586
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	140,629	140,629	—	140,629
2026)	4/21/08	Rebate	2026	8,250,067	251,779	251,779	—	—
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	84,525	16,905	—	67,620
Appropriation)	5/13/20	Rebate	2031	75,660	178,160	178,160	—	178,160
Marquette Hall (GDTIF) (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,960	4,960	—	4,960
3 Amigos (GDTIF) (Non-Appropriation)	4/15/19	Rebate	2031	2,516	3,114	3,114	—	3,114
210 Jones (GDTIF) (Non-Appropriation)	6/19/17	Rebate	2031	10,348	24,525	24,525	—	24,525
Dupaco (GDTIF) NA	1/22/19	Rebate	2038	173,225	173,225	173,225	—	173,225
Klauer (GDTIF) NA	1/12/22	Rebate	2035	104,380	104,380	104,380	—	104,380
McCoy Group (GDTIF)	6/20/23	Rebate	2035	248,980	248,890	248,890	—	248,890
Appropriation)	3/18/19	Rebate	2031	5,626	12,196	12,196	—	12,196
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	264,175	264,175	—	—
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	158,562	79,281	—	79,281
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	13,545	13,545	—	—
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	3,082	3,082	—	3,082
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	119,222	119,222	—	119,222
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	62,637	20,879	—	41,758
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	20,241	6,747	—	13,494
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	388,674	129,558	—	259,116
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	28,767	9,589	—	19,178
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	388,088	388,088	—	388,088
Novelty Iron Works (GDTIF) NA Multi-Res	6/17/13	Rebate	2031	33,105	196,926	196,926	—	196,926
Switch Development	6/20/23	Rebate	2035	5,766	5,766	5,766	—	5,766
Gardens	9/28/20	Rebate	2038	428,116	428,116	32,932	—	395,184
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	47,176	47,176	—	47,176
Total TIF Rebates				27,570,527	5,561,674	4,686,043	—	4,661,120
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	350,000	50,000	—	300,000

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000 %	2030	4,500,000	2,314,171	233,154	67,690	2,081,017
Total Other Lns-Rev Backed				5,500,000	2,664,171	283,154	67,690	2,381,017
Total City Indebtedness Subject to Debt Limit				$207,195,233	$109,764,275	$ 14,122,187	$ 4,541,823	$108,410,165
Revenue Bonds								
Sanitary Northfork Catfish Improv SRF	1/13/10	3.25 %	2031	$ 912,000	$ 285,000	$ 53,000	$ 9,263	$ 232,000
Sanitary WRRC Upgrade SRF	8/18/10	3.25 %	2039	74,285,000	44,755,000	2,802,000	895,099	41,953,000
Sanitary WRRC Cogeneration SRF	5/17/13	2.00 %	2033	3,048,000	1,366,000	159,000	27,320	1,207,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00 %	2038	2,763,000	1,781,000	131,000	17,810	1,650,000
Sanitary 42" Force Main WQFP Loan	3/3/23	1.00 %	2043	1,950,000	1,773,000	90,000	17,730	1,683,000
Sanitary Granger Creek & Force Main	9/20/2024	2.61 %	2045	2,536,000	2,536,000	97,000	64,737	2,439,000
Sanitary Old Mill Lift Station	2/7/2025	2.54 %	2046	26,221,000	26,221,000	—	475,942	26,221,000
Sanitary Projects- FY25	Future	2.60 %	2045	14,412,250	14,412,250	586,330	340,451	13,825,920
Sanitary Projects- FY26	Future	2.60 %	2046	20,079,873	—	—	—	20,079,873
Stormwater Lower Bee Branch SRF	10/27/10	3.25 %	2041	7,850,000	5,097,000	248,000	165,652	4,849,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00 %	2034	1,029,000	151,000	18,000	3,020	133,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25 %	2031	800,000	250,000	47,000	8,125	203,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72 %	2031	20,800,000	14,575,000	2,225,000	546,032	12,350,000
Stormwater Sales Tax Revenue - GO	5/19/14	3.23 %	2029	7,190,000	4,875,000	1,125,000	219,250	3,750,000
Stormwater Upper Bee Branch RR SRF	6/7/2019	2.00 %	2040	16,382,000	12,873,000	744,000	257,461	12,129,000
Stormwater West 32nd Detention SRF	1/14/09	3.25 %	2028	1,847,000	355,000	115,000	11,538	240,000
Stormwater Projects- FY26	Future	2.60 %	2046	632,643	—	—	—	632,643
Water Webber Extension - FY22 P&D	1/7/22	— %	2047	1,570,000	1,469,662	68,575	29,052	1,401,087
Water Projects- FY25	Future	2.60 %	2045	10,096,428	10,096,428	410,751	238,501	9,685,677
Water Projects- FY26	Future	2.60 %	2046	750,000	—	—	—	750,000
Water Roosevelt Water Tower SRF	8/9/19	2.00 %	2040	4,400,000	3,445,000	203,000	68,900	3,242,000
Water CIWA Purchase & Improvements	7/7/17	2.00 %	2036	8,613,761	5,804,000	439,000	116,080	5,365,000
Water- Clear Well Reservoirs SRF	10/18/07	3.25 %	2028	915,000	177,000	57,000	3,540	120,000
Water Meter Change Out Program SRF	2/12/10	3.25 %	2031	6,394,000	2,343,000	360,000	76,265	1,983,000
Water System Improvements & Ext. Refunding	8/18/21	2.00 %	2030	3,505,000	2,055,000	390,000	41,100	1,665,000
Total Revenue Bonds				238,981,955	156,695,340	10,368,656	3,632,868	167,789,200
Less Annual Appropriation Revenue Bds				—	(11,803,968)	—	—	(9,581,282)
Net Revenue Bonds				238,981,955	144,891,372	10,368,656	3,632,868	158,207,918
Total City Indebtedness				$446,177,188	$281,085,185	$ 24,490,843	$ 8,174,691	$289,568,909
Statutory Debt Limit					$321,926,120			$323,629,585
% of Debt Limit Used					34.10 %			33.50 %
Remaining Debt Capacity					$212,161,846.			$215,219,420

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 Lots658A, 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

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 ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½ of City Lot 261; Thence northeasterly along the southerly line of the N ½ 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

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

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

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

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

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 appoint 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

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

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

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 southwesterly 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 southwesterly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly 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 southwesterly 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 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; Thence southwesterly 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 southwesterly 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 interjection with the centerline of E. 11th Street; Thence southwesterly 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

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

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

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.

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

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

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

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

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 Wests 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 Wests 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

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 2-1in 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

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 1of 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

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 South150' 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

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 2-1-1-1-1-2 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

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 ½ of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood’s Addition; and

Part of the North ½ of Vacated Bellevue Street Lying South of McGrath’s Subdivision Southeast ¼ Northeast ¼ 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

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

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 South1/2 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

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 ½ 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-East3/4-145A 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

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

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 Lot1 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

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 East1/2 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

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

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 ¼ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian, all in the City of Dubuque, Iowa; and

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 ¼ 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:

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

35. Old Mercy Subarea of the District shall include the following described properties:

Lot 2 of City Lot 607; and
All that part of the Third Street Right of Way adjacent to Lot 2 of City Lot 607 and lying south of the centerline of West Third Street

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 2026.1

Wednesday, January 28th, 2026 at 2:00 p.m.
Microsoft Teams Meeting
Meeting ID: 246 526 195 302 83
Passcode: q2PQ9Fn2

Meeting Commenced: 2:00 p.m.

Present: No representatives from the taxing bodies were in attendance.

Meeting Adjourned: 2:30 p.m.



Jill M. Connors

Economic Development Director, City of Dubuque

Prepared By: Ian C. Hatch, Assistant Economic Development Director, 1300 Main Street, Dubuque, IA 52001 (563) 589-4105
Return To: Adrienne N. Breitfelder, City Clerk City of Dubuque 50 W. 13th St. Dubuque, IA 52001 (563) 589-4121

RESOLUTION NO. ___-26

APPROVING THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL AREA, VERSION 2026.1

WHEREAS, by Resolution 20-26 adopted on January 20, 2026, 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 2026.1") 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 2026.1, is to provide opportunities which will further economic development purposes and objectives and remediate blighting conditions by adding a new Old Mercy Subarea, and to address these objectives, previously approved 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 2026.1, 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 2026.1.

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 2026.1, 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 16th day of February, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 5.

ITEM TITLE:	Resolution Approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC to Bellevue State Bank
SUMMARY:	Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue, and City Manager recommending approval. **RESOLUTION** Approving A Collateral Assignment Of Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC To Bellevue State Bank For Property At 2541 Central
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Hitzler Rental, LLC Assigning Rights to Bellevue State Bank for the Redevelopment of 2541 Central Avenue
2. Staff Memo
3. Assignment - Signed
4. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC Assigning Rights to Bellevue State Bank for the Redevelopment of 2541 Central Avenue

DATE: February 10, 2026

Economic Development Director Jill Connors is recommending City Council adopt the attached Resolution approving the Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue.

On October 20, 2025, the Dubuque City Council entered into a Development Agreement with Hitzler Rental, LLC by Resolution No. 343-25. The Development Agreement included a downtown housing creation grant of $50,000 ($10,000 x 5 units), a downtown rehabilitation grant of $35,000, and a fifteen-year tax increment financing award estimated to not exceed $40,000.

There is no impact to the budget as these incremental property tax rebates have already been authorized and incorporated into the terms of the Development Agreement.

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
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 Approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC Assigning Rights to Bellevue State Bank for the Redevelopment of 2541 Central Avenue

DATE: February 10, 2026

INTRODUCTION

This memorandum presents for City Council review and approval a Resolution approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue.

BACKGROUND

On October 20, 2025, the Dubuque City Council entered into a Development Agreement, as amended, with Hitzler Rental, LLC by Resolution No. 343-25. The Development Agreement included a downtown housing creation grant of $50,000 ($10,000 x 5 units), a downtown rehabilitation grant of $35,000, and a fifteen-year tax increment financing award estimated to not exceed $40,000. Tax Increment Financing (TIF) incentives provide a reimbursement of a portion of the additional property tax revenue generated by a development project, calculated on the incremental increase in assessed value, and applied after the project has been fully completed.

DISCUSSION

Hitzler Rental, LLC has secured construction financing for the redevelopment project through Bellevue State Bank. As part of the financing arrangement, Hitzler Rental, LLC has assigned its rights to the grants and TIF incentive to Bellevue State Bank. This structure enables Hitzler Rental, LLC to access upfront capital for project development and

subsequently apply the TIF proceeds toward repayment of a portion of the construction loan upon project completion.

BUDGET IMPACT

There is no impact to the budget as these incremental property tax rebates have already been authorized and incorporated into the terms of the Development Agreement.

RECOMMENDATION

I respectfully request City Council adopt the attached Resolution approving the Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue.

COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT (this **"Assignment")** is made as of January 23, 2026, by and among **Hitzler Rental, LLC,** an Iowa limited liability company **("Borrower/Developer" further known as "Assignor")** in favor of **Bellevue State Bank ("Lender").**

RECITALS

A. Borrower owns, or will own, the property located at 2541 Central Avenue, located in the City of Dubuque, State of Iowa (the **"Property").** Borrower intends to develop the Property as a up to 5-unit multi-family apartment project located on the Property with other related improvements (collectively, the **"Project")**

B. Subject to the terms and conditions of that certain Loan Agreement between Borrower and Lender of even date herewith (the **"Loan Agreement"),** Lender has made a term loan to the Borrower (the **"Term Loan"),** as evidenced by a Term Note dated October 22, 2025.

C. Borrower and the City of Dubuque (the **"City")** entered into that certain Development Agreement, dated October 20, 2025, pursuant to which the City has agreed to provide Economic Development Grants to Borrower or Developer estimated up to a principal amount of $40,000.00 (the **"TIF Payments**") and incentive grant payments up to a principal amount of $85,000.00 ($10,000.00 per unit up to five units for the Downtown Housing incentive and $35,000.00 for the Downtown Rehabilitation Grant), collectively the ("**Grant Payments**").

D. Lender requires Assignor to execute and deliver this Assignment as collateral for the Loans.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Borrower, Borrower hereby agrees as follows:

1. Assignment. As security for Borrower's obligations under the Notes, the Loan Agreement and the other documents evidencing or securing the Loans (collectively, the **"Loan Documents")** (collectively, the **"Obligations"),** Assignor hereby collaterally assigns to Lender all of its right, title, and interest in and to the Development Agreement, including all of Assignor's rights to receive the TIF Payments thereunder, it being understood and agreed that, if and when the Obligations are satisfied in full, then this Assignment shall terminate.

2. Lender's Rights Upon Default. If a default occurs under the Loan Documents beyond any applicable notice and cure period (an **"Event of Default"),** then Lender may at its option upon written notice to Borrower and the City, but without any obligation to do so, elect to assume Assignor's rights and obligations under the Development Agreement, in which case Lender shall have all of the rights and obligations of Assignor under the Development Agreement from. and after the date of notice to the City. Prior to the occurrence of an Event of Default and the written

election by Lender to assume Assignor's rights and obligations under the Development Agreement, nothing in this Agreement shall be construed as an assumption by Lender of any liability or obligation of Assignor under the Development Agreement. Nothing herein constitutes a release by the City of Assignor from its obligations under the Development Agreement even if Lender elects to assume Assignor's rights and obligations thereunder, and to the extent the Developer Agreement is not performed by Lender, Assignor remains responsible to the City for all of its obligations under the Development Agreement.

3. Performance of Assignor. Assignor shall faithfully abide by, perform and discharge each of Assignor's obligations, covenants and agreements under the Development Agreement and shall take such actions as may be necessary or required under the Development Agreement to cause the Minimum Investment in the Project and the prompt commencement of TIF Payments to Borrower thereafter. Without the prior written consent of Lender, Assignor shall not (a) modify or in any way alter the terms of the Development Agreement, (b) pledge or assign the Development Agreement, (c) waive any of its rights under the Development Agreement, (d) terminate or surrender the Development Agreement, or (d) cause or permit the TIF Payments to be made to any party but Borrower of Lender. Developer hereby acknowledges and agrees and directs the City that all TIF Payments shall be paid to Borrower (not to Developer).

4. TIF Loan Proceeds. Borrower shall, immediately upon receipt of any TIF Payments from the City, deposit such funds into Borrower's operating account established with Lender; which funds may be used to pay Project Operating Expenses or disbursed only in accordance with Borrower's Operating Agreement. Upon notice from Lender to the City, with a copy to Borrower, of an Event of Default under the Loan Documents or otherwise upon Lender's request, Borrower and Developer authorize and direct the City to make the TIF Payments due to Borrower to Lender directly. The City shall have no obligation to verify any of the information in such notice.

5. **Grant Loan Proceeds.** Borrower shall, immediately upon receipt of any Grant Payments from the City, deposit such funds into Borrower's operating account established with Lender; which funds may be used to pay Project Operating Expenses or disbursed only in accordance with Borrower's Operating Agreement. Upon notice from Lender to the City, with a copy to Borrower, of an Event of Default under the Loan Documents or otherwise upon Lender's request, Borrower and Developer authorize and direct the City to make the Grant Payments due to Borrower to Lender directly. The City shall have no obligation to verify any of the information in such notice.

6. Protect Security. At Borrower's sole cost and expense, Borrower shall appear and defend any action or proceeding arising under, during, out of or in any manner connected with the Development Agreement or the obligations, duties or liabilities of Assignor under the Development Agreement, and shall pay any reasonable costs and expense of Lender, including reasonable attorneys' fees, in any such action or proceeding in which Lender decides, in its sole discretion, to appear.

7. Representations and Covenants. Assignor represents and warrants that (a) Assignor has the full right to collaterally assign the Development Agreement; (b) the Development Agreement is valid, is in full force and effect and has not been modified or amended; (c) Lender shall have a first priority lien and security interest in and to the Development Agreement

and the TIF Payments, there are no outstanding assignments or pledges of the Development Agreement or TIF Payments and Assignor shall not make any further assignments or pledges of the Development Agreement or TIF Payments during the term of the loans without the consent of Lender; and (e) there are no existing defaults, rights of setoff, or claims for additional payments under the Development Agreement.

8. Authorization. Upon an Event of Default, Assignor irrevocably constitutes and appoints Lender its true and lawful attorney-in-fact in Assignor's name or in Lender's name, or otherwise, to enforce all rights of Assignor under the Development Agreement, and such power, being coupled with an interest, is irrevocable.

9. No Liability For Lender. Subject to the Provisions of Section 2, Lender shall not be obligated to perform or discharge and does not by this Assignment, undertake to perform or discharge any obligation, duty or liability under the Development Agreement.

10. Assignor Holds Lender Harmless. Assignor shall indemnify and hold Lender harmless of and from (a) any and all liability, loss or damage which it incurs under the Development Agreement or by reason of this Assignment; and (b) any and all claims and demands which are asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Development Agreement. The amount of all such liabilities, losses, damages, claims and demands, and the cost of defending against them, including costs, expenses and reasonable attorneys' fees, are secured by this Assignment and constitute part of the Obligations. Assignor shall reimburse Lender for such amounts immediately upon demand.

11. Security Interest in Agreements. In addition, Assignor hereby grants to Lender a security interest in Assignor's right, title, and interest in the Development Agreement and the TIF Payments, if and to the extent that a security interest may be granted therein under the Uniform Commercial Code, and Assignor acknowledges that Lender shall have all of the rights and remedies with respect thereto provided for by the Uniform Commercial Code, in addition to the other rights and remedies herein granted to Lender, in the event of the occurrence of an Event of Default.

12. Successors and Assigns. This Assignment shall be binding upon Assignor and its successors and assigns, and shall insure to the benefit of Lender, its successors and assigns. Assignor shall not assign its obligations or interests under the TIF Agreement or under this Assignment without Lender's prior written consent.

13. Governing Law. This Assignment shall be governed by the laws of the State of Iowa.

14. Validity Clause. This Assignment shall confer to Lender the rights and benefits described in this Assignment to the full extent allowable by law. The unenforceability or invalidity of any of the provisions of this Assignment shall not render any other provision or provisions unenforceable or invalid. Any provision found to be unenforceable shall be severable from this Assignment without invalidating the remainder of such provision or the remaining provisions of this Assignment.

15. Notices And Approvals. Any notice that either party may desire or may be required to give to any other party shall be in writing and shall be delivered as required under the Loan Documents, and, with respect to Assignor, shall be sent to the following address: c/o Bellevue State Bank, 200 S 2nd Street, Bellevue, Iowa 52031.

16. Counterparts. This Assignment may be signed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one instrument. The signature of a party to this Assignment transmitted by facsimile or electronic mail to the other party shall be deemed an original signature.

SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT

Dated as of the date first set forth above.

ASSIGNOR:

HITZLER RENTAL, LLC

By: Timothy Hitzler, Manager of Hitzler Rental, LLC

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this 27th day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Timothy Hitzler and acknowledged said execution of the instrument to be his/her voluntary act and deed.

IAN C HATCH
Notarial Seal - Iowa
Commission Number 827446
My Commission Expires Nov 12, 2026

Notary Public in and for
Dubuque County, Iowa

Lender:

Bellevue State Bank

By: Richard H. Prull, Executive Vice President

STATE OF IOWA)
) SS
COUNTY OF JACKSON)

On this 23rd day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard H. Prull and acknowledged said execution of the instrument to be his/her voluntary act and deed.

BRANDT MOORE
Commission Number 836995
My Comm. Exp. 1/29/2028

Notary Public in and for
Jackson County, Iowa

CONSENT OF CITY
AND ESTOPPEL

THIS CONSENT OF CITY AND ESTOPPEL is made by the City of Dubuque (the "City") for the benefit of Bellevue State Bank ("Lender") with respect to that certain Development Agreement, dated October 20, 2025, between Hitzler Rental, LLC **("Borrower/Developer" further known as "Assignor"),** and the City (the "TIF Agreement").

1. Payment Direction. Upon written request of Lender, City agrees to make all Economic Development Grants (TIF Payments) (as defined in the Development Agreement) directly to Lender at the following address: Bellevue State Bank, 200 S 2nd St, Bellevue, Iowa 52031 until Lender further notifies the City that the Obligations have been paid in full and the Assignment terminated.

2. Consent to Assignment. The City hereby consents to the foregoing Collateral Assignment of Development Agreement (the "Assignment") and agrees that if Lender notifies the City in writing that Lender is exercising its right to assume Assignor's rights and obligations under the Development Agreement, the City shall continue to perform its obligations under the terms of the TIF Agreement in the manner specified in the therein as if Lender were originally a party to the Development Agreement. Lender's obligations under the foregoing Assignment are not personal obligations or binding on any of Lender's assets, except Lender's interest in the Property, if any.

3. No Release. Nothing in the foregoing Assignment constitutes a release by the City of Assignor from its obligations under the Development Agreement even if Lender elects to assume Assignor's rights and obligations thereunder, and to the extent the Development Agreement is not performed by Lender, Assignor remains responsible to the City for all of its obligations under the Development Agreement.

3. Notice and Cure Rights. The City shall provide Lender with copies of any notices given to Assignor under the Development Agreement, in the same manner and at the same time as required thereunder to the following address: Bellevue State Bank, 200 S 2nd St, Bellevue, Iowa 52031. City agrees that Lender shall have the right to cure any default by Assignor under the Development Agreement and City agrees to accept any cure of such a default by Lender as if such cure were tendered or performed by Assignor.

4. Estoppel. City represents and warrants to Lender that as of the date hereof: (i) the Development Agreement is and remains in full force and effect, (ii) no default currently exists under the Development Agreement and no condition exists which, with the passage of time, would constitute a default under the Agreement or would prevent the payment of the Econimic Development Grants in accordance with the Development Agreement.

5. No Amendment. City agrees that it shall not, without the prior written consent of the Lender, amend or modify or consent to any modification or amendment of the Development Agreement.

6. Conflict. Assignor acknowledges that City's consent is granted only insofar as said terms and conditions do not conflict with the terms of the Development Agreement. Any conflict between the terms of the Assignment and Development Agreement shall be resolved pursuant to the language of the Development Agreement.

CITY OF DUBUQUE

By: _____

Name: _____

Title: _____

Attest: _____

Name: _____

Title: _____

EXIDBIT A

LEGAL DESCRIPTION

Lot 1 of Lot 1 of Lot 5 in Kiene & Altman's Subidivison; and Lot of Lot 239 in Davis Farm, a part of Dubuque; in the City of Dubuque, Iowa, according to the recorded plat thereof,

Ian C. Hatch, Assistant Economic Development Director, 1300 Main Street, Dubuque, IA 52001, (563) 589-4105
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ___-26

APPROVING A COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND HITZLER RENTAL, LLC TO BELLEVUE STATE BANK FOR PROPERTY AT 2541 CENTRAL

Whereas, the City of Dubuque, Iowa (City), and Hitzler Rental, LLC entered into a Development Agreement (the "Agreement") dated October 20, 2025, providing certain rights and obligations with respect to the property legally described as

Lot 1 of Lot 1 of Lot 5 of Kiene & Altman's Subdivision in the City of Dubuque, Iowa; and Lot 1-239 of Davis Farm Addition in the City of Dubuque, Iowa

(the Property); and

Whereas, the Agreement provides for certain incentives to Hitzler Rental, LLC for the completion of the Minimum Improvements; and

Whereas, Hitzler Rental, LLC intends to assign the rights to those certain incentives as collateral to Bellevue State Bank under a Collateral Assignment of Development Agreement attached hereto; and

Whereas, the City Council of the City of Dubuque finds that consent to the Collateral Assignment of Development Agreement is in the best interests of the City of Dubuque; and

Whereas, in accordance with Iowa Code Section 364.7 a public hearing was held to 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 Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC to Bellevue State Bank is hereby approved.

Section 2. The Mayor is hereby authorized and directed to sign the Collateral Assignment of Development Agreement on behalf of the City of Dubuque.

Passed, approved, and adopted this 16th day of February, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 6.

ITEM TITLE:	Levi & Sullivan Storm Sewer Extension Project 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 $122,523.00 for the Levi & Sullivan Storm Sewer Extension Project through the adoption of the attached resolution, and City Manager recommending approval. **RESOLUTION** Levi & Sullivan Storm Sewer Extension Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Levi & Sullivan Storm Sewer Extension Project Public Hearing
2. 2026-02-10_Levi&SullivanStm-PubHearingMemo
3. Levi&SullivanStm - Council Initiate PH RESOLUTION

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Levi & Sullivan Storm Sewer Extension Project
Public Hearing
Project No. 5586500043

DATE: February 10, 2026

City Engineer Gus Psihoyos is recommending City Council approve the plans, specifications, form of contract and estimated cost of $122,523.00 for the Levi & Sullivan Storm Sewer Extension Project through the adoption of the attached resolution.

This project includes extending 440 feet of storm sewer along Sullivan Street and installing 1,080 feet of drain tile along Sullivan Street and Levi Street to resolve ongoing sump pump drainage issues in the area. Currently, sump pumps discharge directly onto the roadway near the intersection of Sullivan and Levi Streets, creating persistent icing and algae problems for nearby residents. This location has become a recurring winter maintenance concern for the Public Works Department. The planned storm sewer extension will also improve the collection of surface water flowing down Sullivan Street, enhancing overall drainage and safety.

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
Gus Psihoyos, City Engineer
Alex Stein, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Maxwell O'Brien, Assistant Public Works Director – Project Manager

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: February 10, 2026

SUBJECT: Levi & Sullivan Storm Sewer Extension Project
Public Hearing
Project No. 5586500043

INTRODUCTION

This memorandum and attached resolution is in reference to the City Council public hearing for the Levi & Sullivan Storm Sewer Extension Project.

DISCUSSION

This project includes extending 440 feet of storm sewer along Sullivan Street and installing 1,080 feet of drain tile along Sullivan Street and Levi Street to resolve ongoing sump pump drainage issues in the area. Currently, sump pumps discharge directly onto the roadway near the intersection of Sullivan and Levi Streets, creating persistent icing and algae problems for nearby residents. This location has become a recurring winter maintenance concern for the Public Works Department. The planned storm sewer extension will also improve the collection of surface water flowing down Sullivan Street, enhancing overall drainage and safety.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	February 2, 2026
Publish Notice to Bidders, Advertise for Bids	February 4, 2026
Pre Bid Meeting	February 16, 2026
Public Hearing on Plans & Specifications	February 16, 2026
Receipt of Bid Proposals (Bid-Letting)	February 19, 2026
Award Construction Contract	March 2, 2026
Substantial Completion	August 1, 2026
Final Project Completion Date	August 31, 2026

RECOMMENDATION

I recommend that the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the Levi & Sullivan Storm Sewer Extension Project.

BUDGET IMPACT

The estimate of probable cost for the Levi & Sullivan Storm Sewer Extension Project is summarized as follows:

Description	Estimate
Construction	$ 122,523.00
Contingency (10%)	$ 12,252.30
Engineering (10%)	$ 12,252.30
Total Project Cost	**$ 147,027.60**

The construction of the Levi & Sullivan Storm Sewer Extension Project will be covered by the funding sources as described below:

Project No.	Fund Description	Fund Amount
5586500043	Levi & Sullivan Intersection SS Ext	$ 100,000.00
Total Project Funding		**$ 100,000.00**

Any project construction overages would be covered through a future budget amendment request through the CIP and amounts shown below, if needed.

Future Budget Amendment Project Contingency Funding		
5586500001	Storm Sewer Replacements	$ 47,027.60

ACTION TO BE TAKEN

I respectfully request the City Council approve the plans, specifications, form of contract and estimated cost for the Levi & Sullivan Storm Sewer Extension Project through the adoption of the attached resolution.

Prepared by Alex Stein, Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Maxwell O'Brien, Assistant Public Works Director – Project Manager

Prepared by Alex Stein, Civil Engineer I City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder City Clerk City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

LEVI & SULLIVAN STORM SEWER EXTENSION PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

Whereas, the Levi & Sullivan Storm Sewer Extension Project includes extending 440 feet of storm sewer along Sullivan Street and installing 1,080 feet of drain tile along Sullivan Street and Levi Street to resolve ongoing sump pump drainage issues in the area. Currently, sump pumps discharge directly onto the roadway near the intersection of Sullivan and Levi Streets, creating persistent icing and algae problems for nearby residents. This location has become a recurring winter maintenance concern for the Public Works Department. The planned storm sewer extension will also improve the collection of surface water flowing down Sullivan Street, enhancing overall drainage and safety; and

Whereas, the City Council, by Resolution No. 28-26, dated February 2, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the Levi & Sullivan Storm Sewer Extension Project; and

Whereas, pursuant to published notice and published advertisement for bids, a public hearing was held on February 16, 2026, on the plans, specifications, form of contract, and estimated cost for the Levi & Sullivan Storm Sewer Extension Project.

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

That the attached plans, specifications, form of contract and estimate of total cost for the Tanglewood Court Storm Sewer Extension Project in the estimated construction amount of $122,523.00, are hereby approved.

Passed, adopted and approved this the 16th day of February 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 1.

ITEM TITLE:	Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan
SUMMARY:	City Manager recommending City Council adopt the Parks and Recreation Comprehensive Master Plan and to allocate $50,000 towards a study of the existing aquatic facilities. Parks and Recreation staff, along with the consultant from Kimley-Horn, will present the plan.
SUGGUESTED DISPOSITION:	Receive and File; Approve; Presentation

ATTACHMENTS:

1. MVM Memo - Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan
2. Staff Memo 26-2-12 MVM Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan
3. 2026-02-16_Final Council Meeting Presentation
4. Dubuque Master Plan 2026
5. Dubuque PRMP Executive Summary
6. Dubuque_Appendix-A
7. Dubuque_Appendix-B
8. Dubuque_Appendix-C
9. Dubuque_Appendix-D
10. LRPAC Recommendation to CC - Parks Recreation Master Plan 12-17-2025
11. Updated Chapter 2 pg. 64-69_Uploaded 2.16.26
12. Updated Chapter 2 pg. 98-99_Uploaded 2.16.26
13. Appendix A Updated Pages_Uploaded 2.16.26

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan

DATE: February 10, 2026

Parks and Recreation Director Matthew Kalcevich is recommending City Council approval and adoption of the Parks and Recreation Comprehensive Master Plan for use in the future planning and direction of the Parks and Recreation Department for the City of Dubuque.

This is the long anticipated final step in the process and a major achievement in shaping the next decade or more of parks and recreation services in Dubuque. As the first ever Parks and Recreation Comprehensive Master Plan, this will serve as the guiding force to improvements and additions for the next decade and beyond.

A key component of the total assessment was the engagement with the community. Over a span of almost six months during the middle of 2025 and an additional month at the end of 2025 into the early part of 2026, residents were engaged about concern areas, additional amenities, and what services may be missing as part of a complete park and recreation experience in Dubuque. Staff were also highly engaged in the process which included the creation of a vision, mission, and guiding principles to provide consistent focus to the development and future implementation of the Plan.

On December 8, 2025, the City Council was provided with a work session to share an update and status of the development of the Plan. This was followed by a month of public feedback to allow residents to comment on any specific part of the provided draft Plan.

The draft Plan was presented to the Arts and Cultural Affairs Advisory Commission and Sustainability Commission, who both offered their support of moving the Plan forward. A presentation was also provided to the Long-Range Planning Advisory Commission, who are part of ensuing alignment with the City's overall master plan. They provided an official letter from the commission with their support. It was finally shared with the Parks and Recreation Commission, who provided their support for moving the final draft forward to City Council for potential approval and adoption.

An immediate request, related to the response of residents, is to proceed with a study of the existing aquatic facilities. This would be possible through an existing allocation of $50,000 that was originally set aside for the potential addition of work during the main process. However, with that funding not being needed to accomplish the primary goals of the Plan, this funding could be applied to assessing and identifying the scope and cost of work needed to restore, improve, expand the existing facilities or construct something new.

I concur with the recommendation to adopt the Parks and Recreation Comprehensive Master Plan and to allocate $50,000 towards a study of the existing aquatic facilities 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
Matthew Kalcevich, Parks and Recreation Director
Steve Fehsal, Park Division Manager
Dan Kroger, Recreation Division Manager
Jared Charland, Project and Facilities Manager

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007·2012 2013·2017

TO: Michael C. Van Milligen, City Manager

FROM: Matthew K. Kalcevich, Parks and Recreation Director

SUBJECT: Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan

DATE: February 12, 2025

INTRODUCTION

The purpose of this memorandum is to provide information related to the request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan.

BACKGROUND

The City Council in their 2021-23 goal setting made a comprehensive parks and recreation master plan a high priority. In subsequent budget cycles funding was approved. In 2024-26 city council goal setting Parks Maintenance/Refresh Action Plan was identified as a high priority and in 2025-27 council goal setting the Parks and Recreation Comprehensive Master Plan was again identified as a high priority.

On December 11, 2024, the City Council approved the selection of Kimley-Horn to provide consulting services for a comprehensive parks and recreation master plan for the City of Dubuque. This comprehensive master plan includes a range of elements focusing on quality-of-life improvements, natural resource preservation, and an approach to deferred maintenance.

Kimley-Horn is a multi-disciplinary planning and engineering firm that has provided master planning services across the United States. Their team of experts performed outstanding work bringing their experience and expertise to developing this Plan.

They brought together sub-consultants Ballard*King & Associates Limited and ETC Institute in the areas of strategic planning and a statistically valid survey, respectively, that complement the proposal. Their internal team handled GIS mapping, public engagement, park inventory, analysis and assessment, natural resources/arborist, and project manager as outlined in the RFP. They actively worked to meet people in the places they were throughout the project and integrated numerous ideas of making outreach and engagement fun and interactive.

The ideas related to engagement were fresh and exciting. This started with a shared vision for the plan, inventory and benchmarking, business planning, trends analysis, incorporation of past and current city planning, leadership engagement and interviews, meeting with parks and recreation staff, equitable public outreach, interactive tools, website and social media campaign. This was followed by stakeholder and user group interaction through interviews, workshops, pop-up events, virtual workshops, parks and facility review, as well as natural resource inventory and assessments, park walkability and trails mapping, assessments of operations structure, maintenance operations, funding strategies and opportunities, levels of service review, capital improvement plan, and more.

The consulting team took an inventory and assessment of the current assets and levels of service and compared those to state and national standards. There was a review of capacity, functionality, accessibility, condition, and convenience. They provided subsequent recommendations about actions to address these highest priorities based on public feedback. The Plan also includes recommendations on how to address deferred maintenance. The assessment will provide data and information necessary to evaluate how the Parks and Recreation Department can best meet current and future needs.

A key component of the total assessment was the engagement with the community. Over a span of almost six months during the middle of 2025 and an additional month at the end of 2025 into the early part of 2026, residents were engaged about concern areas, additional amenities, and what services may be missing as part of a complete park and recreation experience in Dubuque. Staff were also highly engaged in the process which included the creation of a vision, mission, and guiding principles to provide consistent focus to the development and future implementation of the Plan.

The City's comprehensive plan Imagine Dubuque 2037 references parks and recreation often and has numerous action plans related to the department. The public has expressed desires, wants, and needs related to the assets and programs of the department. This was evident in the volume of feedback received during the Parks and Recreation Comprehensive Master Plan process.

On December 8, 2025, the City Council was provided with a work session to share an update and status of the development of the Plan. This was followed by a month of public feedback to allow residents to comment on any specific part of the provided draft Plan.

The draft Plan was presented to the Arts and Cultural Affairs Advisory Commission and Sustainability Commission, who both offered their support of moving the Plan forward. A presentation was also provided to the Long-Range Planning Advisory Commission, who are part of ensuing alignment with the City's overall master plan. They provided an official letter from the commission with their support. It was finally shared with the Parks and Recreation Commission, who provided their support for moving the final draft forward to City Council for potential approval and adoption.

DISCUSSION

The Parks and Recreation Comprehensive Master Plan is the beginning of the process to fully redevelop the parks and recreation system in Dubuque. As projects and changes are identified through the details laid out in the Plan, information will be provided to City Council with the scope and cost of those specific items.

An immediate request, related to the response of residents, is to proceed with a study of the existing aquatic facilities. This would be possible through an existing allocation of $50,000 that was originally set aside for the potential addition of work during the main process. However, with that funding not being needed to accomplish the primary goals of the Plan, this funding could be applied to assessing and identifying the scope and cost of work needed to restore, improve, expand the existing facilities or construct something new.

The recommendations of the consulting team also identified the need for additional staff. Should the Plan be approved and adopted several positions could be recommended as part of the FY27 budget.

This presentation to City Council will be conducted in combination with Parks and Recreation staff and the team from Kimley-Horn, to provide details and data about how this process evolved and the critical findings documented in the Plan.

The consulting team from Kimley-Horn has provided a final version of the Plan for review. Additionally, the attached presentation will highlight and detail community engagement and the context to their findings and recommendations.

This is the long anticipated final step in the process and a major achievement in shaping the next decade or more of parks and recreation services in Dubuque. As the first ever Parks and Recreation Comprehensive Master Plan, this will serve as the guiding force to improvements and additions for the next decade and beyond.

ACTION REQUESTED

I respectfully submit this information and request the Approval and Adoption of the Parks and Recreation Comprehensive Master Plan for use in the future planning and direction of the Parks and Recreation Department for the City of Dubuque.

Additionally, I request approval to activate a study of the existing aquatic facilities through an already available $50,000, which was originally set aside for any potential addition of work during the master plan process. Work would begin within 30 days to ensure assessment of the facilities was available while the pools are open in the summer of 2026.

cc: Steve Fehsal, Park Division Manager
Dan Kroger, Recreation Division Manager
Jared Charland, Project and Facilities Manager



Y(OUR) STORY

Dubuque Parks and Recreation Comprehensive Plan

Kimley»Horn
Expect More. Experience Better.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

February 16, 2026

Project Overview



Goals of the Plan

Vision

Creating a comprehensive and compelling vision and direction for Parks and Recreation

Quality of Life

Identifying our community's needs and priorities regarding our City's facilities, programs, parks, and services

Natural Resources

Addressing land use planning, community needs and desires, environmental management, and resource assessment

Access for All

Gaining understanding of current and desired levels of service and facilities in order to demonstrate more equitable services and opportunities

Maintenance

Identifying, assessing, and prioritizing the deferred maintenance of parks, pools, and facilities

Sustainability

Evaluating operations and maintenance practices and staffing with an aim to generate long-term sustainability and resilience benefits

Alignment with Key Planning Documents & Partners

- Eagle Point Park Environmental Restoration Management Plan
- Aquatics Facility Evaluation
- Imagine Dubuque 2037: A Call to Action
- Dubuque Climate Action Plan
- Dubuque County Conservation Comprehensive Parks, Trails, and Open Space Plan
- Dubuque Regional Bicycle and Pedestrian Network Plan
- Historic Millwork District Master Plan Update
- Schmitt Island Development Plan
- Schmitt Island Sports Complex Feasibility Study
- Community Foundation of Greater Dubuque/Dubuque Area Chamber of Commerce Envision 2030

Y(OUR) STORY

Project Timeline

August 2024
Parks Maintenance/ Refresh Action Plan prioritized by Council at annual goal-setting session

January 2025
Project Kick-Off

March-September 2025
Public Outreach Window #1

August 2025
Council identified the adoption and implementation of a Parks and Recreation Master Plan as a high priority

November – December 2025
Presentations to Commissions

December 2025
Council Work Session

December 2025 – January 2026
Public Outreach Window #2

January 2026
Parks and Recreation Commission recommendation for adoption

February 2026
Presentation to Council with request for final approval and adoption

Y(OUR) STORY

What We Do



**Note: Not included in the master plan effort but a part of the Parks and Recreation Department is Grand River Center, Five Flags Civic Center, and ImOn Arena.*

Y(OUR) STORY

Mission, Vision, and Guiding Principles



Mission Statement

Dubuque Parks and Recreation is dedicated to providing safe, accessible, and well-maintained parks, recreation programs, and outdoor spaces. We aim to foster community, promote healthy lifestyles, and preserve natural resources for all people and future generations.

Vision

To create and maintain vibrant community spaces and memorable experiences that improve the lives of all residents through opportunity and connection.

Guiding Principles

- Community Belonging and Connection
- Viability and Innovation
- Excellence in Care and Maintenance
- Active Stewardship
- Lifelong Enjoyment and Discovery
- Pride of Place
- Community Engagement and Ownership

Community Needs



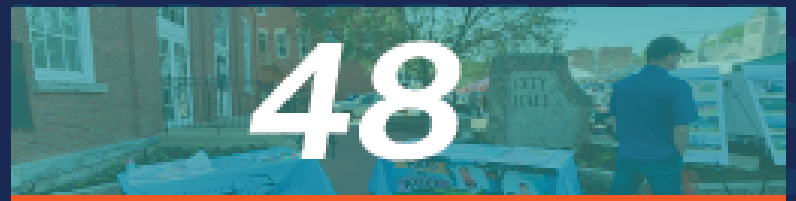
Engagement Summary

March 2025 – September 2025



108

Stakeholder and User Group Meeting Participants



48

Staff Participants

Total Inputs

35,384



8

Pop-Up Events

510 Participated



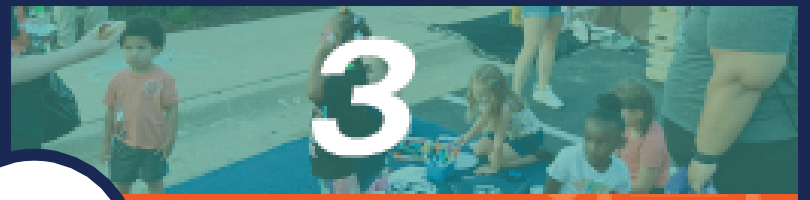
920

Website Visits



1,274

Website Interactions



3

Public Workshops

58 Participated



27,059

Social Media Engagements



406

Statistically Valid Survey

Project Events

- Workshops #1a and #1b: April 2025 – 53 Participants
- Dubuque Farmer's Market: May 2025 – 85 Participants
- Mother's Day Pancake Breakfast: May 2025 – 126 Participants
- Kite Tales Event: May 2025 – 56 Participants
- Juneteenth Celebration: June 2025 – 97 Participants
- 4th of July Event: July 2025 – 40 Participants
- National Night Out: August 2025 – 31 Participants
- Sutton Pool Pop-Up: August 2025 – 32 Participants
- Flora Pool Pop-Up: August 2025 – 43 Participants
- Workshop #3: August 2025 – 5 Participants







Social Media

April 1st Community Workshop Post – 3,277 Engagements

April 3rd Community Workshop Post – 3,426 Engagements

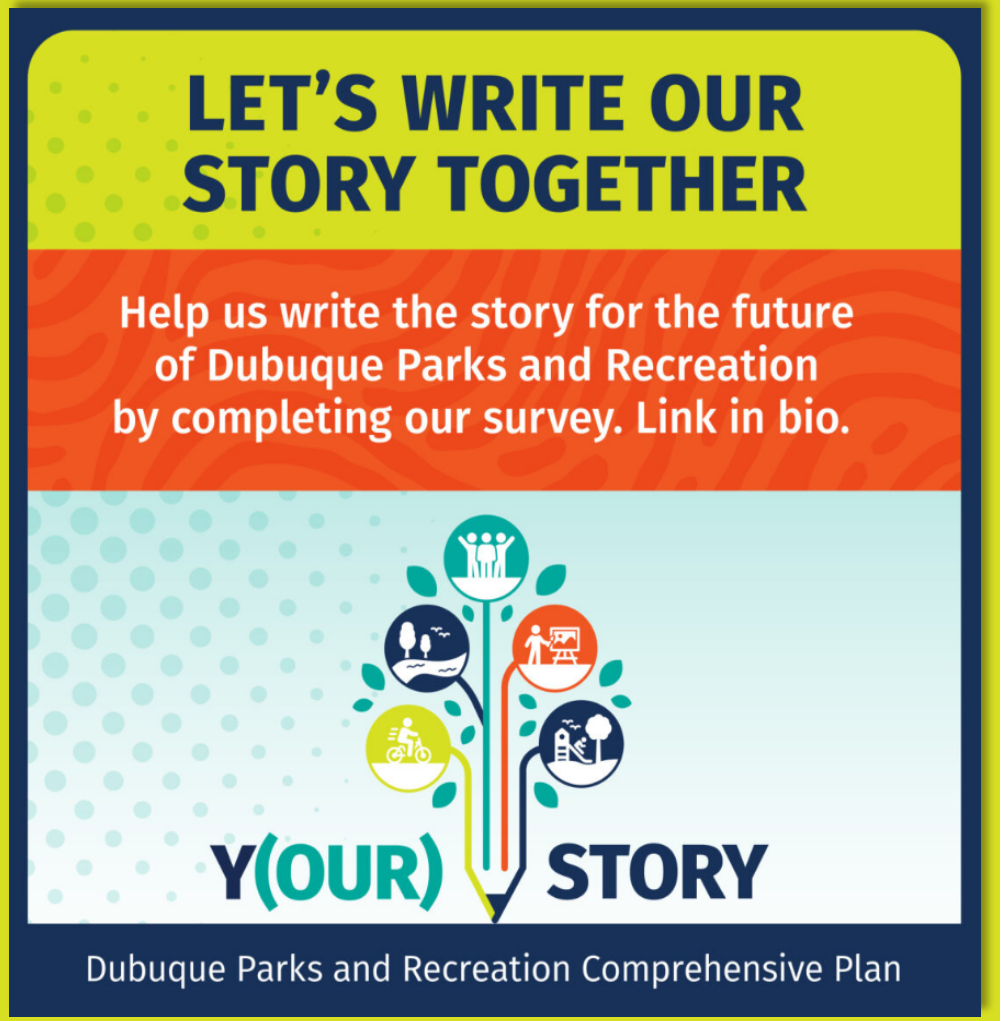
May 15th Kite Tales Post – 1,694 Engagements

July 17th Interactive Map Post – 4,436 Engagements

July 26th Park Priorities Post – 9,743 Engagements

August 4th Community Workshop Post – 2,539 Engagements

August 6th Workshop Tonight Post – 2,011 Engagements



*Note: Analytics include a total of Facebook and Instagram views, reach, interactions, and link clicks

Draft Review Engagement Summary

Website Survey Open: December 9th - January 13th

Total Inputs

1,278

What We Heard

- **Additional sheet of ice at ImOn Arena to accommodate expanded programming**
- **Dedicated dog parks**
- **Enhanced trail and environmental signage**

66% *First Time Engagement with the Project*

High Priority Capital Needs

Statistically-Valid Survey:
June 2025 – August 2025

1. Aquatic/Pool Facilities
2. Multi-Use Paths and Trails
3. Walking/Running Track
4. Natural Areas and Wildlife Habitat
5. Fitness/Exercise Facilities (Indoor)
6. Recreation/Community Center
7. Pavilions/Picnic Shelters
8. Splash Pads
9. Off-leash Dog Parks
10. Fishing Areas

Website and Intercept Surveys:
March 2025 – September 2025

1. Aquatic/Pool Facilities
2. Multi-Use Paths and Trails
3. Splash Pads
4. Recreation/Community Center
5. Off-Leash Dog Parks
6. Campsites
7. Playground Equipment (Outdoor)
8. Natural Areas and Wildlife Habitat
9. Multi-Use Fields
10. Walking/Running Track

High Priority Program Needs

Statistically-Valid Survey:
June 2025 – August 2025

1. Hobby/Interest Classes
2. Fitness and Wellness Classes
3. Art Programs
4. Free/Low-Cost Special Events
5. Outdoor Fitness Programs
6. Nature/Environmental Education
7. Senior Programs
8. Water Fitness Classes
9. Education Classes/Lectures
10. Adult Sports

Website and Intercept Surveys:
March 2025 – September 2025

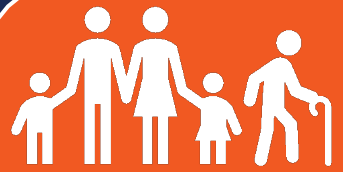
1. Free/Low-Cost Special Events
2. Nature/Environmental Education
3. Learn-to-Swim Programs
4. Youth Sports
5. Art Programs
6. Outdoor Fitness Programs
7. Pickleball Lessons/Leagues
8. Youth Day Camps
9. Adaptive Recreation Programs
10. Adult Sports

* Youth Sports ranked #14 on the statistically valid survey of 25 program options

Parks



What We Heard



71%

of residents believe parks are age-friendly and accessible to all age groups



91%

of residents believe parks and recreation provides access to green space and nature



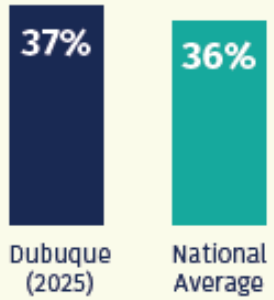
35%

of respondents report not participating in parks and recreation provided programs and activities because they don't know what is offered

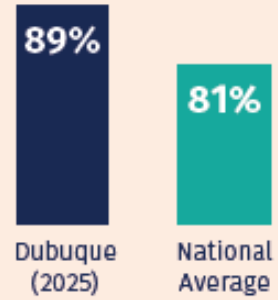
Dubuque values Parks and Recreation

What We Heard

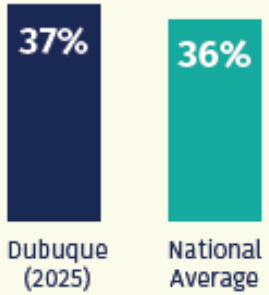
Have you or any members of your household participated in any recreation programs offered in your community during the past year?
BY % OF RESPONDENTS



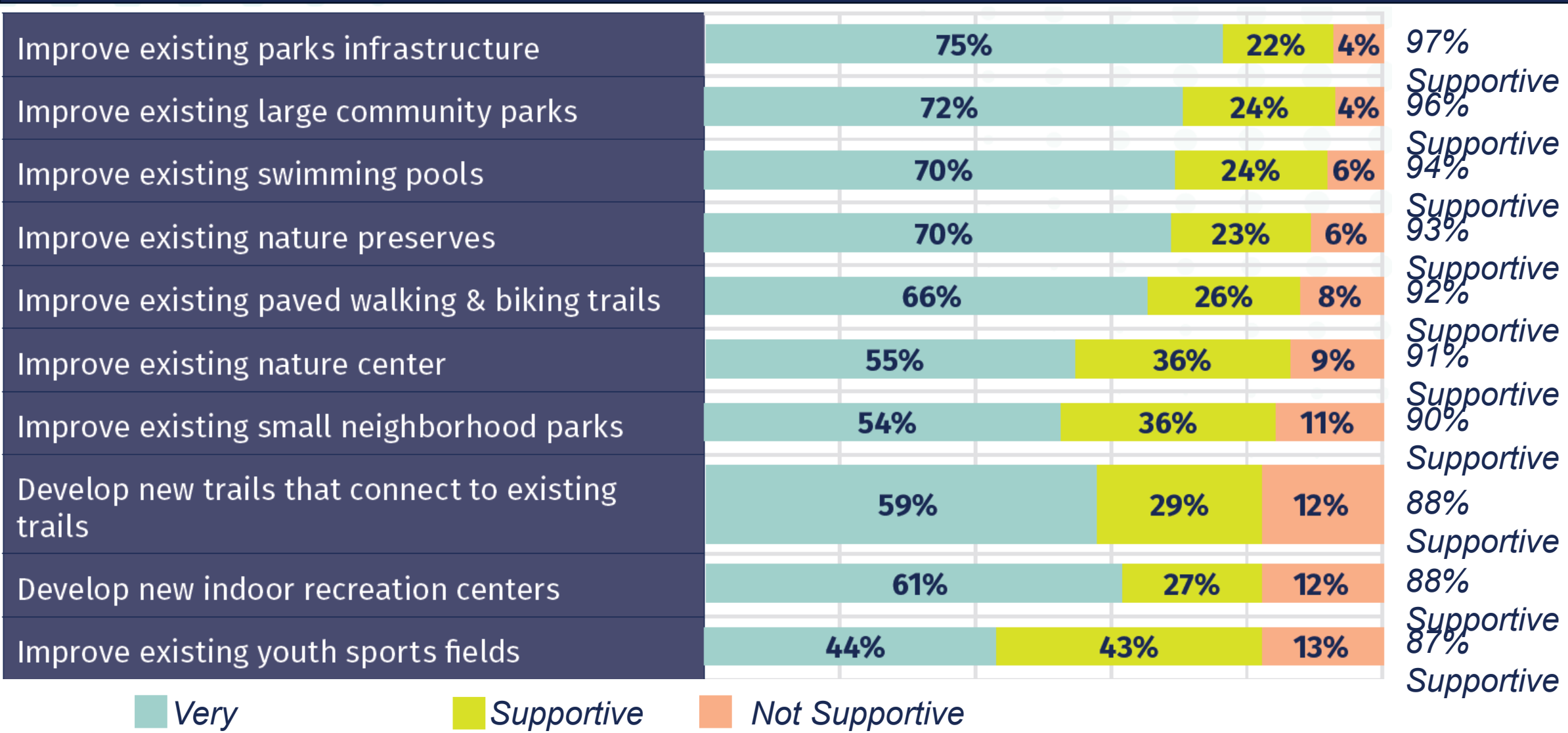
Have you or any members of your household visited any parks or recreation facilities or amenities in your community during the past year?
BY % OF RESPONDENTS



Have you or any members of your household participated in any recreation programs offered in your community during the past year?
BY % OF RESPONDENTS



What We Heard



Page 646 of 1214

Staffing

The city's parks assets have **evolved and grown** at a pace faster than the city has hired additional full-time employees (FTEs) needed to maintain these spaces. **Adding staffing and resources for the adequate maintenance of parks** will be critical for the system moving forward.

Major Recommendations

- Re-classify **Eagle Point Park** to a regional park
- **Focus investment** on planning and providing further amenities at regional and community parks
- Create a **site-specific master plan** for Eagle Point Park
- Create a dedicated **“Friends of” group** to assist in advocacy, volunteer coordination, and fundraising
- Create and maintain a parks infrastructure **asset replacement plan**
- Identify and convert underutilized turf areas to **native landscapes to improve ecology**

Recreation



What We Heard

84% of respondents rated the overall quality of programs as either “good (62%) or excellent (12%)

94% of respondents support improving existing swimming pools

3 **Facilities** with the Highest Percentage of Priority Needs:

1. Walking/Running Track
2. Recreation Center
3. Fitness/Exercise Facilities

3 **Programs** with the Highest Percentage of Priority Needs:

1. Hobby/Interest Classes
2. Free/Low-Cost Community Special Events
3. Fitness/Wellness Classes

* Percentages and needs based on results of the statistically valid survey

Staffing

Increase recreation programming staff to increase capacity for delivering program offerings. These include hobby/ interest classes, more diverse programs for all ages, special events, and venue identification for programs.

Create a dedicated marketing role responsible for educating residents and other interested parties on the facilities, programming, and services offered by Dubuque Parks and Recreation. Most residents surveyed do not participate in parks and recreation activities because they do not know what is offered.

Major Recommendations

- Revitalize or create a **new outdoor aquatic facility**
- Conduct a **recreation center master plan** for a new recreation facility
- Conduct a **fee study** to determine competitive and accessible program fees
- Start a formal **special events program** to expand opportunities directly through Parks and Recreation
- Further **activate the Port of Dubuque Marina** by adding a boat ramp
- Develop a **practice facility** at Bunker Hill Golf Course

Trails and Connectivity



Major Recommendations

- Create a **trail connection from city to landmarks** like Mines of Spain
- Conduct an **alignment study** to expand and further connect the existing trail network
- Establish a **trail connection between Eagle Point Park and Four Mounds**
- Further Mississippi River **riverfront connections**
- Extend Heritage Trail **connectivity**

Open Space and Natural Resources



Page 655 of 1214

Major Recommendations

Add interpretive signage to prairie and forested areas in parks to further educate visitors

Adopt and regularly update a **comprehensive tree program and urban forestry plan** that invests heavily in new tree plantings and adaptation

Improve Maus Park for wildlife habitat and low-impact uses

Identify partnership opportunities for **increased environmental education programs**

Establish **native landscape and low maintenance massings** along Highway 20

Short Term Priorities

Recommended from Staff Based on Findings and Data from The Plan



Short Term Priorities

Parks

- 2 new parks maintenance staff
- 1 new administrative staff to support field operations
- Park signage study
- Strategic positioning of unique park amenities
- Short-term capital improvements based on park assessment
- Eagle Point Park Action Plan

Recreation

- 1 new recreation staff focused on marketing and special events
- Activation of research items:
  - Aquatics study
  - Community center study
- Sports complex support
- Fee assessment
- Short-term capital improvements based on facility assessment

Short Term Priorities

Open Space

- 2 new staff for horticulture and urban forestry support
- Introduce prairie in strategic areas throughout the parks system
- Provide interpretive signage for all prairie establishment within parks to educate users on the natural environmental

Trails

- 1 new trails maintenance staff
- Add exercise stations along urban trails
- Evaluate priority connections for feasibility and implementation
- Replace existing bike route signs with MUTCD standard bike route signage

Page 659 of 1214

Strengthening Partnership Opportunities

- Community Foundation of Greater Dubuque/Dubuque Area Chamber of Commerce *Envision 2030*
- Dubuque County Conservation
- Dubuque Community School District
- Dubuque Racing Association (DRA)
- Local Colleges and Universities
- Miracle League of Dubuque
- Sports Complex Development
- YMCA
- Dubuque Forward
- Multiple Other Community Partners

Implementation

- City tracking system used to chart progress of master plans
- Internal planning team - implementation strategy
- Annual reporting - budget process
- Strategic check-ins with partners/stakeholders



Y(OUR) STORY

Dubuque Parks and Recreation Comprehensive Plan

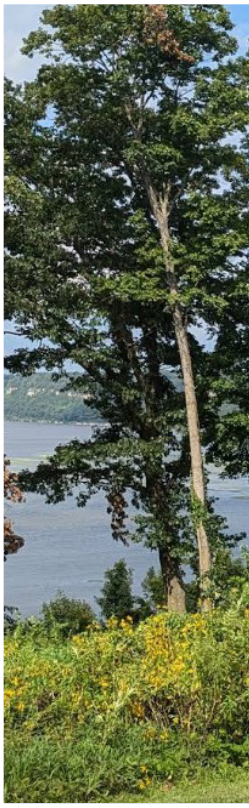
Kimley»Horn
Expect More. Experience Better.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

February 16, 2026







Y(OUR) STORY

RE-IMAGINE

REVITALIZE

Dubuque Parks and Recreation Comprehensive Plan







February 2026

MASTER PLAN

REPORT

THE CITY OF DUBUQUE

Masterpiece on the Mississippi



Y(OUR) STORY

Dubuque Parks and Recreation Comprehensive Plan

Dubuque Parks and Recreation Comprehensive Plan

ACKNOWLEDGMENTS

The Parks and Recreation Comprehensive Master Plan was made possible through the leadership and foresight of the Mayor and City Council. During their annual goal-setting session in August 2024, the Mayor and City Council prioritized the Parks Maintenance/ Refresh Action Plan for 2024-2026. In the August 2025 goal-setting session for 2025-2027, the Mayor and City Council identified the adoption and implementation of the Parks and Recreation Master Plan as a high priority and designated the Sports Complex Development as a top priority. Additionally, the Council has supported improvements to Eagle Point Park. We are deeply grateful for their commitment to Parks and Recreation, which has resulted in this plan document and will continue to guide future implementation efforts for the Department moving forward.

The project team would like to acknowledge the following people for their leadership and efforts during the development of the Parks and Recreation Comprehensive Master Plan: Thank you to all Parks and Recreation Department staff and City departments that contributed to this plan.

The resident-appointed commissions provide invaluable thoughts, insights, and honest dialogue that assist the Council and staff by advising on matters specific to each commission. Their contributions help keep us grounded in our work and bring forward important perspectives from the community, which we then share with the City Council.

Mayor and City Council

Mayor Brad M. Cavanagh
Council Member Tyson Leyendecker *(Ward One)*
Council Member David T. Resnick *(At Large)*
Council Member Laura J. Roussell *(Ward Two)*
Council Member Danny C. Sprank *(Ward Three)*
Council Member Chris Staver *(At Large)*
Council Member Katy A. Wethal *(Ward Four)*
Council Member Susan R. Farber *(2021-2025)*
Council Member Ric W. Jones *(2006-2025)*

Parks and Recreation Commission

Jess Ochoa
Jennifer Tigges
Robin Kennicker
Ron Axtell
Lori Ollendick
Jason Henkel
Josh Jorgenson

Thank you to the Long Range Planning Advisory Commission, the Resilient Community Advisory Commission, and the Arts and Cultural Affairs Advisory Commission

Dubuque Parks and Recreation Comprehensive Master Plan Project Team

Matt Kalcevich,
Parks and Recreation Director
Marie Ware,
Parks and Recreation Director, Retired
Dan Kroger,
Recreation Division Manager
Stephen Fehsal,
Parks Division Manager
Angie Metcalf,
Lead Administration Support Professional

Consultant Team

Marissa Pellegrini
Joe Cogswell
Sean Wozny
Alexandra Morgan
Mitch Wallace
Darin Barr, Ballard*King

Kimley»Horn

Special thanks to all the Dubuque residents

who shared their unique perspectives on what makes Dubuque Parks and Recreation great and how it can be even better in the future. Thank you for taking the time to attend public meetings, participate in focus groups, stop by at pop-up events, complete surveys, and use the website feedback tools. Your input and passion for the Parks and Recreation Master Plan has truly helped craft Y(O)ur Story.













TABLE OF CONTENTS

Executive Summary 1

The Short Story

Chapter 1: Introduction 60

Prologue

Chapter 2: Parks 116

Every Story Needs A Good Setting

Chapter 3: Recreation 142

The Call of Adventure

Chapter 4: Trails and Connectivity 190

Every Journey Is A Story

Chapter 5: Open Space and Natural Resources 212

The Main Characters

Chapter 6: Community Needs 254

Worlds to Explore

Chapter 7: Implementation Plan

Putting Y(O)ur Story Into Action

Appendix A: Park Inventory and Assessment Report

Appendix B: Website Survey Results

Appendix C: Statistically-Valid Survey

Appendix D: Path and Trails Maintenance Guidelines







Chapter 1

Introduction

Prologue

Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan


PERFECT PARKS FOR ANY ADVENTURE
HIDDEN GEMS
DATE-WORTHY DESTINATIONS
HERITAGE AND HISTORY
DISCOVER DUBUQUE
PARKS & RECREATION
COMPREHENSIVE PLAN

WHAT IS THE Y(O)UR STORY DUBUQUE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN?

The Parks and Recreation Comprehensive Master Plan is a long-range plan that offers strategies providing guidance to meet the needs of current and future City of Dubuque residents. The plan defines opportunities, challenges, and recommendations for the next 10 years and beyond. The theme of the plan, Y(O)ur Story, is based on the idea that a well-crafted master plan would tell the story of Dubuque and its residents—where it was, where it is, and where it is going.

Dubuque Parks and Recreation is dedicated to providing safe, accessible, and well-maintained parks, recreation programs, and outdoor spaces. The Department's mission aims to foster community, promote healthy lifestyles, and preserve natural resources for future generations.

The Master Plan enables the City to engage in a public process to ensure future parks and recreation priorities and goals are resident driven and meet the evolving demands of the community. To carry out this mission as it relates to Parks and Recreation, the plan has been organized around the following objectives:

- **Creating a comprehensive and compelling vision and direction for Parks and Recreation**
- **Identifying our community's needs and priorities regarding our city's facilities, programs, parks, and services**
- **Addressing land use planning, community needs and desires, environmental management, and resource assessment**
- **Gaining understanding of current and desired levels of service and facilities in order to demonstrate more proportional access to services and opportunities**
- **Identifying, assessing, and prioritizing the deferred and upcoming maintenance of parks, pools, and facilities**
- **Evaluating operations, maintenance practices, and staffing with an aim to generate long-term sustainability and resilience benefits**

PLANNING WITH PURPOSE

Y(O)ur Story Dubuque is the Parks and Recreation Department's first long-range comprehensive master plan in 45 years. This plan and other recent Dubuque planning efforts demonstrate the City's commitment to planning for a successful future. The City has a track record of translating vision, engaging the residents, and planning into action and partnerships. This plan aims to align its guiding principles, goals, strategies, and recommendations in the context of the following key planning documents relating to parks and recreation.

A CITY OF PARTNERSHIPS

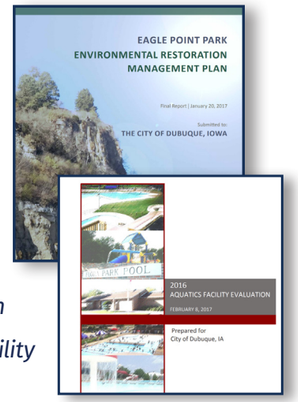
Dubuque delivers its residents exceptional amenities and experiences that exceed expectations given its size and population. This is largely due to long-standing and successful partnerships. For decades, Parks and Recreation has sought out creative ways to deliver recreation opportunities to the community utilizing their limited resources, facilities, and funding to their full extent. ***To this day, the City of Dubuque and its residents have been greatly benefiting from these partnerships and solution-based decisions.***

Parks and Recreation leverages numerous partnerships, internally and externally, that allow the City to be good stewards of the land, a good neighbor, beautify the city, host regional-scale events, and utilize indoor facilities for programs. The City has a responsibility to preserve, maintain, and advance these partnerships while also recognizing the limitations of these partnerships and, in some cases, the need for parks and recreation dedicated facilities and additional staff. Parks and Recreation continues to ***build positive partnerships and seek out others with similar goals.*** Residents support these existing partnerships and seeking new partnerships to improve the parks and recreation system.

*Existing partnerships that serve the community i*nclude but are not limited to DRA operating the ImOn Arena and Amphitheater, the Miracle League of Dubuque program and complex at Veterans Memorial Park, Dubuque Main Street's coordination of the Dubuque Farmers' Market, City support for the Hills and Dales Senior Center, Dubuque Community School District shared facilities use, volunteer programs at the Dubuque Arboretum at Marshall Park, and the E.B. Lyons Interpretive and Nature Center at the Mines of Spain Recreation Area.

ALIGNMENT WITH KEY PLANNING DOCUMENTS

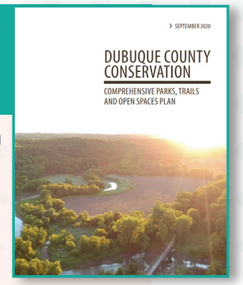
Recent planning efforts by Dubuque and its key partners demonstrate the City's commitment to planning for a successful future. This plan aims to align its values, goals, strategies, and recommendations in the context of the following key planning documents relating to parks and recreation.



2017 Eagle Point Park Environmental Restoration Management Plan

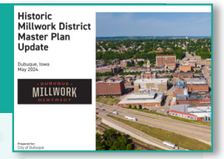
2016 Aquatics Facility Evaluation

2020 Dubuque County Conservation Comprehensive Parks, Trails, and Open Spaces Plan



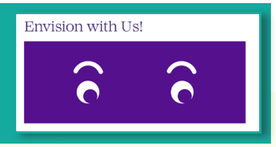
The 2020 Dubuque County Conservation Comprehensive Parks, Trails, and Open Spaces Plan aims to enhance the county's natural resources by improving parks, expanding trail networks, and preserving open spaces. The plan emphasizes sustainability, accessibility, and community involvement to ensure the recreational and conservation needs of current and future residents are met.

2024 Historic Millwork District Master Plan Update



The Historic Millwork District Master Plan Update focuses on revitalizing the district by preserving its historic character while promoting mixed-use development, including residential, commercial, and cultural spaces. The updated plan emphasizes environmental resilience, improved infrastructure, and community engagement to create a vibrant, walkable urban neighborhood.

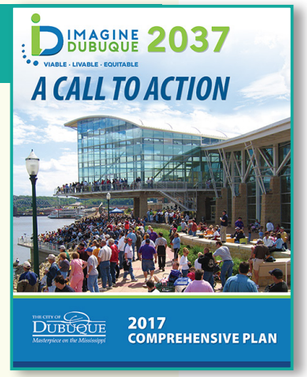
Community Foundation of Greater Dubuque Envision 2030 (In Progress)



The Envision 2030 initiative by the Community Foundation of Greater Dubuque is a strategic plan aimed at creating a thriving future for the Dubuque region. It focuses on addressing key areas like education, health, economic opportunity, housing, and community engagement. The goal is to build a resilient, inclusive, and vibrant community by 2030. This initiative involves collaboration with local organizations, businesses, and residents to ensure that the region's development is comprehensive and sustainable.

2016 — 2017 — 2020 — 2023 — 2024 — 2030

2017 Imagine Dubuque 2037: A Call to Action



Imagine Dubuque 2037: A Call to Action is the city's comprehensive plan focused on sustained growth and development, emphasizing community resilience, economic vitality, and environmental stewardship. The plan involved active community engagement to implement strategies that enhance quality of life, infrastructure, and cultural belonging in Dubuque by 2037.

2023 Dubuque Regional Bicycle and Pedestrian Network Plan

2020 City of Dubuque Climate Action Plan







2024 Schmitt Island Development Plan and 2025 Schmitt Island Sports Complex Feasibility Study

The Schmitt Island Development Plan aims to transform Schmitt Island into a vibrant recreational and cultural destination by enhancing public amenities, improving sports facilities, and promoting economic growth. The plan emphasizes environmental sustainability, accessibility, and community engagement to ensure the project's long-term success and benefit to the local community.

DUBUQUE PARKS AND RECREATION DEPARTMENT

Who We Are...

Mission Statement

Dubuque Parks and Recreation is dedicated to providing safe, accessible, and well-maintained parks, recreation programs, and outdoor spaces. We aim to foster community, promote healthy lifestyles, and preserve natural resources for all people and future generations.

Vision

To create and maintain vibrant community spaces and memorable experiences that improve the lives of all residents through opportunity and connection.

Guiding Principles

Community Belonging and Connection

Our programs, spaces, and services strengthen the bonds between neighbors through shared experiences and ensuring residents feel heard and valued.

Excellence in Care and Maintenance

We take pride in clean, safe, and well-maintained parks and facilities, reflecting our respect for both our system and the people who use it.

Lifelong Enjoyment and Discovery

We create opportunities for recreation, learning, and wellness at every age — from childhood adventures to lifelong passions.

Community Engagement and Ownership

We ensure our improvements are guided by active community participation and transparent processes. We empower residents to take ownership of their public spaces, ensuring our parks remain welcoming, dynamic, and responsive to community needs.

Viability and Innovation

We embrace sustainable and fiscally responsible practices and forward-thinking solutions to meet today's needs without compromising tomorrow's resources.

Active Stewardship

We protect and preserve the natural landscapes and amenities that make our city unique ensuring their beauty and vitality for generations to come.

Pride of Place

We foster a deep sense of local pride — where every playground, trail, and park tells the story of our region's natural heritage and resilient spirit

What We Do...

The Parks and Recreation Department comprises a Park Division, a Recreation Division, and a Civic Facilities Division. Together, the Parks and Recreation Department maintains more than 1,200 acres of parkland. The department is responsible for multiple diverse offerings and supports the following functions:



**Note: Not included in the master plan effort but a part of the Parks and Recreation Department is Grand River Center, Five Flags Civic Center, and ImOn Arena.*

PARKS DIVISION

PARKS: The Dubuque parks system offers a myriad of outdoor amenities and scenic landscapes. Our parks cater to the diverse needs of the community, promoting outdoor activities, leisure, and environmental education. Parks Maintenance maintains all of the City's parks, trails, and public spaces and performs routine activities to ensure the parks are clean, safe, and operational. The goal of parks maintenance is to ensure the parks serve the needs of the public.

TRAILS: Dubuque's well-developed trails network caters to hiking, biking, and outdoor enthusiasts. The network is connected to The Heritage Trail, a 26-mile limestone trail, traversing from Dubuque to Dyersville, offering a scenic route through wooded areas and alongside waterways. The Dubuque Water Trail provides paddlers with a marked route along the Mississippi River. Additionally, the Mines of Spain Recreation Area, a partnership that includes the City of Dubuque, features over 15 miles of trails that lead through diverse terrains such as forests, prairies, and bluffs, providing educational opportunities about the area's natural and historical significance. The City's trail system integrates with parks and natural areas, ensuring accessibility, promoting active lifestyles, and providing a means of transportation to help people get from place to place.

OPEN SPACES AND NATURAL RESOURCES: Dubuque's natural resources are rich in habitat diversity, including oak savannas, prairies, and bluffs overlooking the Mississippi River. There are a finite number of open spaces containing Natural Resources in Dubuque. These features are unique, improve water quality, and provide ecological habitats for insects, birds, and mammals. The need to manage Dubuque's natural resources will ensure the City's long-term environmental, economic, and social well-being to improve the quality of life both for its residents but also all of the life these environments support.

E.B. Lyons Prairie and Woodland Preserve and E.B. Lyons Interpretive Center are gems of natural beauty, offering residents and visitors the opportunity to explore diverse ecosystems including prairies, woodlands, and wetlands. These opportunities educate and provide insightful information about local flora, fauna, and local conservation efforts. Activities include engaging in outdoor activities like hiking, bird-watching, and guided tours to connect with nature.

CAMPGROUND: Miller Riverview Park and Campground offers a scenic and convenient riverside retreat for campers and outdoor enthusiasts. The park features primitive campsites and modern campsites equipped featuring electrical hookups, water access, dump station, and nearby restroom facilities. The campground is designed to accommodate both tent and RV campers, ensuring a comfortable stay for all visitors. The park provides ample recreational opportunities such as fishing, bird watching, nearby boating, and riverside picnicking. Green spaces and walking trails within the park further contribute to this well-rounded outdoor experience in the north end of Dubuque.





RECREATION DIVISION

POOLS: Dubuque's aquatics facilities include Flora Pool and Sutton Pool, both of which feature amenities such as lap swimming lanes, diving boards, water slides, and children's play areas. These pools also offer swimming lessons, aquatic fitness classes, and seasonal activities that encourage healthy lifestyles and social engagement. The City's investment in these park pools ensures a clean, safe, and enjoyable aquatics environments for residents and visitors.

GOLF COURSE: Bunker Hill Golf Course features a scenic 18-hole public golf course. The course welcomes players of all ages and abilities. Bunker Hill offers a full schedule of golf events, a variety of men's and women's leagues, programs for junior golfers, private lessons, and more. Amenities include a fully-stocked pro shop, a public bar and clubhouse, putting green, an on-course beverage cart, and equipment rentals.

MARINA: The Port of Dubuque Marina is a 70-slip transient marina in downtown Dubuque, Iowa, located along the upper Mississippi River inside the protected Ice Harbor. Guests can spend a day, night, or a few hours enjoying the many downtown and Port of Dubuque attractions. The marina offers seasonal slip rentals including full electric and water hookups, access to private and secure shower suites, and a personal keycard for dock entry. The marina includes a full-service fuel dock and a convenience store carrying a selection of boating supplies, food, and refreshments.

ADAPTIVE PROGRAMS AND MIRACLE LEAGUE: The Miracle League of Dubuque is an extraordinary organization dedicated to providing children and adults with disabilities the opportunity to play baseball, actively use the playground, and enjoy programming in the center in a specialized, inclusive environment at Veterans Memorial Park. Established to ensure that everyone, regardless of their abilities, can enjoy the thrill of athletics and activities, this league uses custom-designed fields equipped with features like cushioned, rubberized surfaces to accommodate wheelchairs and other assistive devices.



MOBILE RECREATION: The Dubuque Rec 'n Roll Trailer is a mobile recreation program that brings games, activities, and equipment to community parks and events across the city. Rec 'n Roll represents an innovative approach to dynamic programming and community engagement by bringing recreational activities directly to neighborhoods and community spaces. This program is designed to increase accessibility to physical and social activities for residents of all ages by providing a variety of games, and other portable recreational equipment right to their neighborhood.

YOUTH PROGRAMS: The Let's Go! Programs include recreational and educational programming, including parent/caregiver and child classes, youth enrichment classes for kids of all ages, karate, after-school sports, swimming lessons, adaptive sports, adult dance classes, adult athletics, and more. The programs strive to create a fun environment for all ages to play, learn, socialize, and express their creativity. Programs are offered across the city, The Let's Go! activities guide is published three times per year: Winter/Spring, Summer, and Fall communicating offerings to residents and getting the word out about programs via marketing channels like social media.

SPORT FIELD ALLOCATION: Sport field allocation manages the availability and scheduling of athletic fields to meet the needs of local sports leagues, schools, and community groups. The recreation division's oversight and organization ensures fair and efficient access to facilities such as softball and baseball diamonds, and multi-use sports fields. Allocation is based on factors like season, demand, and specific requirements of each sport or event. This programming and planning ensures that all community members have ample opportunities to engage in sports activities, enhancing the overall quality of life in Dubuque through organized and accessible recreation options.



CIVIC FACILITIES DIVISION*

GRAND RIVER CENTER: The Grand River Center is a convention and event venue situated along the picturesque Mississippi River. This facility includes flexible spaces that cater to any occasion including meeting and exhibition space, a grand ballroom, numerous meeting rooms, and a spacious exhibit hall. Its prime location, adjacent to lodging, gaming, and entertainment venues and within walking distance of historic downtown Dubuque and Historic Millwork District make it a sought-after destination for both local and regional events.

FIVE FLAGS CIVIC CENTER: The Five Flags Civic Center is a versatile multi-use facility that serves as a cultural and entertainment hub for the community. Comprising an arena, theater, and historic center, this venue hosts a wide range of events including concerts, sporting events, and theatrical productions.

IMON ARENA: The ImOn Arena is Schmitt Island's premiere ice rink and event center. Featuring a 3,200 seat, single sheet ice rink and event space that serves the City of Dubuque and surrounding communities in Iowa, as well as nearby communities in the tri-state area. The arena, a partnership with the Dubuque Racing Association (DRA), offers hockey and skating programs and clubs for all skill levels and ages.

AMPHITHEATER: Construction of a new city-owned outdoor concert amphitheater on Champlain Schmitt Island is currently underway and anticipated to open for the 2026 concert season. The Amphitheater is being operated in partnership with the DRA.

**Please note while the Civic Facilities Division is part of Dubuque Parks and Recreation, these facilities were considered in the formation of recommendations but are not included as a part of this plan.*





HOW TO USE THIS PLAN

The master planning process enables the City to assess the community's parks and recreation needs and interests and it enables decision makers to prioritize resource allocation decisions for existing and new amenities and facilities, programs, services, and overall system maintenance. The Dubuque Parks and Recreation Comprehensive Master Plan provides the following for the community:

- Evaluates the existing park system and utilizes benchmarks of regional and national standards and potential service-level improvements
- Incorporates the vision, goals, and tasks outlined in other recently adopted planning documents
- Documents priorities, trends, and demands of the current population and charts a long-range plan for accommodating anticipated population growth and demographic evolution
- Informs the community about park needs and the system's community assets
- Develops an implementation plan that outlines projects, potential funding sources, and operations and maintenance implications
- Identifies and prioritizes capital improvement projects for both existing parks and future park facilities based on community needs
- Guides critical decisions about parks and recreation facilities, infrastructure, programs, and services

This long-range plan is designed to be flexible and adapt to constantly evolving circumstances. It is intended to be a working document that will guide parks and recreation efforts, resources, and funding over the next 10-year period and beyond.

HOW THE PLAN IS ORGANIZED

The plan is organized by major elements of the Parks and Recreation Department.

Vision	Guiding Principles	Strategies and Recommendations
Key themes that have emerged through stakeholder and community engagement that align with the City's vision and other City plans and policies.	High-level ideals that support the values and outcomes the master plan aims to achieve.	Short-, mid-, and long-term actions the City may take to realize the goals and embody the vision of the plan.



Demographic and Trends Analysis

DEMOGRAPHIC ANALYSIS

Summary

- The 2025 total population projection in the city (59,818) and the School District (80,095) are such that they would support a variety of parks and recreation facilities and programs. Furthermore, those population figures would support the existence of public, non-profit, and private providers in the same market.
- The median age in both the city and School District follow the rate of increase for both the state and national figures. While the median age in the city is slightly less than that of the School District, all figures are comparable to those of the state and national median. Interestingly, while the median age is comparable to that of the national figure, the city (24.1%) and School District (26.4%) both have fewer households with children compared with the state (28.75) and nation (30.2%).
- The age distribution in the City of Dubuque is unique with 20.8% of the population under 18 years of age, and 30.78% of the population over the age of 55. The age categories of 0-5 , 5-17, 18-24, and 55-64 are projected to decrease between 2020-2030. The rate of cumulative decrease of those four age categories (-40.9%) does not outpace the cumulative increase of the other four age categories (51.4%).
- The median household income in the city is lower than that of the School District. The School District is lower than the state figure, and the state figure is lower than the national figure. This highlights the need for the City to be realistic with their revenue generating expectations and pricing policy, as there is limited bandwidth to absorb discretionary spending.
- It is important to note that the rate of spending on categories of “housing” and “entertainment of recreation” follows the same pattern as that of median household income.
- The project team would characterize the city as a diverse community with more than 15% of the population being non-White. This is an important data point as it can impact the level of importance that different cultures place on parks and recreation programs and facilities. It is also important because the rate of participation amongst the Black and Hispanic communities (tracked by the National Sporting Goods Association) show some significant variances in some activities.

DEMOGRAPHIC ANALYSIS

The project team accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2025-2030 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities.

Service Areas

The information provided highlights what the project team has come to define as key indicators of success for municipal parks and recreation departments. The project team has provided data on the City of Dubuque, Dubuque School District, and comparisons with state and national figures. Given this project is a master plan, it is assumed that the City of Dubuque is the primary service area.

A primary service area is defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distances are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions, and the associated penetration rates for programs and services.

Service areas can vary in size with the types of components in the facility.



Demographic Summary

	City of Dubuque	Dubuque School District
Population:		
2020 Census	59,710	79,840
2025 Estimate	59,818	80,095
2030 Estimate	59,983	80,354
Households:		
2020 Census	25,146	32,534
2025 Estimate	25,418	32,912
2030 Estimate	25,656	33,219
Families:		
2020 Census	13,995	19,822
2025 Estimate	13,642	19,387
2030 Estimate	13,633	19,342
Average Household Size:		
2020 Census	2.23	2.34
2025 Estimate	2.20	2.32
2030 Estimate	2.19	2.30
Ethnicity (2025 Estimate):		
Hispanic	4.2%	3.6%
White	84.1%	86.6%
Black	6.4%	5.0%
American Indian	0.4%	0.4%
Asian	1.2%	1.2%
Pacific Islander	1.8%	1.4%
Other	1.4%	1.2%
Multiple	4.8%	4.4%
Median Age:		
2020 Census	37.3	38.7
2025 Estimate	38.4	39.4
2030 Estimate	39.7	40.3
Median Income:		
2025 Estimate	$64,472	$71,525
2030 Estimate	$71,189	$77,939

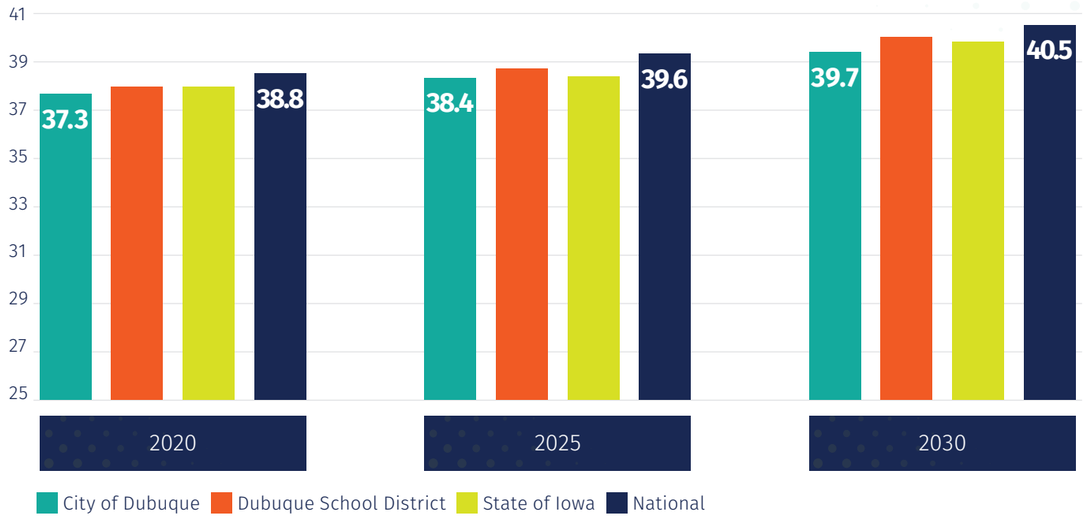
Age and Income

The median age and household income levels are compared with the national number as both factors are secondary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age

	2020 Census	2025 Projection	2030 Projection
City of Dubuque	37.3	38.4	39.7
Dubuque School District	38.7	39.4	40.3
State of Iowa	38.6	39.3	40.2
National	38.8	39.6	40.5

Chart A – Median Age:



The median age in the city and School District have slight differences with the city being lower. The School District, State of Iowa, and national figures are almost identical. The role of parks and recreation departments is ever evolving, but a consistent theme is that they offer a wide variety of programs and facilities that address the full age spectrum.

Table B – Household with Children

	Number of Households with Children	Percentage of Households with Children
City of Dubuque	6,213	24.1%
Dubuque School District	8,788	26.4%
State of Iowa	373,466	28.7%
National	-	30.2%

The following chart provides the number of households and percentage of households in the City of Dubuque and Dubuque School District with children.

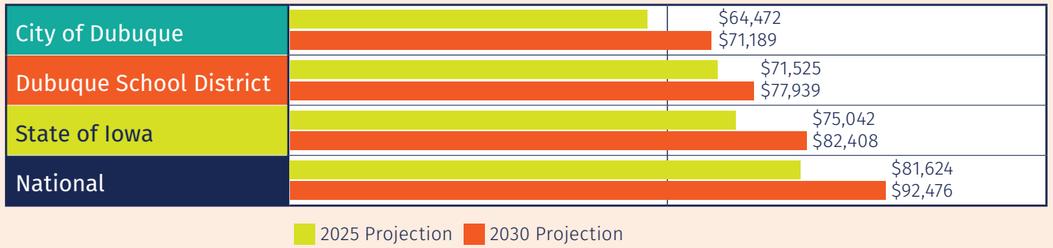
The information contained in Table B helps further outline the presence of families with children.

Table C – Multi-Generational and Unmarried Partner Households

	City of Dubuque	Dubuque School District	State of Iowa
Multi-Gen Households	1.9%	1.8%	2.0%
Unmarried Partner Households	6.9%	6.7%	6.7%
Male-Female	6.4%	6.2%	6.2%
Same-Sex	0.5%	0.5%	0.5%

The project team could not locate specific information on single-parent households for the City of Dubuque. However, as of 2023, approximately 26.1% of households with children in Dubuque County, IA are single-parent households.

Table D – Median Household Income:



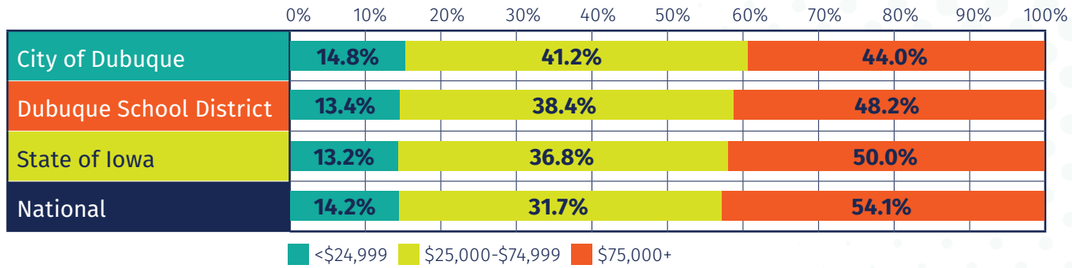
Based on 2025 projections for median household income, the following narrative describes the service area:

In the City of Dubuque, the percentage of households with income over $75,000 per year is 44.0% compared to 54.1% on a national level. Furthermore, the percentage of households in the service area with median income less than $25,000 per year is 14.8% compared to a level of 14.2% nationally.

In Dubuque School District, the percentage of households with median income over $75,000 per year is 48.2% compared to 54.1% on a national level. Furthermore, the percentage of households in the service area with median income less than $25,000 per year is 13.4% compared to a level of 14.2% nationally.

While there is no perfect indicator of use of recreation facilities, the percentage of households with more than $75,000 median income is a key indicator. Therefore, those numbers are significant and balanced with the overall cost of living.

Chart D (2) – Median Household Income Distribution



In addition to looking at the Median Age and Median Income, it is important to examine Household Budget Expenditures. Reviewing housing information; shelter, utilities, fuel, and public services; along with entertainment and recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table D – Household Budget Expenditures[3]

City of Dubuque	SPI	Average Amount Spent	Percent
Housing	73	$23,728.87	32.0%
Shelter	72	$19,140.85	25.8%
Utilities, Fuel, Public Service	77	$4,588.02	6.2%
Entertainment and Recreation	75	$3,091.22	4.2%

Dubuque School District	SPI	Average Amount Spent	Percent
Housing	79	$25,841.95	31.9%
Shelter	78	$20,869.91	25.7%
Utilities, Fuel, Public Service	84	$4,972.04	6.1%
Entertainment and Recreation	83	$3,389.85	4.2%

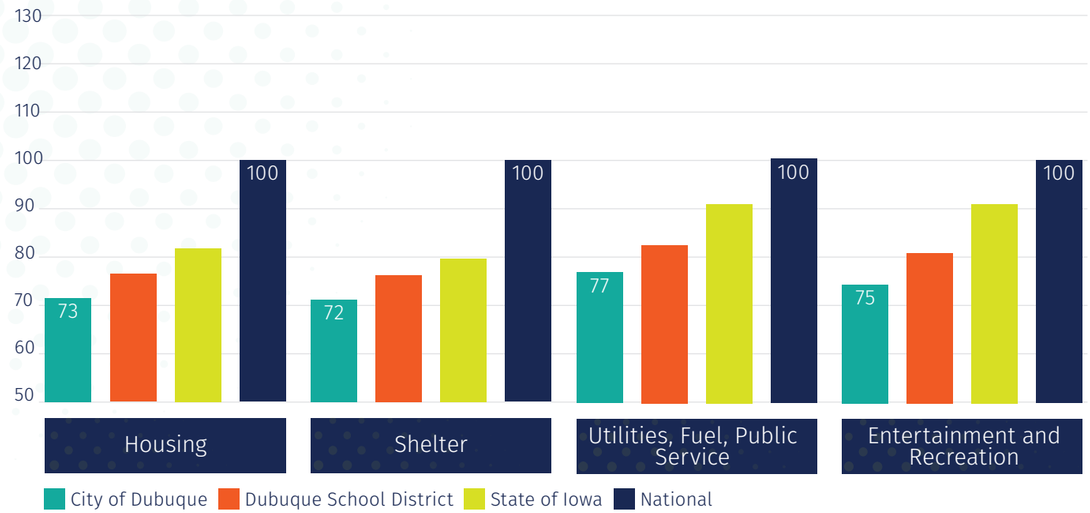
State of Iowa	SPI	Average Amount Spent	Percent
Housing	84	$27,361.19	31.5%
Shelter	82	$21,916.69	25.3%
Utilities, Fuel, Public Service	92	$5,444.50	6.3%
Entertainment and Recreation	91	$3,723.27	4.3%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, and Public Service are a portion of the Housing percentage.

[3] Consumer Spending data are derived from the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2025 and 2029.

Chart E – Household Budget Expenditures Spending Potential Index



The consistency between the median household income and the household budget expenditures is important. It is important because it illustrates that the spending patterns of the service area align with the resources available. It also points to the fact that compared to a national level the dollars available, the money being spent in the City of Dubuque and Dubuque School District is comparable to the state and less than the national level.

Housing Inventory

The total number of housing units in the City of Dubuque is 27,194 and 92.5% are occupied, or 25,146 housing units. The total vacancy rate for the service area is 7.5%. As a comparison, the vacancy rate nationally was 10.8%.

The total number of housing units in Dubuque School District is 34,901 and 93.2% are occupied, or 32,534 housing units. The total vacancy rate for the service area is 6.8%. As a comparison, the vacancy rate nationally was 10.8%.

These statistics point to a stable housing market in both service areas.

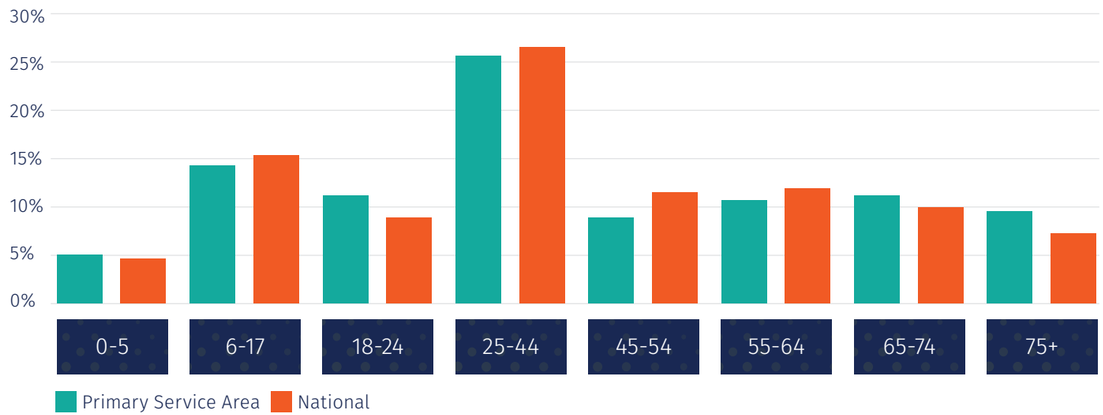
Population Distribution by Age: Utilizing Census information for the Primary Service Area, the following comparisons are possible.

Table F – 2025 Primary Service Area Age Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
0-5	3,354	5.6%	5.4%	+0.2%
6-17	8,589	14.5%	15.4%	-0.9%
18-24	6,937	11.6%	9.4%	+2.2%
25-44	15,768	26.5%	26.9%	-0.4%
45-54	5,685	9.5%	12.0%	-2.5%
55-64	6,669	11.1%	12.1%	-1.0%
65-74	6,670	11.2%	10.7%	+0.5%
75+	6,146	10.2%	8.0%	+2.2%

Population: 2025 Census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart F – 2025 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the age groups 5-17, 25-44, 45-54, and 55-64 age groups. The greatest positive variance is in the 18-24 and 75+ with +2.2%, while the greatest negative variance is in the 45-54 age groups with -2.5%.

Population Distribution Comparison by Age: Utilizing Census information from the Primary Service Area, the following comparisons are possible.

Table G – 2025 Primary Service Area Population Estimates (U.S. Census Information and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change National
0-5	3,471	3,354	3,287	-5.3%	+0.3%
6-17	8,779	8,589	8,300	-5.5%	-8.0%
18-24	7,428	6,937	6,921	-6.8%	+2.4%
25-44	14,956	15,768	15,476	+3.5%	+7.2%
45-54	5,875	5,685	6,264	+6.6%	+4.0%
55-64	7,555	6,669	5,791	-23.3%	-9.6%
65-74	6,228	6,670	6,719	+7.9%	+15.3%
75+	5,418	6,146	7,225	+33.4%	+46.0%

Chart G – Primary Service Area Population Growth

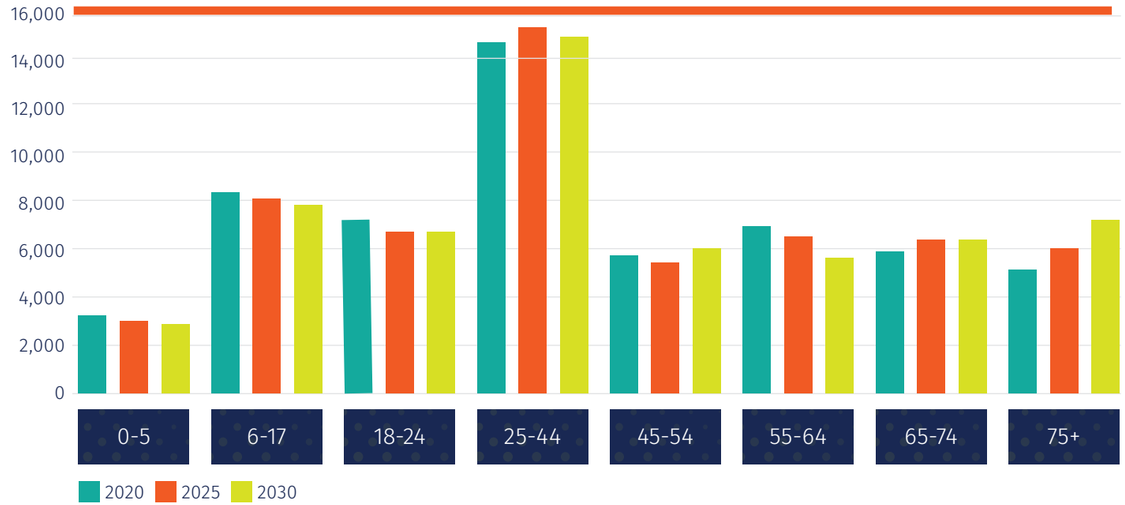


Table H illustrates the growth or decline in age group numbers from the 2020 Census until the year 2030. It is projected that the age categories 25-44, 45-54, 65-74, and 75+ will see an increase in population with all others a decrease. The population of the United States is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45-plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Primary Service Area for 2025 population projections. Those numbers were developed from 2020 Census data.

Table H – Primary Service Area Ethnic Population and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of IA Population
Hispanic	2,494	23.2	4.2%	7.6%

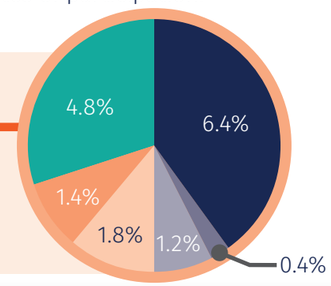
Table I – Primary Service Area by Race and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of IA Population
White	50,281	42.2	84.1%	83.0%
Black	3,816	23.4	6.4%	4.5%
American Indian	262	31.6	0.4%	0.5%
Asian	711	35.0	1.2%	2.5%
Pacific Islander	1,046	24.3	1.8%	0.3%
Other	839	25.9	1.4%	3.1%
Multiple	2,863	21.1	4.8%	6.1%

2025 Primary Service Area Total Population: 59,818 Residents

Given Dubuque's geographic location, having over 15% of the population non-white would make it, in the opinion of the project team, a diverse community. It is important to note that the race and ethnicity of a community can increase or decrease participation in activities. In the participation section of the report, there is a comparison between participation in the city, the national rate of participation, national Hispanic rates of participation, and national Black rates of participation.

Chart I – 2022 Primary Service Area Population by Non-White Race



REGIONAL AND NATIONAL TRENDS FOR RECREATION

General

Public parks and recreation agencies have been tested in the last 10-20 years to alter their approach to providing parks and recreation services. This has been based on the following:

Increasing Demands

Ever increasing facility, program, and service demands from the public.

Inclusiveness

The requirement that agencies provide access to facilities, programs, and services to an ever more diverse population. This includes meeting the needs of different ethnic groups, and those with varying economic status, age, and ability.

Cost Effectiveness

A demand that parks and recreation agencies be more cost effective in their development and operations of services and facilities.

Measurable Outcomes

A strong need to be able to quantify the results and benefits of the programs and facilities that are provided. Establishing well-defined levels of service (LOS) is critical.

As a result of these factors, the following general parks and recreation best practices have been adopted.

- Parks and recreation agencies have a clear vision statement regarding their roles and responsibilities in providing services to their constituents.
- The vision statement is backed up by several pointed goals. These goals are updated on an annual basis.
- Utilizing the vision and goals, a professional and updated master plan is in place to guide future development and operations of parks and recreation facilities and programs.
- There are on-going, long-range planning efforts to position the agency for success in the future.
- There is a realization that an agency cannot effectively be all things to all people in the delivery of parks and recreation services and facilities. As a result, specific areas of focus are determined, and certain functions are left to other organizations and entities.
- Careful analysis is being done to determine which services should be provided in-house and which should be contracted to other providers.
- There is strong record keeping that allows for trends and directional analysis. This also results in the development of specific performance measures. For this to be effective, there must be full computerization of all management records. This includes program registration, point of sale, rentals, facility scheduling, time card management, maintenance, etc.
- There are well written and comprehensive policies and procedures in place that cover all aspects of an agency's management and operation. These are updated on a regular basis.
- Virtually every aspect of an agency's operation is evaluated, tracked, and measured on a regular basis.

Recreation Facilities

Developing and managing a variety of recreation facilities is the main focus of public agencies in larger communities. The types of facilities that are now provided by parks and recreation departments have become more diverse and expensive to acquire, develop, and maintain. As a result, establishing a master plan is critical to determining facility development roles, timelines, and priorities.

Recreation/Community Centers

Recreation/Community centers are usually developed on three levels:

Clubhouse/Community Building

Smaller buildings that are designed to serve as a community room(s) for individual neighborhoods. The size is usually less than 5,000 sq. ft. and requires less than 3 acres. These amenities are usually located next to a neighborhood pool or park.

Community Center

Larger community buildings with multiple, more passive use, spaces that serve an area of a community. These vary in size and amenities and can range from 5,000 to over 20,000 sq. ft. and require 3-5 acres. This level of center can also be combined with a comprehensive community recreation center or community aquatic center. These centers are usually part of a community park.

Comprehensive Community Recreation Center

This is a large center that contains both active (pool, gym, fitness, etc.) and passive use elements (community rooms) and is designed to serve a substantial geographic area (30,000 or more). The facility is usually more than 40,000 sq. ft. to as much as 80,000 sq. ft. and requires 8 acres or more. These are often developed through partnerships with other organizations or other groups (YMCA, etc.). These centers are normally part of a community or regional park.

Senior Center

A center that has a focus on senior services from recreation to education and social services. These centers can be as small as 10,000 sq. ft. to more than 50,000 sq. ft. depending on the amenities that are included. More traditional centers have a strong passive use orientation with a large multi-purpose room and a commercial kitchen that supports a daily lunch program and larger events and programs. There are also usually smaller classrooms, card rooms, game rooms, small libraries, and other amenities. More cutting-edge centers have cafes, multi-purpose rooms, and active use spaces including fitness areas, gyms, and even swimming pools.

There is also a movement away from developing standalone senior centers and integrating these into community recreation centers to provide greater opportunities for the more active senior.

Specialized Facilities

This includes unique facilities such as aquatic centers, nature/interpretative center, amphitheater, tennis centers, and other amenities. The following is a breakdown of basic specialized facilities.

Aquatic Centers

Aquatic centers or swimming pools are usually developed on four levels.

Neighborhood

Smaller pools that are designed to serve specific neighborhoods. The bather load is usually less than 500. These amenities are often built next to a neighborhood park.

Community

Larger pools that serve a community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 500 to over 1,000. They are developed as part of a community park.

Regional

These are large water parks or competitive pools that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,000 or more. These are often developed through a partnership with other organizations. They would be in a regional park or as a standalone facility.

Splash pad

Many communities are either replacing existing neighborhood pools with splash pads or adding them to the inventory of aquatic facilities.

Most aquatic centers are in the community category and there are an increasing number of splash pads being built.

Performing Arts Center (PAC)

A performing arts center is a regional indoor facility with a large theater. Seating can vary from 300 to more than 1,000. The center can be 30,000-70,000 sq. ft. and requires 8 acres or more. This type of center is normally developed by several organizations or large communities. They can be located as part of a larger civic campus, in conjunction with a comprehensive recreation center, or as an amenity in a regional park.

Because of their sheer size and cost, these types of facilities are not built in significant numbers in most communities (or even nationally). Many communities do have smaller PACs or utilize community center rooms (usually with flat floors) for these types of activities. Some communities that do have a PAC are at times managed and operated by other entities rather than parks and recreation.

Fieldhouse
Steadily gaining in popularity is an indoor sports facility that features hardcourt gym space and/or turf-based fields for sports such as soccer, lacrosse, football, and even softball and baseball. These buildings support both youth and adult sports leagues, tournaments, and camps. They tend to be most popular in colder climates but are also being built in very hot regions of the country. These facilities are either built as standalone amenities or may be included in recreation centers in a regional park.

Tennis Center
An 8-24 lighted court complex on 2-4 acres that has a stadium court, central restroom, concession, and pro-shop area. Many larger communities have a tennis center.

Pickleball Center
Many communities are building outdoor pickleball facilities. Sometimes these facilities are located in proximity to tennis facilities because tennis courts could be stripped for pickleball. However, most are standalone facilities. The minimum number of courts at one location is 4, but some communities are building 20+ courts at a single location which allows hosting tournaments.

Amphitheater
An amphitheater can be either a community sized amenity (under 1,000 seats, some permanent and some lawn with a small stage and storage area) or a large regional facility (1,000-3,000 seats, some permanent and some lawn with a large, covered stage, restrooms, and concessions). An amphitheater requires 2-4 acres of land with a community facility being in a community park and a regional facility in a regional park.

Nature Center/Interpretive Center
A small indoor and outdoor space (usually under 10,000 sq. ft.) for viewing and observing nature as well as for classroom space and exhibits. A nature center is usually located in conjunction with a preserve or open space area.

Other Recreation Facility Trends

- Many communities are now developing an indoor facility LOS standard that is between 1-2 sq. ft. per person.
- The development of capital replacement budgets for key facility amenities with an established funding source.
- Outsourcing operations and management to other organizations. This is particularly true for specialty facilities.
- Much stronger emphasis on generating revenues to offset the cost of operations.
- Moving away from smaller community buildings and neighborhood pools to more comprehensive facilities that serve a larger population base. This is less of a trend on the east coast and west coast, where there is still a desire to have smaller dedicated spaces.
- Comprehensive tracking of operations, utilization, and budget metrics to justify facilities.
- For new facilities it is common for the following to occur:
  - The completion of a feasibility study to determine need, site, amenities, and capital and operations costs.
  - Identification of specific funding sources for capital and operations.
  - Integration of the public into planning and development.

Recreation Programs

It is important to understand the trends that have been seen nationally and regionally with recreation programming over the last 10-plus years.

Sports and Fitness Industry Association (SFIA)
Their 2024 Sports, Fitness and Leisure Activities Top-Line Participation Report indicated the rate of participation by major sports activity categories over the last 5 years.

Percentage of Participation Comparisons

Activity Category	2018 Percentage	2023 Percentage
1. Fitness Sports	66.0%	67.8%
2. Outdoor Sports	50.5%	57.3%
3. Individual Sports	45.3%	42.1%
4. Team Sports	22.8%	25.7%
5. Water Sports	13.7%	15.7%
6. Racquet Sports	13.2%	18.0%
7. Winter Sports	8.2%	9.8%

Fitness-related sports continued to be the most popular activity category, but racquet sports have shown the greatest percentage increase over the last 5 years due in large part to pickleball. Team sports, water sports, and outdoor sports have all seen an increase as well. Individual sports and winter sports have seen a decrease in participation.

Much of the participation data was affected by COVID-19 during 2020.

Key impacts include:

- Fitness activities that require amenities typically found in fitness clubs (group exercise, stationary cycling, cross-training, aqua exercise, etc.) decreased in numbers.
- Fitness activities that require limited equipment and do not require a fitness center (running/jogging, free weights, and yoga) showed the greatest increases.
- Outdoor activities that experienced large increases were road biking, skateboarding, and surfing.
- Team sports had a mixed impact with basketball and soccer having increases (mostly attributed to pick-up play) while volleyball, swimming on a team, gymnastics, and cheerleading all had decreases.

Top Activities with Intent to Participate by Age (Ranked by Participation)

Age 6-12	Age 13-17	Age 18-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65+
Fishing	Fishing	Running/ Jogging	Working out with weights	Working out with weights	Fishing	Fishing	Fishing
Running/ Jogging	Running/ Jogging	Working out with weights	Working out using machines	Cardio Fitness	Working out with weights	Camping	Working out using machines
Bicycling	Swimming for Fitness	Cardio Fitness	Cardio Fitness	Fishing	Camping	Working out with weights	Camping
Sledding	Working out with weights	Working out using machines	Camping	Working out using machines	Working out using machines	Working out using machines	Working out with weights
Swimming for Fitness	Camping	Bicycling	Yoga	Swimming for Fitness	Cardio Fitness	Cardio Fitness	Swimming for Fitness
Cardio Fitness	Cardio Fitness	Swimming for Fitness	Fishing	Running/ Jogging	Hiking	Swimming for Fitness	Cardio Fitness
Yoga	Bicycling	Camping	Running/ Jogging	Camping	Yoga	Shooting	Shooting
Camping	Working out using machines	Fishing	Hiking	Yoga	Shooting	Hiking	Yoga
Soccer	Hiking	Yoga	Swimming for Fitness	Hiking	Swimming for Fitness	Yoga	Hiking

Recreation Management Magazine

Annually the magazine prints their State of the Industry Report that examines trends in parks and recreation. Their 2024 report indicated the following as it relates to recreation programs and services.

Programming Most Commonly Offered in 2024

	Activity Category	Percent of Agencies
1.	Holiday and Other Special Events	78.3%
2.	Group Exercise Programs	65.0%
3.	Educational Programs	61.8%
4.	Fitness Programs	61.5%
5.	Day Camps/Summer Camps	60.2%
6.	Youth Sports Teams	57.1%
7.	Arts and Crafts Programs	55.5%
8.	Mind-Body Balance Programs (Yoga)	54.1%
9.	Active Older Adult Programs	52.4%
10.	Sports Tournaments and Races	47.5%

Most Commonly Planned Program Additions in 2024

	Activity Category	Percent of Agencies
1.	Environmental Education Programs	26.4%
2.	Educational Programs	24.1%
3.	Holiday Events and Other Special Events	23.8%
4.	Fitness Programs	22.5%
5.	Mind-Body Balance Programs	22.2%
6.	Adult Sports Teams	22.2%
7.	Teen Programming	22.2%
8.	Programs for Active Older Adults	22.2%
9.	Group Exercise Programs	20.6%
10.	Special Needs Programs	19.6%

There is a wide range of program areas that public parks and recreation agencies planned to add in 2024.

Outdoor Foundation

The 2024 Outdoor Participation Report indicates the most popular outdoor activities by rate of participation.

	Activity	National Participation *(% of the total population aged six and older)*
1.	Hiking	26.4%
2.	Fishing	24.1%
3.	Running	23.8%
4.	Camping	22.5%
5.	Biking	22.2%

Participation in outdoor recreation grew 4.1% in 2023 to 175.8 million, amounting to 57.3% of the U.S. population. 22.2 million more Americans aged six and older are participating in outdoor recreation in 2023 than were participating in 2019.

Specific Recreation Program Trends

Below are shown current recreation program trends by major program areas. However, it should be noted that each community is unique, and this has a strong bearing on individual trends and other operational factors.

Area	Specific Programs
Sports	Youth Lacrosse
	Adult Soccer
	Adult Cricket
	Youth and Adult Rugby
	Pickleball
	Youth Camps and Clinics
	Individual Sports (Fencing)
	Adventure/Non-Traditional (BMX, Mountain Biking, Disc Golf, Ultimate Frisbee)
	E-Sports Competitions and Tournaments
	Youth Sports Specific Training
Fitness/Wellness	Functional Training Classes
	Personal/Small Group Training
	Yoga
	Nutrition/Cooking
	Healthy Lifestyle Education
	Mindfulness Programs
Cultural Arts	Music Production for Youth
	Digital Media
Youth	Before- and After-School Programs at Recreation Centers, Specialty Summer Camps
Education	Camps, STEAM
Outdoor	Eco-Tourism
	Environmental Education
Seniors	Fitness/Wellness
	Sports (pickleball)
	Baby Boomer Focused Activities
Aquatics	Therapy
	Triathlon Training
General Interest	Personal Finance
	Cooking
Special Events	Community Wide Events
	Health and Wellness
Social Services	Feeding Programs, Job Training, Educational Support, Childcare
Other	Virtual Programming

Other Programming Trends

- Recreation departments now often serve as a coordinating agency and a clearinghouse for multiple recreation organizations and providers, to bring a comprehensive scope of recreation programs to a community. This has also increased the number of partnerships that are in place to deliver a broader base of programs in a more cost-effective manner.
- There is a greater emphasis on a fee for service concept, especially for more specialized programming. This is supported by a formal fee policy.
- Programming continues to emphasize the needs of youth and seniors but has also focused more on adults, and the family unit.
- Specific programming development trends include:
  - Virtual programming remains even after COVID-19.
  - Developing programs that are single day or no more than four sessions in length.
  - Developing programs for youth during non-school days, winter break, spring break, and any other extended breaks.
  - Offering a variety of summer camps with different areas of interest.
  - More Saturday programs and the introduction of some Sunday programming (especially in adult sports leagues).
  - Senior programming that occurs in the evening or on the weekends to appeal to seniors who are still in the work force.
  - Introducing programs that are oriented toward specific ethnic groups.
  - Developing a baseline of programs that appeal to the family unit.
  - Staggering the days and times of similar programs that are offered at multiple locations.
  - Drop-in pay-as-you-go fitness classes.
  - Expanded senior programming to include a greater focus on the Baby Boomer generation which often means programs and services that are available in the evenings and on weekends and those that have a more active orientation.

- There has been a concerted effort to integrate conventional recreation programming with community based social service programs and education. Most of the social service programs are offered by other community-based agencies and education is often coordinated with school districts.
- Program characteristics (performance measures) are tracked including:
  - Program registration comparisons by year for each season.
  - Rates of fill (especially for fee-based programming).
  - Participation numbers and comparisons to past years/seasons.
  - Rate of program cancellations (for fee-based programming).
  - Financial performance including cost per participant.
  - Evaluations from participants.
- A lifecycle analysis is completed for all programs offered by the agency. Programs are classified in three categories and agencies strive to have program offerings distributed equally among each category.

New

Programs in the start-up phase that are just starting to build in popularity.

Established

Programs that have consistent high levels of registrations and are still growing in popularity.

Concluding

Programs that are seeing a decline in popularity





PARTICIPATION STATISTICS

Market Potential Index for Adult Participation: Using ESRI, the project team accessed data regarding adult participation in a variety of activities that could take place within a park and recreation system. The following data illustrates the Market Potential Index (MPI) in the primary service.

MPI measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behaviors or purchase patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: The data is based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a national representative survey of U.S. households, with ESRI providing forecasting.



Table A - Market Potential Index (MPI) for Participation in Sport-Like Activities

Adults Participated in:	Expected # of Adults	Percent of Population	MPI
Aerobic Exercise	3,324	6.9%	93
Baseball	1,415	3.0%	99
Basketball	2,439	5.1%	89
Bicycle (mountain)	1,364	2.9%	90
Bicycle (road)	4,567	9.5%	95
Boating (power)	2,261	4.7%	108
Boxing	689	1.4%	80
Canoe or Kayak	3,754	7.8%	109
CrossFit	749	1.6%	91
Fishing (fresh water)	5,268	11.0%	115
Football	1,390	2.9%	105
Frisbee	1,574	3.3%	114
Golf	3,857	8.1%	100
Hiking	8,452	17.7%	96
Ice Skating	1,150	2.4%	94
Jet Skiing	800	1.7%	106
Jogging or Running	4,399	9.2%	89
Kickboxing	573	1.2%	85
Marathon/Triathlon	564	1.2%	105
Martial Arts	555	1.2%	88
Paddleboarding	1,141	2.4%	92
Pickleball	1,655	3.5%	95
Pilates	1,391	2.9%	90
Ping Pong	1,839	3.8%	96
Rock Climbing	812	1.7%	95
Skateboarding	507	1.1%	85
Soccer	1,538	3.2%	86
Softball	805	1.7%	93
Spinning	713	1.5%	90
Swimming	7,804	16.3%	100
Tennis	1,482	3.1%	87
Volleyball	1,255	2.6%	99
Walking for Exercise	15,376	32.1%	99
Weightlifting	6,810	14.2%	93
Yoga	4,471	9.3%	98
Zumba	1,211	2.5%	93

Expected # of Adults: 18 years of age and older, participating in the activity in the Service Area.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

This indicates that out of the 36 activities identified, the rate of adult participation is greater than the national figure of 100 in only nine activities. Of the remaining 27 activities, 19 of them have a MPI between 90-100 which is still strong participation, just not the same as the national rate.

A lack of participation can point to an inability to pay to use facilities or participate in programs, it can indicate a lack of facilities available, or it could be attributed to the activities adults do like to participate are not tracked. Active adults also point to active youth.

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

Participation Numbers

On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. The data is collected in 1 year and the report is published in May of the following year. This information provides the data necessary to overlay the rate of participation onto the City of Dubuque to determine market potential.

The project team takes the national average and combines that with participation percentages of the City of Dubuque based upon age distribution, median income, region, and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage, when applied to the population of the City of Dubuque, then provides an idea of the market potential for a variety of recreation activities.

Table B – Participation Rates in the City of Dubuque

Typical Indoor Activities	Participation Based On:				Unique Average
	Age	Income	Region	Nation	
Aerobic Exercise	15.4%	10.6%	20.6%	15.8%	15.6%
Basketball	7.5%	5.3%	7.1%	7.7%	6.9%
Billiards/Pool	7.1%	7.3%	6.2%	7.3%	7.0%
Boxing	1.9%	2.2%	1.3%	1.9%	1.8%
Cheerleading	1.2%	0.8%	0.4%	1.3%	0.9%
Exercise with Equip	16.6%	10.1%	18.6%	16.4%	15.4%
Gymnastics	2.0%	1.7%	1.6%	2.1%	1.9%
Hockey (Ice)	1.1%	0.4%	0.7%	1.1%	0.8%
Ice/Figure Skating	2.8%	1.5%	2.8%	2.8%	2.5%
Martial Arts/MMA	2.0%	1.2%	1.1%	2.0%	1.6%
Pilates	2.6%	1.3%	2.0%	2.6%	2.1%
Table Tennis/Ping Pong	4.5%	2.9%	3.8%	4.6%	3.9%
Volleyball	3.4%	2.4%	3.2%	3.5%	3.1%
Weightlifting	12.2%	6.7%	16.0%	12.2%	11.8%
Workout at Clubs	10.1%	5.9%	8.6%	9.9%	8.6%
Wrestling	1.1%	1.6%	0.5%	1.2%	1.1%
Yoga	9.2%	6.0%	7.2%	9.3%	7.9%

Typical Outdoor Activities	Participation Based On:				Unique Average
	Age	Income	Region	Nation	
Baseball	3.2%	2.1%	3.6%	3.5%	3.1%
Bicycle Riding	12.6%	10.2%	12.2%	13.2%	12.0%
Boating (Motor/Power)	5.2%	3.2%	7.7%	5.4%	5.4%
Camping (Overnight)	12.1%	9.7%	14.6%	12.7%	12.3%
Canoeing	2.2%	1.5%	4.9%	2.4%	2.8%
Exercise Walking	34.0%	28.0%	33.8%	34.0%	32.5%
Fishing (Freshwater)	9.6%	11.3%	15.3%	9.9%	11.5%
Football (Tackle)	2.0%	2.5%	1.7%	2.1%	2.1%
Golf	7.0%	3.4%	5.7%	7.0%	5.8%
Hiking	17.1%	10.9%	17.7%	17.8%	15.9%
Kayaking	3.9%	2.1%	5.2%	4.1%	3.8%
Lacrosse	0.8%	0.5%	0.6%	0.9%	0.7%
Mountain Biking	2.0%	1.4%	1.3%	2.2%	1.7%
Pickleball	4.8%	1.8%	2.3%	5.0%	3.5%
Running/Jogging	12.7%	10.0%	10.8%	13.1%	11.7%
Skateboarding	2.2%	3.0%	1.4%	2.3%	2.2%
Soccer	4.9%	3.2%	2.9%	5.1%	4.0%
Softball	2.4%	1.7%	1.2%	2.5%	2.0%
Swimming	14.7%	9.9%	13.1%	15.2%	13.2%
Tennis	4.7%	3.0%	3.3%	4.8%	3.9%

Age: Participation based on individuals ages 7 and up of the Service Area.
Income: Participation based on the 2024 estimated median household income in the Service Area.
Region: Participation based on regional statistics (West North Central).
National: Participation based on national statistics.
Average: Average of the four columns



Anticipated Participation Number
Utilizing the average percentage from Table B above plus the 2020 Census information and Census estimates for 2024 and 2029 (over age 7), the following comparisons are available.

Table C –Participation Growth or Decline for Activities in the City of Dubuque

Activities	Average	2020 Population	2025 Population	2030 Population	Growth/ Decline
Aerobic Exercise	15.6%	8,548	8,591	8,642	93
Basketball	6.9%	3,775	3,794	3,816	41
Billiards/Pool	7.0%	3,818	3,838	3,860	42
Boxing	1.8%	1,004	1,010	1,015	11
Cheerleading	0.9%	504	507	510	6
Exercise with Equip	15.4%	8,448	8,490	8,540	92
Gymnastics	1.9%	1,014	1,019	1,025	11
Hockey (Ice)	0.8%	446	449	451	5
Ice/Figure Skating	2.5%	1,350	1,357	1,365	15
Martial Arts/MMA	1.6%	858	862	867	9
Pilates	2.1%	1,164	1,170	1,177	13
Table Tennis/Ping Pong	3.9%	2,162	2,173	2,186	24
Volleyball	3.1%	1,713	1,722	1,732	19
Weightlifting	11.8%	6,447	6,480	6,518	70
Workout at Clubs	8.6%	4,725	4,749	4,777	52
Wrestling	1.1%	609	612	616	7
Yoga	7.9%	4,339	4,361	4,387	47

Activities	Average	2020 Population	2025 Population	2030 Population	Growth/ Decline
Baseball	3.1%	1,700	1,708	1,718	19
Bicycle Riding	12.0%	6,602	6,635	6,674	72
Boating (Motor/Power)	5.4%	2,948	2,963	2,980	32
Camping (Overnight)	12.3%	6,721	6,755	6,794	73
Canoeing	2.8%	1,509	1,517	1,525	16
Exercise Walking	32.5%	17,785	17,875	17,979	194
Fishing (Freshwater)	11.5%	6,314	6,346	6,383	69
Football (Tackle)	2.1%	1,137	1,143	1,149	12
Golf	5.8%	3,158	3,174	3,193	35
Hiking	15.9%	8,699	8,743	8,794	95
Kayaking	3.8%	2,101	2,112	2,124	23
Lacrosse	0.7%	383	385	387	4
Mountain Biking	1.7%	949	954	959	10
Pickleball	3.5%	1,910	1,920	1,931	21
Running/Jogging	11.7%	6,384	6,417	6,454	70
Skateboarding	2.2%	1,222	1,228	1,235	13
Soccer	4.0%	2,203	2,214	2,227	24
Softball	2.0%	1,072	1,077	1,084	12
Swimming	13.2%	7,242	7,278	7,321	79
Tennis	3.9%	2,158	2,169	2,182	24

Note: These figures do not necessarily translate into attendance figures for various activities or programs.

National Summary of Sports Participation:
The following chart summarizes participation for indoor activities utilizing information from the 2024 National Sporting Goods Association survey.

Table D – Sports Participation Summary

Sport	Unique Percent	Nat'l Rank [1]	Nat'l Participation (in millions)
Exercise Walking	32.5%	1	105.1
Hiking	15.9%	2	54.9
Exercising with Equipment	15.4%	3	50.7
Swimming	13.2%	4	46.9
Bicycle Riding	12.0%	5	40.6
Running/Jogging	11.7%	6	40.4
Camping (Overnight)	12.3%	7	39.2
Weightlifting	11.8%	8	37.6
Workout at Club	8.6%	9	30.7
Fishing (Freshwater)	11.5%	10	30.7
Yoga	7.9%	12	28.6
Basketball	6.9%	13	23.9
Billiards/Pool	7.0%	14	22.5
Golf	5.8%	16	21.6
Boating (Motor/Power)	5.4%	17	16.6
Soccer	4.0%	18	15.8
Pickleball	3.5%	19	15.4
Tennis	3.9%	20	15.0
Table Tennis/Ping Pong	3.9%	21	14.2
Kayaking	3.8%	23	12.6
Volleyball	3.1%	26	10.8
Baseball	3.1%	27	10.7
Ice/Figure Skating	2.5%	29	8.8
Pilates	2.1%	30	8.0
Softball	2.0%	31	7.9
Canoeing	2.8%	32	7.3
Skateboarding	2.2%	33	7.2
Mountain Biking	1.7%	38	6.7
Football (Tackle)	2.1%	39	6.6
Gymnastics	1.9%	40	6.5
Martial Arts/MMA	1.6%	41	6.3
Boxing	1.8%	45	6.0
Cheerleading	0.9%	50	3.7
Wrestling	1.11%	51	3.7
Hockey (Ice)	0.8%	52	3.5
Lacrosse	0.7%	56	2.6

National Rank: Popularity of sport based on national survey.
National Participation: Population that participate in this sport on national survey.

[1] *This rank is based upon the 58 activities reported on by NSGA in their 2024 survey instrument.*

The NSGA also lists several sports activities and the percentage of growth or decline that each has experienced nationally over the last 10 years (2014-2023).

Table E – Sports Activity Participation Changes Over Time

Activities	5-Year Change	Activities	10-Year Change
Pickleball	646.5%	Pickleball	805.9%
Boxing	61.7%	Boxing	66.7%
Table Tennis/Ping Pong	43.0%	Pilates	42.9%
Cardio Fitness	36.7%	Kayaking	37.0%
Pilates	35.9%	Strength Training	35.8%
Skateboarding	35.1%	Table Tennis/Ping Pong	35.2%
Strength Training	30.1%	Cardio Fitness	35.1%
Tennis	22.7%	Hiking	30.7%
Golf	20.7%	Skateboarding	26.3%
Mountain Biking (Off Road)	18.8%	Wrestling	23.3%
Kayaking	17.8%	Mountain Biking (Off Road)	19.6%
Hiking	14.1%	Paintball Games	19.6%
Soccer	11.3%	Boating (Motor/Power)	17.7%
Wrestling	10.9%	Tennis	17.2%
Gymnastics	9.4%	Golf	16.1%
Billiards/Pool	8.7%	Ice/Figure Skating	15.8%
Bicycle Riding	7.5%	Bicycle Riding	12.8%
Boating (Motor/Power)	7.1%	Gymnastics	12.1%
Cheerleading	6.6%	Soccer	12.1%
Hockey (Ice)	6.4%	Weightlifting	8.0%
Martial Arts/MMA	4.5%	Hockey (Ice)	6.1%
Ice/Figure Skating	1.9%	Cheerleading	5.4%
Volleyball	1.7%	Billiards/Pool	4.7%
Fishing (Freshwater)	1.3%	Fishing (Freshwater)	4.1%
Weightlifting	-0.5%	Basketball	3.6%
Exercise Walking	-1.3%	Swimming	1.3%
Swimming	-2.4%	Volleyball	0.9%
Canoeing	-3.2%	Exercise Walking	-1.1%
Camping (Vacation/Overnight)	-3.7%	Canoeing	-1.4%
Basketball	-5.3%	Camping (Vacation/Overnight)	-2.2%
Lacrosse	-7.0%	Martial Arts/MMA	-4.5%
Football (Tackle)	-9.9%	Yoga	-6.8%
Yoga	-10.2%	Running/Jogging	-9.2%
Running/Jogging	-12.2%	Exercise with Equipment	-9.9%
Exercise with Equipment	-13.1%	Baseball	-10.2%
Baseball	-13.5%	Lacrosse	-10.3%
Softball	-21.5%	Football (Tackle)	-15.4%
Workout at Club	-22.5%	Workout at Club	-16.1%
		Softball	-19.4%

Over the last 10 years, key areas of program growth have occurred in fitness-related activities. Many of the declines in participation are related to traditional team sports such as baseball, football, basketball, and softball. Pickleball has not been included as it has only been tracked for the last 3 to 4 years.

Non-Sport Participation Statistics

It is important to note that participation rates in non-sport activities. While there is not an abundance of information available for participation in these types of activities as compared to sport activities, there are statistics that can be utilized to help determine the market for cultural arts activities and events.

There are many ways to measure a nation's cultural vitality. One way is to chart the public's involvement with arts events and other activities over time. The NEA's Survey of Public Participation in the Arts (SPPA) remains the largest periodic study of arts participation in the United States. It tracks various arts activities that Americans (aged 18 and over) report having done in a year. It also asks questions about adults' preferences for different kinds of music, and it seeks to understand participation in non-arts leisure events such as sports and exercise, outdoor activities, and civic and social affairs.

The NEA provides insight into how Americans are spending their time with art and art-like activities. The SPPA is the nation's largest, most representative survey of adult patterns of arts participation in the United States. The NEA completes its survey on only an occasional basis with the last 3 years being 2012, 2017, and 2022.



Table F – Non-Sports Population in Dubuque Adult Participation

Activity	Rate of Participation	Population
Attend a live music, theater, or dance performance	23.20%	15,416
Attend an Art Exhibit	20.20%	9,671
Visit historic neighborhoods, parks, or monuments	30.80%	14,746
Read novels, short stories, poetry, or plays	39.90%	19,102
Use a device to watch, listen to, or download art	55.30%	26,475
Do leatherwork, metalwork, or woodwork	6.50%	3,112
Do weaving/crocheting	9.20%	4,405
Play a musical instrument	9.60%	4,596
Perform or practice signing	7.90%	3,782
Take photographs	10.40%	4,979
Create visual art	8.10%	3,878
Do creative writing	4.90%	2,346

National Figures

Table G – Percentage of U.S. Adult Attending a Performing Arts Activity at Least Once in the Past 12 Months

Music	2012	2017	2022	Rate of Change 2012-2022	Rate of Change 2017-2022
Outdoor Performing Arts Festival	20.8%	24.2%	18.7%	-2.1%	-5.5%
Jazz	8.1%	8.6%	6.3%	-1.8%	-2.3%
Classical Music	8.8%	8.6%	4.6%	-4.2%	-4.0%
Latin Music	5.1%	5.9%	3.9%	-1.2%	-2.0%
Opera	2.1%	2.2%	0.7%	-1.4%	-1.5%

Plays	2012	2017	2022	Rate of Change 2012-2022	Rate of Change 2017-2022
Musical Plays	15.2%	16.5%	10.3%	-4.9%	-6.2%
Non-Musical Plays	8.3%	9.4%	4.5%	-3.8%	-4.9%

Dance	2012	2017	2022	Rate of Change 2012-2022	Rate of Change 2017-2022
Ballet	5.6%	6.3%	3.3%	-2.3%	-3.0%
Other Dance	2.7%	3.1%	2.0%	-0.7%	-1.1%

- Following a minimal increase in almost all arts attendance that occurred from 2012-2017, participation rates decreased from 2017-2022.
- Changes in the U.S. demographic composition appear to have contributed to performing arts attendance. Still, various subgroups of Americans have decreased attendance rates for individual art forms. COVID-19 played its role in the decrease in participation as well.
  The most popular site to attend in-person arts events was an open-air facility (parks, pavilions, amphitheaters) at 17.1%. The next venue is restaurants, bars, nightclubs and coffee shops (10.3%) with the remainder fairly equal including schools, churches, community centers, and libraries.
- Those who attended learned about the event most frequently through social media (17.0%), then through friends (14.7%), with traditional media next (11.3%).

Table H – Percentage of U.S. Adults Attending Visual Arts Activities and Events

	2012	2017	2022	Rate of Change 2012-2022	Rate of Change 2017-2022
Parks/Historical Buildings	22.4%	28.3%	26.0%	+3.6%	-2.3%
Art Museums/Galleries	21.0%	23.7%	17.7%	-3.3%	-6.0%
Craft/Visual Arts Festivals	23.9%	23.8%	17.1%	-6.8%	-6.7%

- Art Museums/Galleries and Parks/Historical Buildings attendance has increased from 2012 to 2017 but decreased in 2022.
- Craft/Visual Arts Festivals have seen a decline between 2012-2022.

Reading Books and Literature

Table I – Reading Activity

	2012	2017	2022	Rate of Change 2012-2022	Rate of Change 2017-2022
Read any Book, Non-required	54.6%	52.7%	48.5%	-6.1%	-4.2%
Literature	47.0%	44.2%	39.6%	-7.4%	-4.6%
Novels and Short Stories	45.2%	41.8%	37.6%	-7.6%	-4.2%
Plays	2.9%	3.7%	2.4%	-0.5%	-1.3%
Poetry	6.7%	11.7%	9.2%	+2.5%	-2.5%

Table J – Percent of U.S. Adults Who Read and/or Listened to Books in 2022

	Percentage
Read Books and/or Listened to Audiobooks	51.9%
Read Books	48.5%
Listened to Audiobooks	18.5%

Table K – Percentage of U.S. Adults Who Read Literary Works and/or Listened to Them via Streaming, Broadcasts, or Recordings in 2022

	Read	Listened via Media	Read and/or Listened via Media
Novels or short stories	37.6%	17.6%	43.2%
Poetry	9.2%	4.8%	11.5%
Plays	2.4%	N/A	N/A

- Read any Book (non-required), Literature, and Novels and Short Stories have seen a decline between 2012 and 2022. In 2022, fewer than 50 percent of adults read any book (in print or electronically) in the previous 12 months. This rate is four and six points lower than in 2017 and 2012.
- Plays and Poetry saw an increase between 2012 to 2017, but decreased 2017 to 2022.

Consuming Art Through Electronic Media

Table L – Percent of U.S. Adults Who Consumed Art via Electronic or Digital Media

	2017	2022	Rate of Change
Watched or listened to other kinds of music	65.2%	63.0%	-2.2%
Watched or listened to documentaries of any kind	N/a	37.0%	N/a
Watched or listened to programs, podcasts, or other video or audio content about music, dance, or theater	N/a	18.4%	N/a
Watched or listened to jazz music	20.0%	16.3%	-3.7%
Watched or listened to Latin, Spanish, or salsa music	18.5%	16.8%	-2.7%
Watched or listened to classical music or opera	20.6%	14.3%	-6.3%
Watched or listened to programs, podcasts, or other video or audio content about books or writers	19.1%	13.6%	-5.5%
Viewed art via device	16.0%	11.1%	-5.9%
Watched or listened to theater productions	16.2%	11.0%	-5.2%
Watched or listened to dance performances	14.1%	9.9%	-4.2%
Watched or listened to programs, podcasts, or other video or audio content about the visual arts	14.0%	9.0%	-5.0%
Viewed or interacted with an art exhibit or performance via device in a museum, theater, or concert hall	16.0%	7.1%	-8.9%

- Sixty-three percent of adults used media in 2022 to listen to music other than jazz music, Latin, Spanish, or salsa music, or classical music or opera.
- In 2022, 14 percent of adults consumed programs or podcasts about books or writers in 2022.

Making and Sharing Art

Table M – Percent of U.S. Adults Who Performed or Created Art, by Selected Activities

	2017	2022	Rate of Change
Do social dancing, including dancing at weddings, clubs, or other social settings	24.0%	21.8%	-2.2%
Sing alone, in a social gathering, or in a group or choir	25.4%	20.2%	-4.2%
Take photographs as an artistic activity	13.8%	13.3%	-0.5%
Do weaving, crocheting, quilting, needlepoint, knitting, or sewing	11.7%	11.7%	––
Play a musical instrument	10.9%	11.4%	+0.5%
Create other visual art	13.4%	10.7%	-2.4%
Create leatherwork, metalwork, or woodwork	6.6%	9.0%	+2.4%
Do creative writing, such as fiction, non-fiction, poetry, or plays	6.6%	6.9%	-0.3%
Create any performance or work of visual art using a computer or mobile device	3%	4.5%	+1.5%
Create pottery, ceramics, or jewelry	4.1%	4.4%	-0.3%
Create films or videos as an artistic activity	5.2%	4.0%	-1.2%
Play a musical instrument with one or more partners, a band, orchestra, or other music group	3.9%	3.0%	-0.9%
Perform or practice dance	3.5%	2.0%	-1.5%
Design, code, or create any games, software, or tools	N/a	2.0%	––
Do acting	2.3%	1.6%	-0.7%

- The proportion of adults singing declined from 2017 to 2022, by five percentage points.
- Social dancing took the place of singing as the most popular activity across all forms of personal arts performance and creation.

Participating in Arts Learning

Table M – Percent of U.S. Adults Who Learned an Art Form 2022

	Who Took Classes or Lessons	Who Learned by Other Means	Who Learned Either Through Class/Lesson or Other Means
Any Arts Subject	11.8%	25.5%	29.1%
Music	3.8%	12.1%	14.2%
Dance	2.1%	6.7%	8.0%
Photography or filmmaking	1.8%	6.6%	7.4%
Other visual arts	2.6%	6.4%	7.1%
Art history or art or music appreciation	2.1%	5.8%	6.9%
Creative coding, computer animation, or digital art	2.3%	4.1%	4.8%
Creative writing	1.9%	3.6%	4.7%
Acting or theater	0.8%	1.7%	2.1%

- Just under 4 percent of adults learned vocal or instrumental music through classes or lessons, while 12 percent learned through other means (e.g., through friends, as part of a family tradition, or teaching oneself).
- Six percent of adults took classes or lessons in photography, while 2 percent learned through other means.
- Whether through classes/lessons or other means, nearly 5 percent of adults learned about computer animation, creative coding, or digital art making.







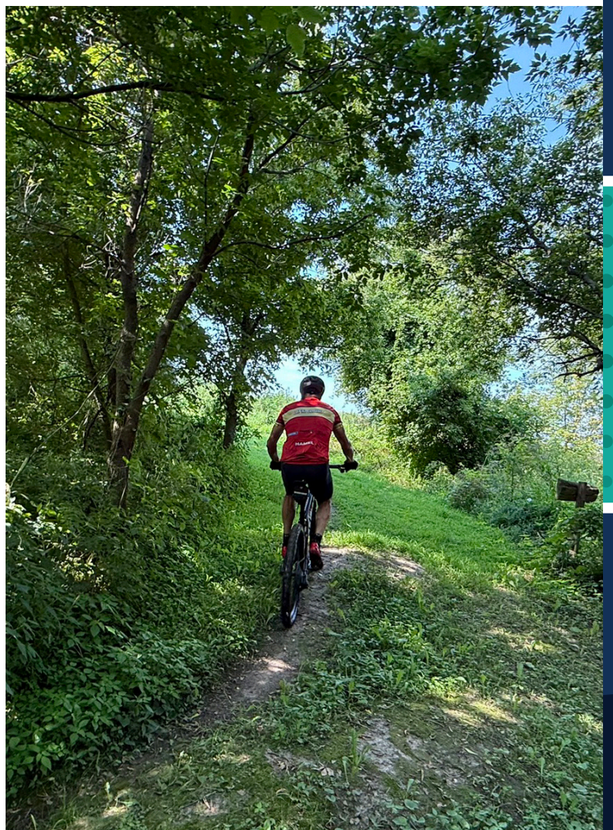


Chapter 2

Parks

Every Story Needs
A Good Setting





Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

INTRODUCTION/BACKGROUND

The City of Dubuque Park Division manages over 1,200 acres of parkland and over 300 facilities, from iconic outdoor areas like the Veterans Memorial Plaza at McAleece Park and Eagle Point Park to small neighborhood parks and parks and pavilions rentals. Dubuque's location along the Mississippi River at the junction of Iowa, Illinois, and Wisconsin, along with its rich history and cultural opportunities, give the city a unique flavor as a regional tourism destination. Whether it's a stroll along the Mississippi at Miller Riverview Park, a game of adaptive T-ball at Veteran's Memorial Park, or a wintertime skate at the outdoor ice rink, opportunities to get outside abound within Dubuque.

Assessing and inventorying the current park system's assets is a crucial phase in the development of the master plan. By conducting a thorough inventory, the Plan can identify gaps in service, areas needing improvements, and where resources are allocated effectively and are meeting the needs of the community. An in-person audit of each park was conducted between April and August 2025, which included photos, inventory, and assessment of every park asset based on location, quantity, and quality.



FINDINGS

Conditions and Maintenance

Dubuque contains some truly stand-out parks with creative new playgrounds, boldly painted basketball courts, and access to scenic natural beauty. However, many of the established parks contain aging assets that are heading toward or are at the end of their life cycle. Some of these aging assets, such as heavily rusted benches or play equipment and lack of wood fiber chips in play areas, are becoming hazards to public safety. Ongoing issues like asphalt court cracking, turf mowing, or public pool leaks can be difficult to keep up with as new projects appear. With many parks closed to the public during winter, maintenance cycles run with the changing seasons and spring can be an incredibly busy time. A deeper dive into maintenance conditions and recommendations is contained later within this chapter.

ADA Compliance

It is advisable that the City conduct a comprehensive Americans with Disabilities Act (ADA) compliance review; this effort would involved inspecting existing facilities, performing self-evaluations and updating the transition plan necessary to adhere to ADA standards and regulations for accessible parks and facilities. Although a thorough ADA compliance review was not included in this assessment, on-site investigations revealed many potential areas for attention, particularly with parking lots, sidewalks, and playground surfacing. The vast majority of Dubuque's parks do not meet ADA compliance standards and requirements. Lack of paved circulation routes throughout parks, amenities on steep hillsides without stairs or easy access, and inaccessible seating were frequently noted.

Buildings and Facilities

Dubuque's park system contains incredible structures and buildings constructed by the Works Progress Administration in the 1930s Prairie-style park architecture golden age within Eagle Point Park, historic estates at Four Mounds Estate and Ham House, and many other pavilions constructed over the last century throughout other parks. Keeping up with maintenance and preservation care on aging structures is a difficult task to fund and implement, made trickier to navigate with certain historic and cultural designations.

The 2025 Historic Structures Report examined the Alfred Caldwell-designed structures within Eagle Point Park. A full conditions assessment for structures was not conducted as part of this project; only visual inspections were performed. It is advised that the City initiate an assessment for all of its facilities that ascertains condition, averages remaining useful life expectancy, examines possible code violations and deficiencies and the impact of structure or occupancy, and outlines required maintenance, repair, costs for deficit conditions using nationally recognized estimated standards, and possible funding strategies and scheduling.

Connectivity and Wayfinding

While parks are distributed across the city, and approximately half of the city's land is within a ten-minute walk of a park. Trails route through the eastern and western edges of the city and connect some parks, but lack central access, greater connectivity, and an overall loop. Many parks were constructed at different times, so more uniform signage and unifying elements or plant palettes across parks will make the system as a whole feel more cohesive.

Overall Impressions

Dubuque has many distinct park points of pride for the community that anchor different parts of the city (such as Eagle Point, Comiskey Park, McAleece Park and Recreation Complex, and Miracle League Complex at Veterans Memorial Park).

Park gaps occur mostly in the north and southwestern edges of the City, with much of the core of the City within a 10-minute walk of a park.

Dubuque's unique relationship with the Mississippi allows for iconic views and recreation opportunities in parks along the eastern edge of the city.

Some parks could be easily perceived as being part of residential developments and not for general public use due to location, street parking only, etc.

Some pocket parks do not have any amenities or are simply grass medians or wooded areas; opportunities exist to add benches and make them more usable space, or to reclassify them.

Many park assets are nearing the end of their life cycles and should be replaced or removed quickly to maximize public safety.

Lots of turf exists at each park; opportunities to revert slopes and unused areas to native prairie or woodland could cut down on mow time and irrigation costs each year, as well as provide habitat, educational, and sustainability value.

Circulation routes throughout most parks do not exist or are not ADA compliant.

Opportunities exist to unify signage across the parks system (monument, rules and regulations, and wayfinding).

Neighborhood Parks in areas with redundant parks within a 10-minute walk should be considered for re-purposing to passive recreation spaces or special uses such as neighborhood dog parks.

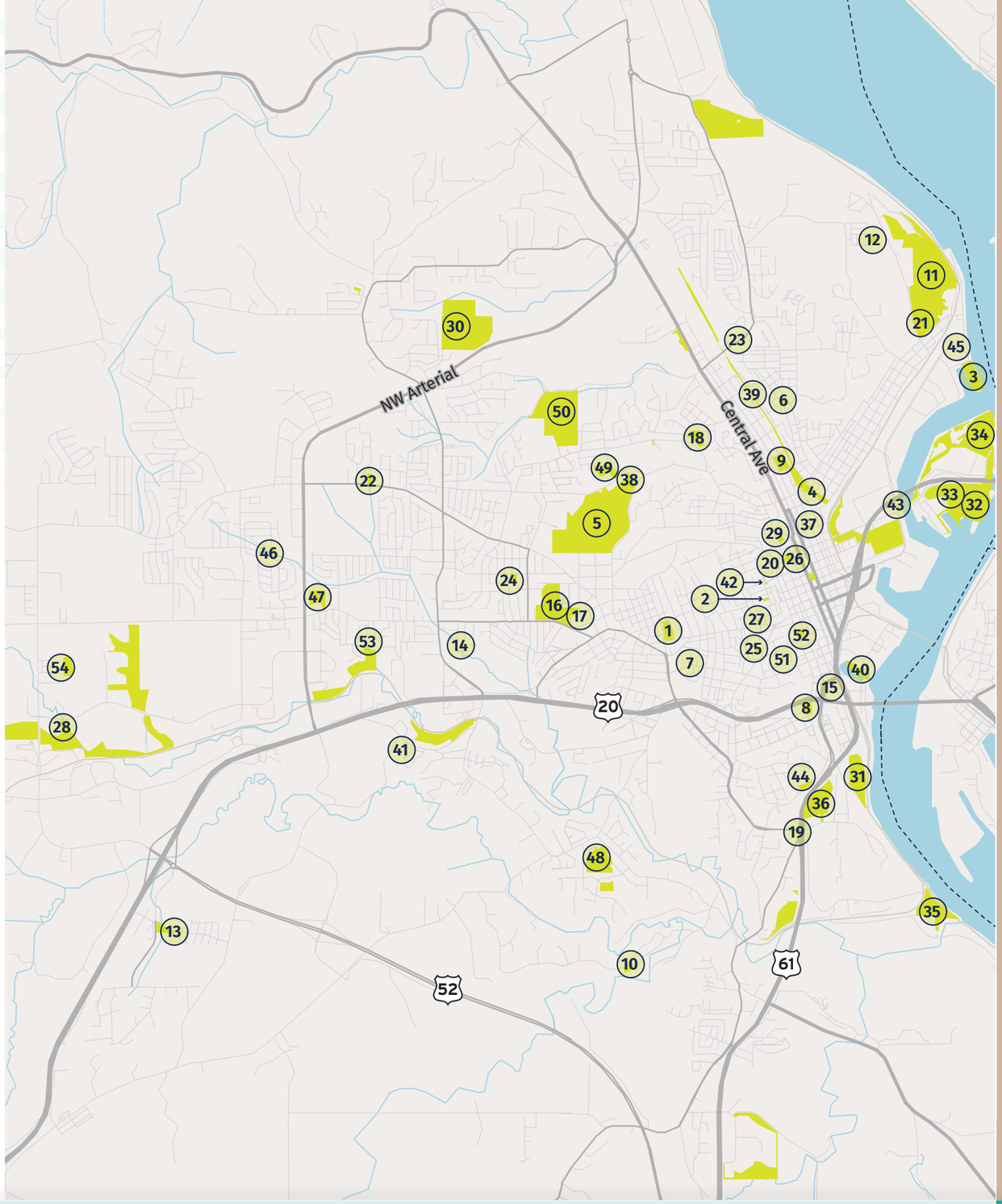
Inventory and Assessment Summary

PARK	ACRES
AY McDonald Park	8.0
Bee Branch Greenway	55.0
Bee Branch Greenway	55.0
Eagle Point Park	175.0
E.B Lyons Prairie and Woodland Preserve	89.0
Flora Park	35.0
Granger Creek Nature Trail	34.0
Heritage Trail	9.6
John G Bergfeld Recreation Area	73
Marshall Park/Dubuque Arboretum and Botanical Garden	50.0
Maus Park	8.9
McAleece Park and Recreation Complex	42.0
Medical Associates Greenbelt	33.0
Miller Riverview Park	20.0
Murphy Park	80.0
Port of Dubuque Marina	5.4
Sister City International Park	0.4
Veterans' Memorial Park	73.0
Washington Park	1.0
Pet Park	2.5
Bunker Hill Golf Course	110.0
Avon Park	1.0
Burden Park	1.0
Cancer Survivor Park	0.5
Cleveland Park	4.0
Eagle Valley Park	2.25
Elmwood Green Park	0.2
Falk Park	1.0
Flat Iron Park	1.0
Grant Park	0.2
Harvest View Park	2.1
Hillcrest Park	2.0
Hilltop Park	1.0
Jackson Park	2.0

PARK	ACRES
Jefferson Park	0.5
Madison Park	3.0
Marna Ridge Children's Forest	4.0
Orange Park	0.23
Pinard Park	0.5
Riley Park	0.5
Rocco Buda Jr. Park	0.1
Southern Park	2.0
Teddy Bear Park	1.0
Waller-Cooper Park	0.5
Welu Park	0.5
Allison-Henderson Park	5.0
Comiskey Park	4.0
Creek Wood Park	1.0
English Ridge Park	4
Gay Park	9.0
Rustic Point Park	0.9
Usha Park	8.0
Valentine Park	11.0
Valley High Park	6.0
Westbrook Park	5.2
Center Grove Open Space	12.93
Grandview Green Space	0.5
Ham House Historic Site	2.7
Oakwood Park	5.0

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. English Ridge Park
14. Falk Park
15. Flat Iron Park
16. Flora Park
17. Flora Pool
18. Gay Park
19. Grandview Green Space
20. Grant Park
21. Ham House Historic Site
22. Harvest View Park
23. Heritage Trail
24. Hillcrest Park
25. Hilltop Park
26. Jackson Park
27. Jefferson Park
28. John G Bergfeld Recreation Area
29. Madison Park
30. Marshall Park/Dubuque Arboretum & Botanical Garden
31. Maus Park
32. McAleece Park and Recreation Complex
33. McAleece Park and Recreation Complex Veterans Memorial
34. Miller Riverview Park
35. Mines of Spain
36. Murphy Park
37. Orange Park
38. Pet Park
39. Pinard Park
40. Port of Dubuque Marina
41. Riley Park
42. Rocco Buda Jr. Park
43. Sister City International Park
44. Southern Park
45. Sutton Pool
46. Teddy Bear Park
47. Usha Park
48. Valentine Park
49. Valley High Park
50. Veterans' Memorial Park
51. Waller-Cooper Park
52. Washington Park
53. Welu Park
54. Westbrook Park

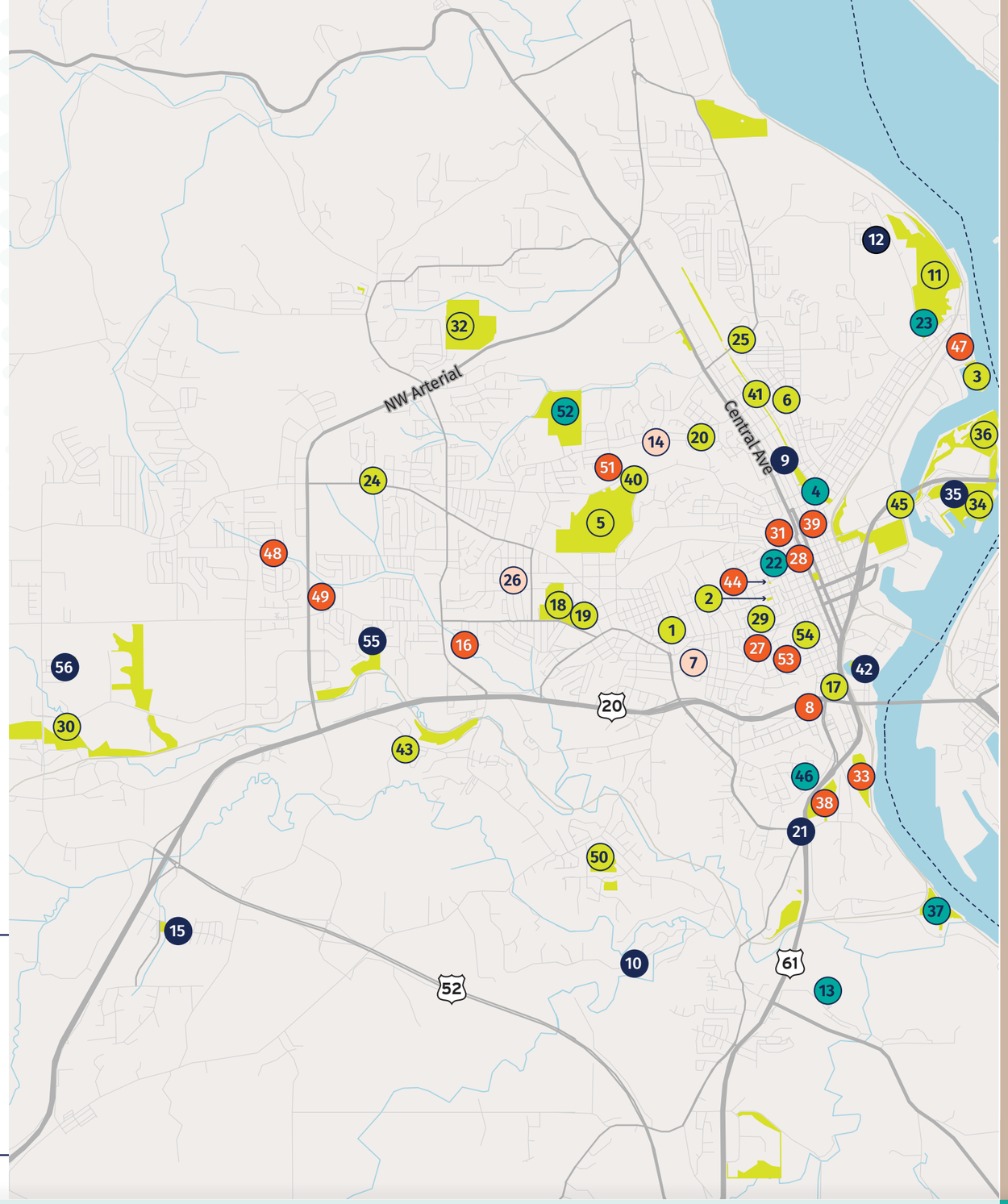


PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park

Legend:

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5



Evaluation Methodology

The quality of each asset within the overall City system is an important factor when evaluating the current level of service (LOS) provided. Parks that are not properly maintained, have exceeded their lifecycle, and/or do not provide a certain quality of experience to the user will not attract park visitors. By examining how each park compares to one another, department management and staff can evaluate and prioritize park improvement projects and identify gaps in coverage across the entire City system. The quality of each asset was assessed as a part of the on-site review and inventory, including quantity of each asset within each park as well as condition and quality.

For each asset, a grading standard has been assigned to the observed amenities within it. These scores are qualitative in nature and are determined based on the observations of the personnel conducting the field inventory. These categories were evaluated based on the individual asset's condition as opposed to the overall system during the inventory. If the amenity and/or facility was noted to exist in a condition well below that of similar equipment within other parks, then it was noted within the matrix as such. The number values then were used to provide a numerical score for the park based on the number of opportunities and quality of opportunities offered.



Grading Standard 1: Currently Critical

Conditions in this category require immediate action to:

- Correct a safety hazard
- Stop accelerated deterioration
- Return a facility/system to operational status

Grading Standard 2: Potentially Critical

Conditions in this category, if not corrected expeditiously, will become critical soon.

Situations within this category include:

- Potential for a critical safety hazard
- Potential for accelerated deterioration that would cause need for immediate action in the near future
- The need to replace or return a facility/system to operational status soon

Grading Standard 3: Necessary, but Not Yet Critical

Conditions in this category require appropriate attention to preclude predictable deterioration and associated damage or higher costs if deferred further.

Grading Standard 4: Recommended

Conditions in this category include items that represent a sensible improvement to existing conditions, include finishes that have deteriorated and are required to maintain the required aesthetic standards. These are not required for the most basic functioning of the facility.

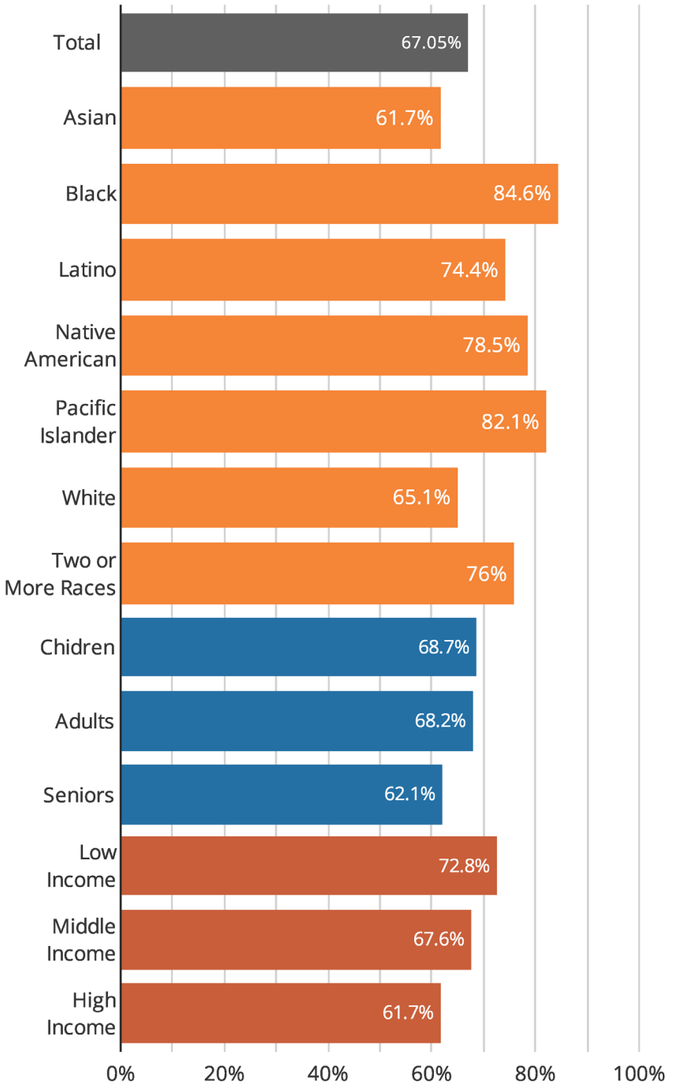
Grading Standard 5: Early in Lifecycle

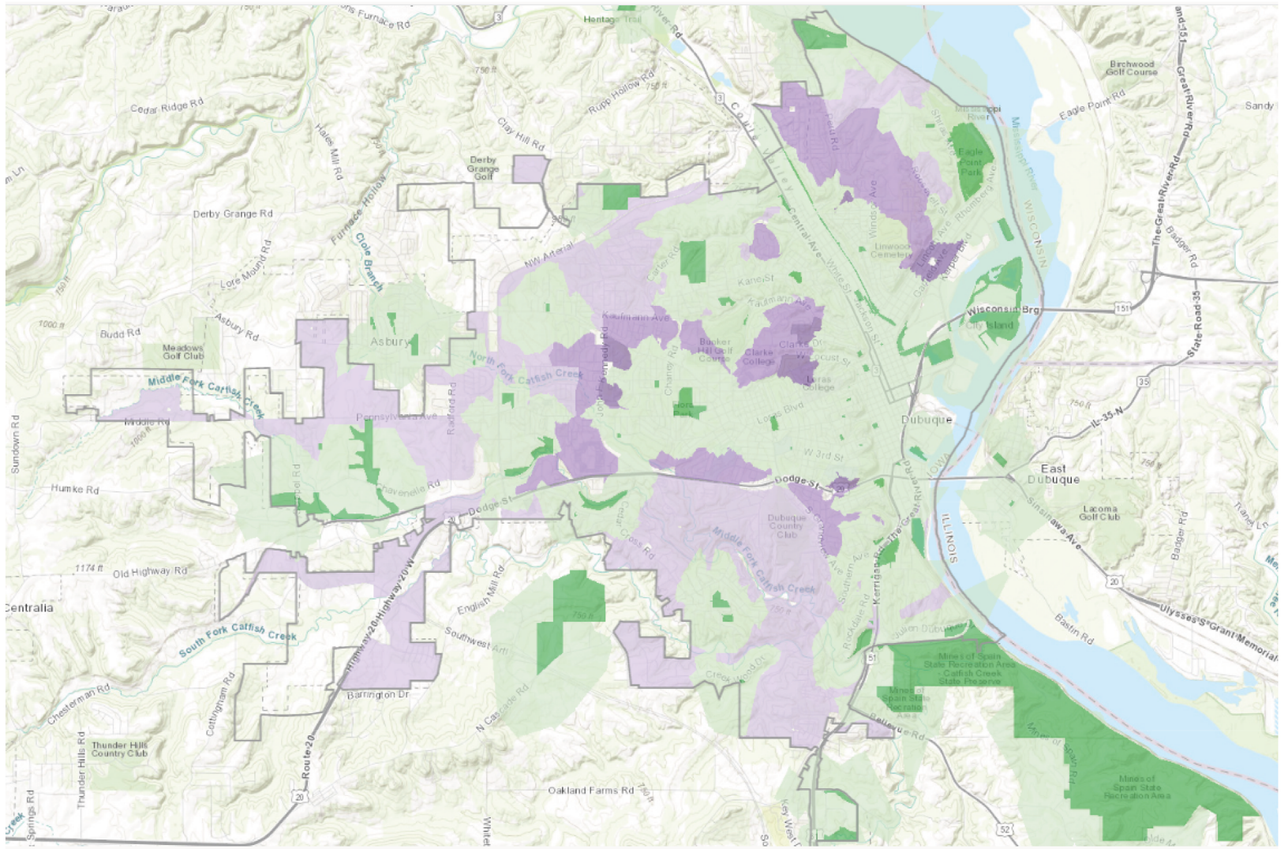
Conditions in this category function properly and are early enough in their lifecycle that improvements are not currently needed. Quality and function seem to be a "like new" condition.

For full inventory and assessment information, please reference Appendix A.

Percent of Population within 10-Minute Walk of a Park, 2021

City of Dubuque

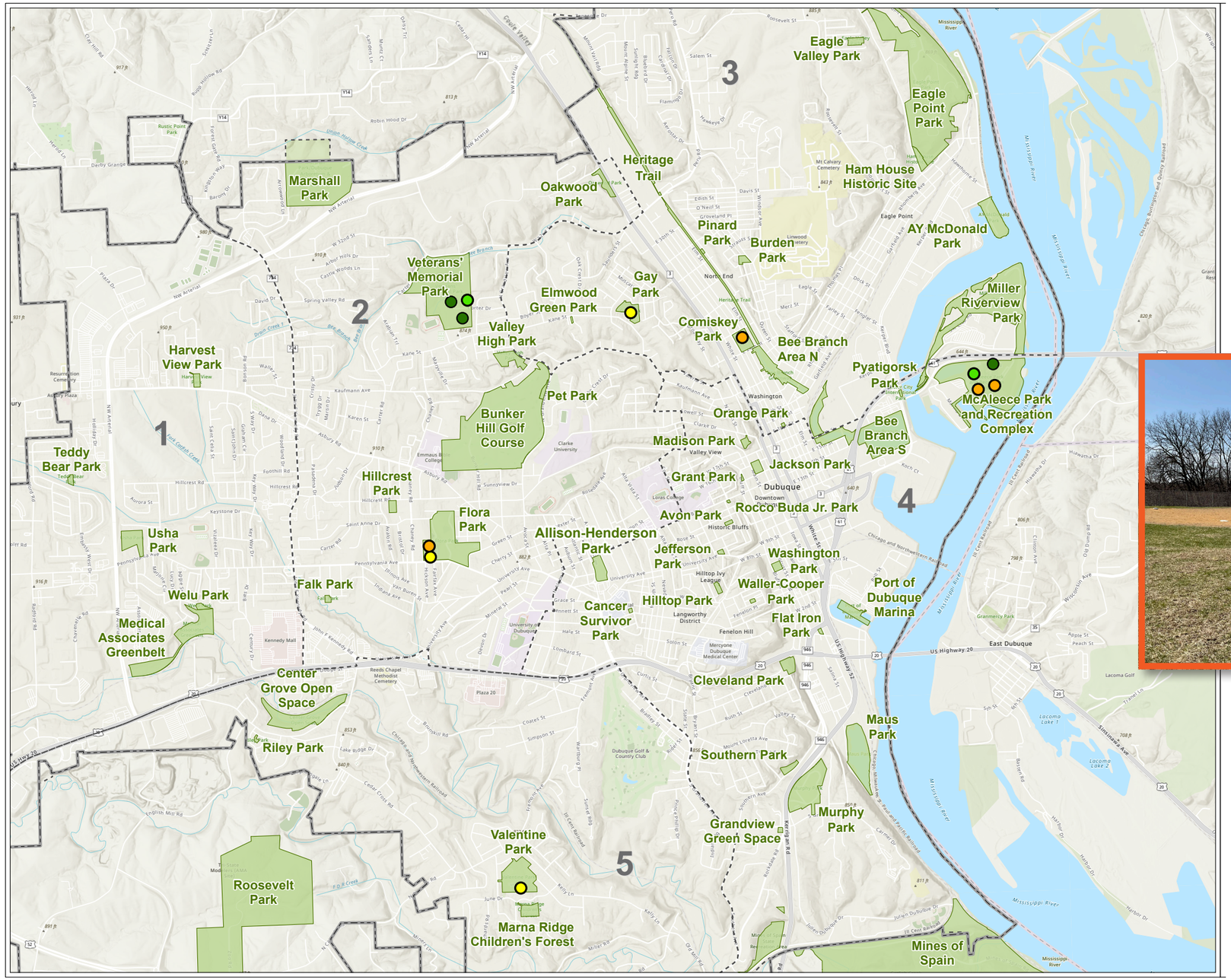




Source: Trust for Public Land, Accessed Through ParkServe Mapping Tool, 2021
Map is taken from ParkServe Mapping Tool. "Service Areas" refers to areas with access to a park within 10-minutes walking distance. Priority area for new parks refers to those areas without walking services to a park.

Community Foundation OF GREATER DUBUQUE

BALL FIELDS CONDITION ASSESSMENT MAP



City of Dubuque

Condition Map (Ball Fields)

City Limits
Ward Boundary
City Park

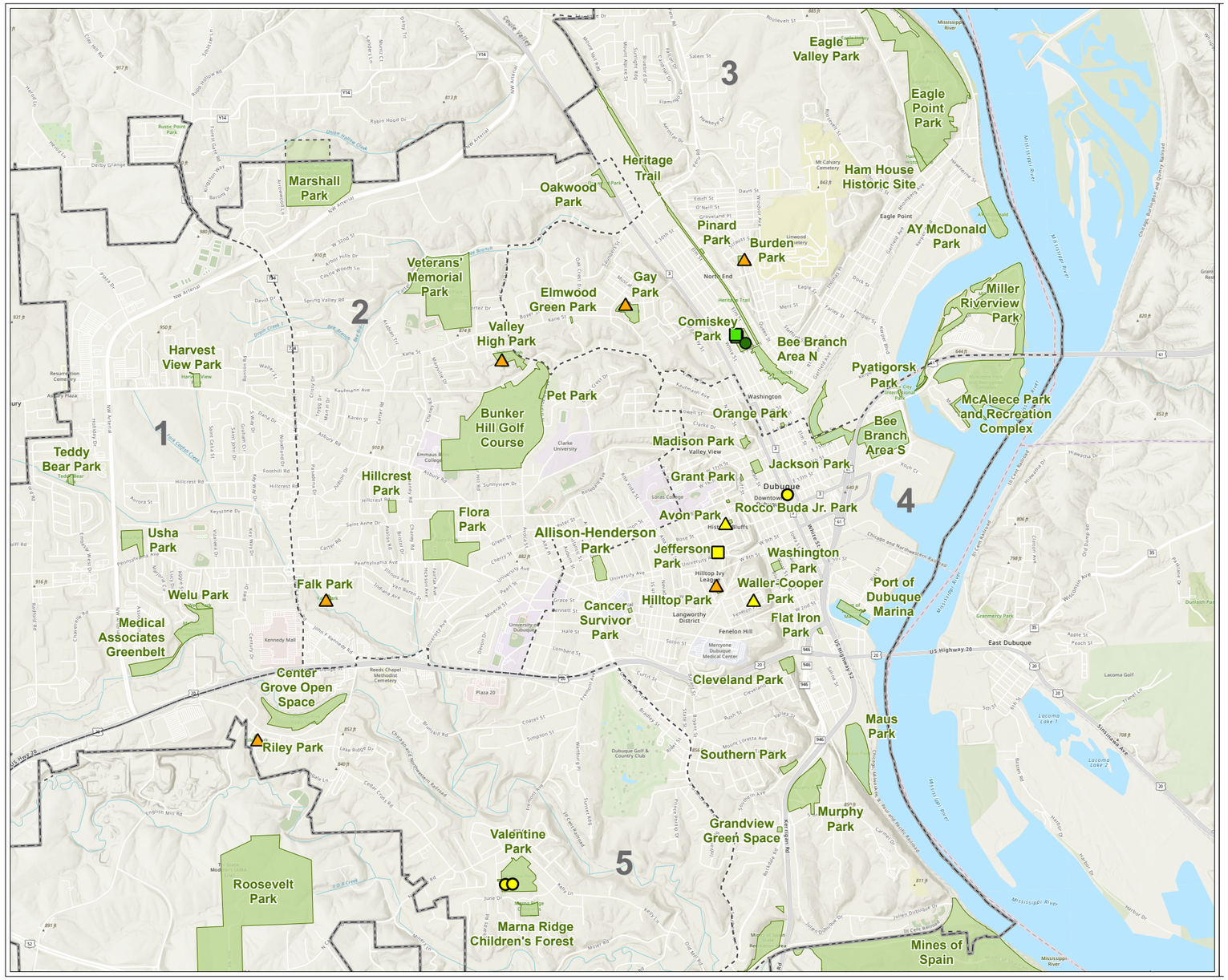
Condition
Ball Fields
- Excellent
- Good
- Average
- Fair
- Poor







BASKETBALL COURT CONDITION ASSESSMENT MAP



City of Dubuque

Condition Map (Basketball Court)

- City Limits
- Ward Boundary
- City Park

Condition

Basketball Court (Full Court)
- Excellent
- Good
- Average
- Fair
- Poor

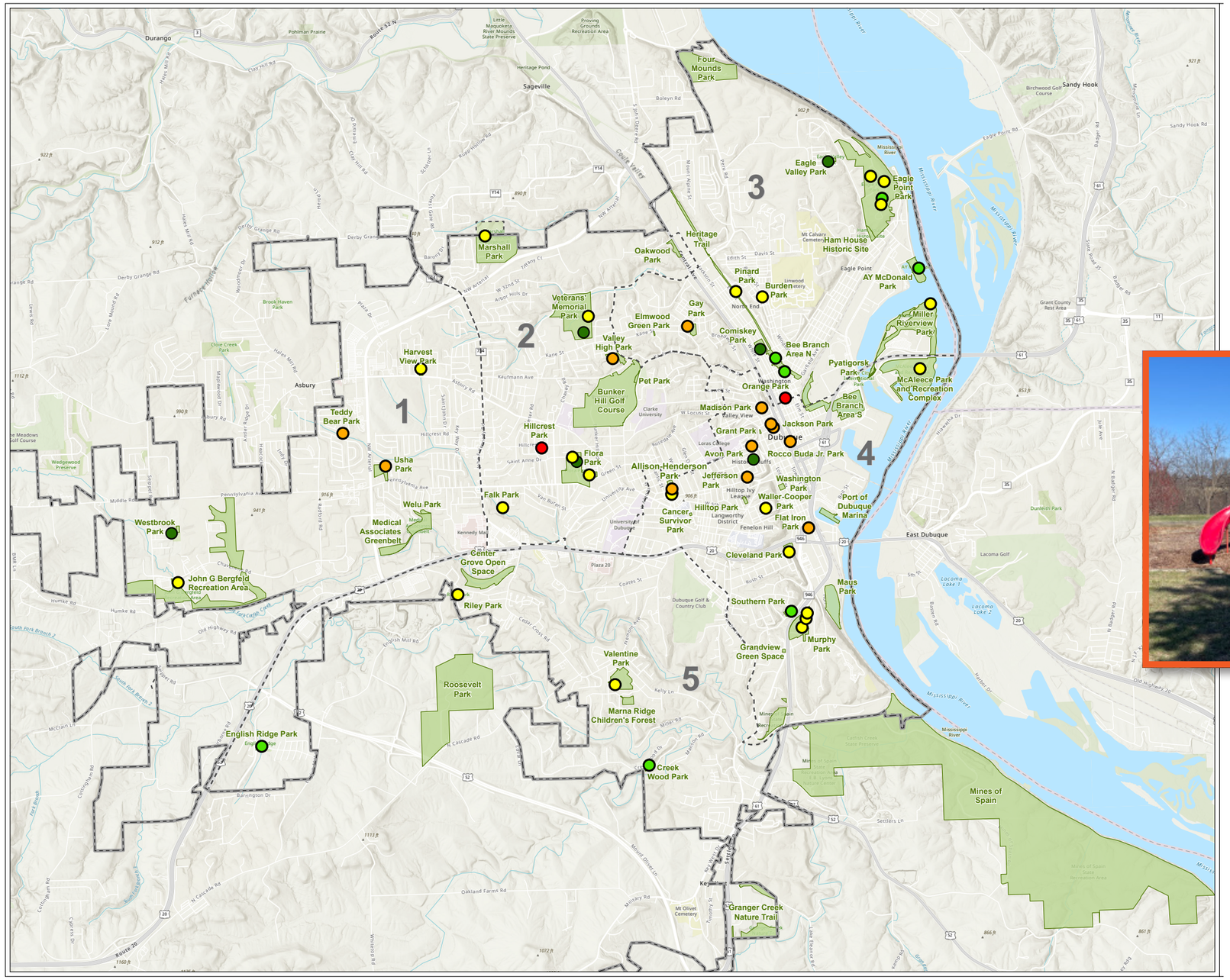
Basketball Court (Half Court)
- Excellent
- Good
- Average
- Fair
- Poor

Basketball Court (< Half Court)
- Excellent
- Good
- Average
- Fair
- Poor





PLAYGROUND CONDITION ASSESSMENT MAP



City of Dubuque

Condition Map (Playground)

City Limits
Ward Boundary
City Park

Condition

Playground

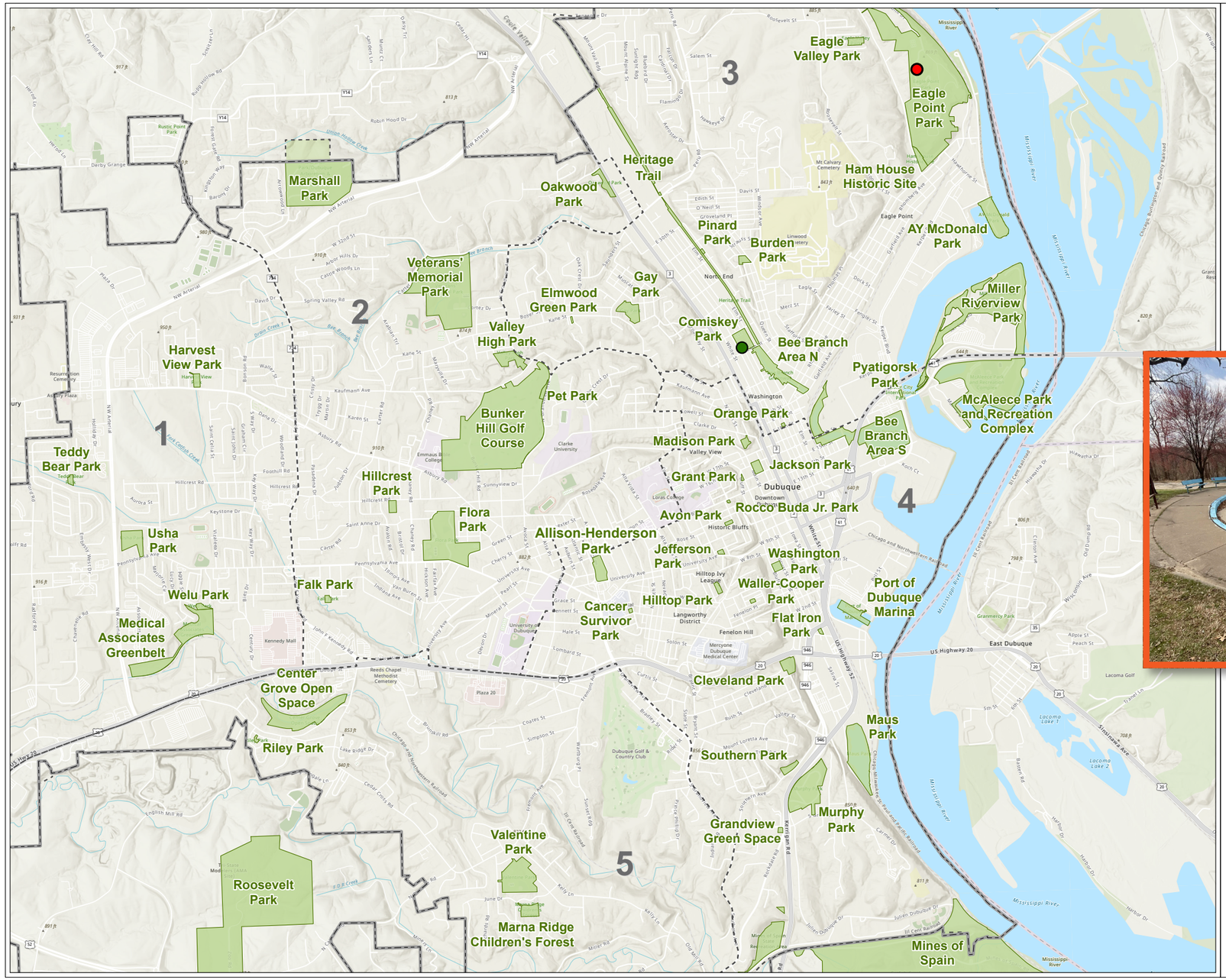
- Excellent
- Good
- Average
- Fair
- Poor







SPLASH PAD CONDITION ASSESSMENT MAP



City of Dubuque

Condition Map (Splash Pad)

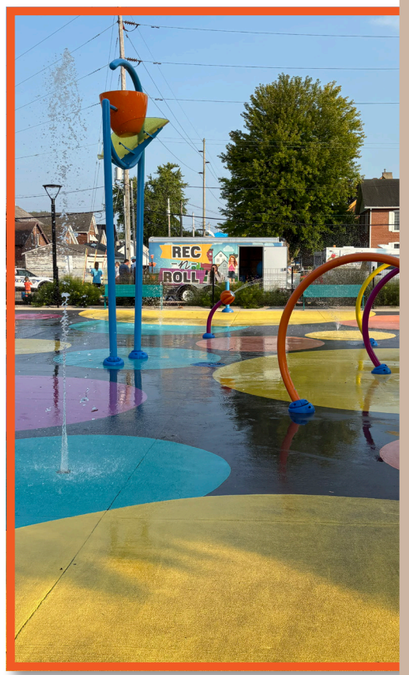
- City Limits
- Ward Boundary
- City Park

Condition

Splash Pad

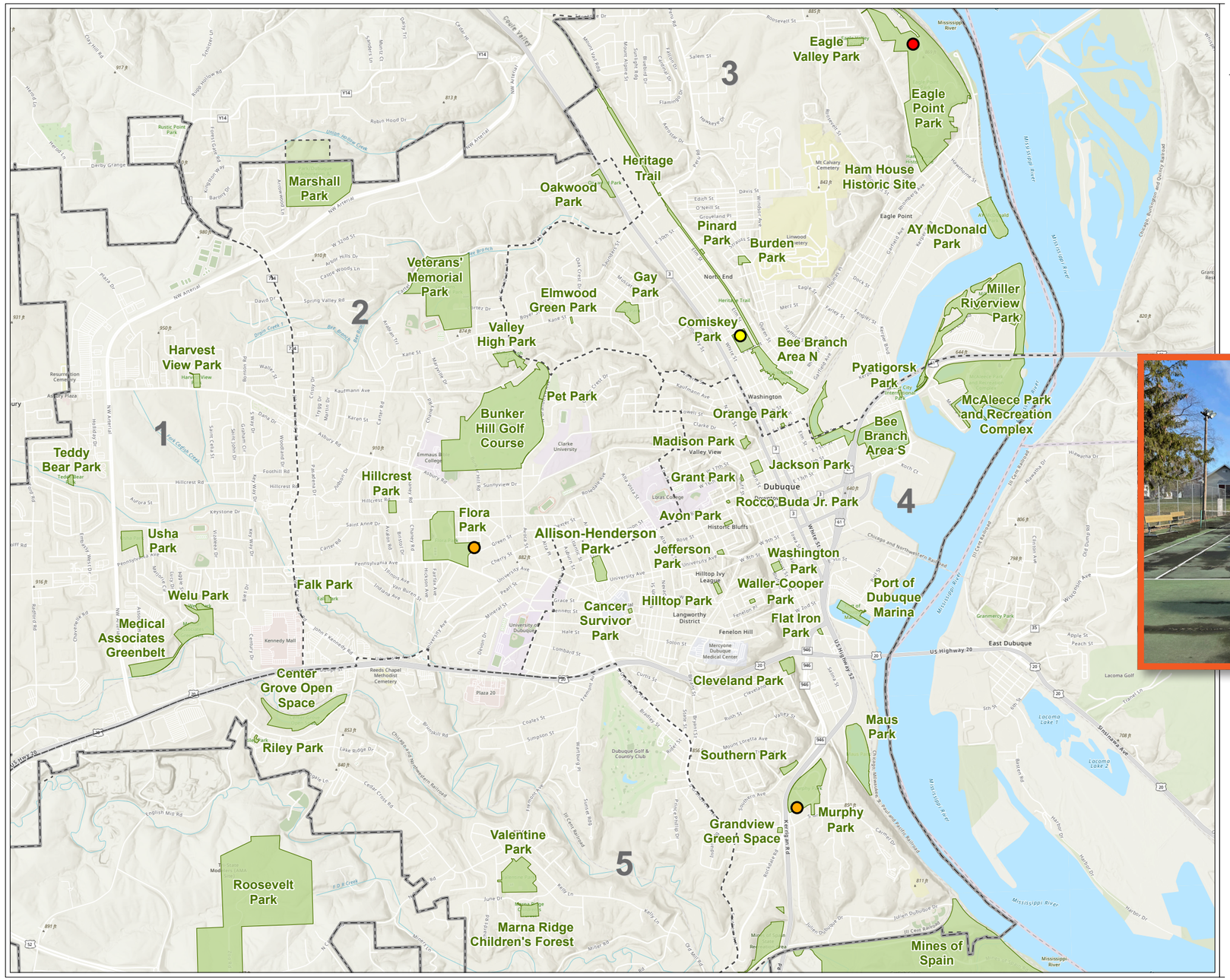
- Excellent
- Good
- Average
- Fair
- Poor







TENNIS COURT CONDITION ASSESSMENT MAP



City of Dubuque

Condition Map (Tennis Court)

City Limits
Ward Boundary
City Park

Condition

Tennis Court

- Excellent
- Good
- Average
- Fair
- Poor







Park Classifications

A well-rounded parks system offers diverse park and facility types to provide varied parks and recreation experiences to Dubuque residents and visitors. Each park and facility within the system has a set of objectives. A successful classification system categorizes these park types to achieve and maintain the desired objectives for the system overall. The park classification system defines multiple park types with the recognition that individual parks and their offerings may vary. Future park improvements will be guided by these classification descriptions, but ultimately be derived from the needs of the community through a public participation process. The following park classification descriptions are not meant to provide strict rules on what amenities are to be provided but should be used as a guide to ensure the City's parks are activated, accessible, inclusive, and meet the needs of the intended service areas.



NEIGHBORHOOD PARK: **Neighborhood parks provide primary recreation services and facilities that are easily accessible and available to local residents; serve a single neighborhood or several neighborhoods, depending on location; are preferably located with or next to elementary schools, neighborhood centers, or other gathering places; and are accessed primarily via pedestrians and bicycles.**

Other features include:

- **Amenities:** One signature amenity; may include one non-programmed sports field; playgrounds for ages 2-5 and 5-12 with shaded elements; no reservable shelters; loop trails; one type of sport court; benches, small picnic shelters next to play areas.
- **Land usage:** 85 percent active/15 percent passive
- **Programming:** Typically none, but a signature amenity may be included which is programmed

Neighborhood Parks

Dubuque's neighborhood parks are more compact spaces than community parks and serve smaller, more immediate populations within the city, typically containing amenities like playgrounds, sport courts, and passive recreation spaces. These parks can anchor neighborhoods and provide spaces for residents to gather and enjoy day-to-day recreational activities.

Neighborhood parks within Dubuque vary from urban green spaces like Sister City International Park which focus more on seating and walking loops, to parks tucked within residential neighborhoods like Valentine Park that contain play spaces and sports fields. Some of these more residential parks could easily be mistaken for HOA parks; many do not have dedicated parking nearby and/or are so deep within communities they cause confusion (such as Avon Park, Eagle Valley Park, Harvest View Park, or Falk Park). Others are pockets of vegetated space and have no amenities at all, such as Grant Park. Some parks, originally constructed by residential developers and later transferred to the City, occupy challenging parcels, lack parking, and may present long-term maintenance burdens for Dubuque.

Most of the major safety issues tied to aging assets were noted within neighborhood parks, whose large number and wide distribution across the city complicates maintenance scheduling. Consolidating amenity installation and replacement within highly-trafficked neighborhood parks and community parks could help alleviate budget, staffing, and maintenance issues. In areas of the city with clusters of neighborhood parks exist, consider a conversion from typical neighborhood park amenities to open space and passive recreation and the creation of neighborhood dog parks.









COMMUNITY PARK: **Community parks centralize a full range of recreational activities for major parts of the city; have the capacity to accommodate large groups; generally feature a community center building designed to meet multi-generational recreation needs, as well as lighted recreation amenities and sport fields/courts; serve several neighborhoods; are preferably located central to a group of neighborhoods and often next to elementary, middle, or high schools; and are accessed primarily by pedestrians, bicycles, and automobiles.**

Other features include:

- **Amenities:** Four signature amenities at a minimum; public restrooms with drinking fountains, ample parking, and security lighting. Amenities are ADA compliant. Sport Fields and Sport Complexes are typical at this park.
- **Land usage:** 65 percent active and 35 percent passive
- **Programming:** Minimum of four essential program services

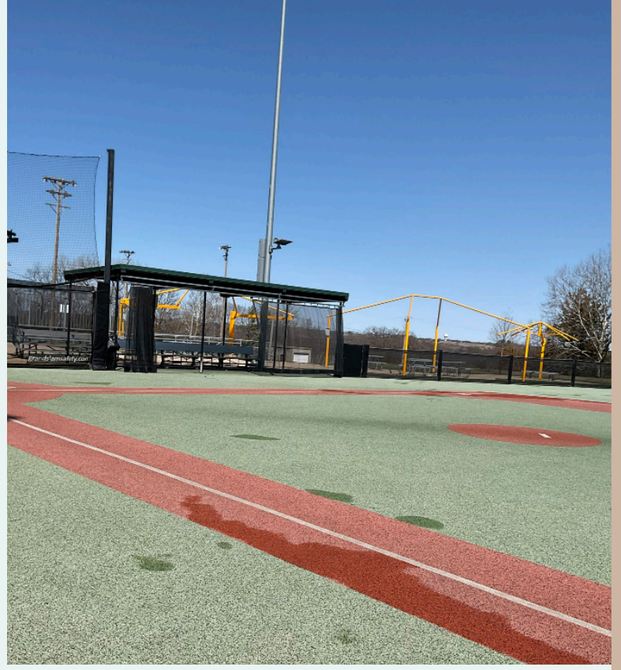
Community Parks

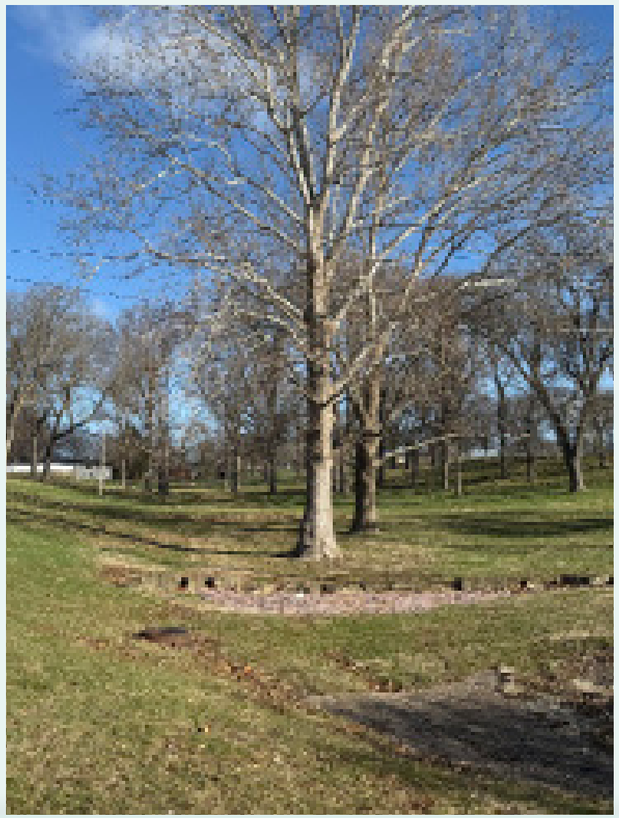
Dubuque's larger community parks meet diverse needs of the city, and include a range of amenities like sport courts, playgrounds and splash pads, disc golf, passive recreation and fishing areas, pavilions, hockey rink, and skate parks. Community parks serve broader populations and act as hubs for community events, sports leagues, festivals, and civic engagement. These parks provide broad, versatile spaces and uses, and anchor whole portions of the city.

Dubuque's destination community parks include A.Y. McDonald Park, Bee Branch Creek Greenway, Bergfeld Recreation Area, Comiskey Park, Eagle Point Park, Marshall Park & Arboretum and Botanical Garden, Veterans Memorial Plaza & McAleece Park and Recreation Complex, Veterans Memorial Park and Miracle League, and Washington Park. Other community parks include Allison-Henderson Park, Louis Murphy Park, and Flora Krey Wahlert Park.

Community parks within Dubuque vary in condition, mostly due to age. Some older parks contain aging amenities that need repair or replacement, while other newer parks with excellent assets have different challenges such as security and vandalism.





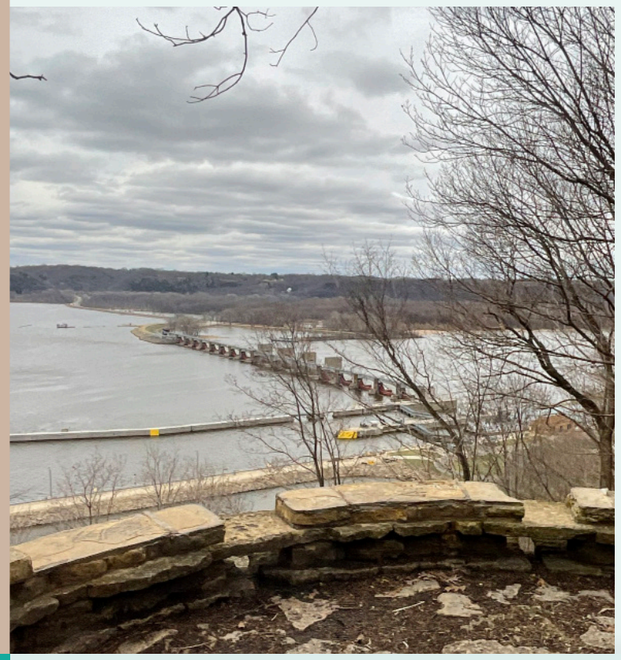




REGIONAL PARK: **Regional Parks are typically larger than 100 acres in size and serve a very broad range of people throughout the entire city or region. These parks offer large-scale recreational opportunities and frequently offer some passive recreation such as fishing, nature education, or exploration. These large park areas can offer unique recreational opportunities suited to larger areas such as disc golf and bicycle routes while still offering more traditional recreational opportunities like playgrounds, play lawns, athletic complexes, or sport courts. Regional parks may also feature large multi-generational or aquatics facilities to meet year-round indoor recreation needs.**

Other features include:

- **Amenities:** 8-12 amenities to create a signature facility; public restrooms with drinking fountains, ample parking, special event site. Sport Fields and Sport Complexes can be part of this park.
- **Revenue facilities:** More than two; park designed to produce some revenue and attract tourism
- **Land usage:** Up to 50 percent active/50 percent passive
- **Programming:** More than four recreation experiences per age segment with at least four core programs provided





Eagle Point Park

Eagle Point Park is a city jewel overlooking the Mississippi River with views of three different states from its 175 acres. The land was originally purchased in 1908, with 17 additional parcels donated or purchased since. The park today contains ponds, an amphitheater, multiple playground elements, tennis courts, walking paths and overlooks, a log cabin, memorials, pavilions, restrooms, BBQ and gathering areas, and other recreational opportunities.

Existing pavilions within the park were built as far back as 1910. Many of the structures were constructed during the 1930s with grants from the Works Progress Administration. These buildings are listed in the National Register of Historic Places and are part of the Eagle Point Park Historic District.

During the Plan's public outreach process, many comments praised the park while expressing a desire to restore it to its former, more pristine condition. A great deal of city pride and connection revolves around Eagle Point Park. Beyond ongoing maintenance and restoration, as well as historic preservation projects, a few overall improvement projects should be considered:

Signage, Mapping, and Visitor Experience: Eagle Point Park has potential to be even more of a regional destination and major landmark. Implementing more maps, educational and wayfinding signage including historical and habitat information, improving site fencing from chain-link to typical view fencing height and design, and overall theming could make the space easier to navigate for visitors and tourists.

Erosion, Invasive Species, and Reforesting: Areas where water/runoff has eroded hardscape and landscape features, where invasive species like oriental bittersweet have overgrown and could be replaced with diverse native plants, and locations suitable for reforestation and native prairie restoration should continue to be explored.

Circulation and Accessibility: While many walking paths exist through the park, circulation routes (especially ADA-compliant ones) to amenities themselves are limited. Many amenities are built on steep grassy slopes without sidewalks or flat zones with seating; ramps at key areas would improve accessibility for all. Opportunities also exist to expand circulation routes through undeveloped portions of the park.

SPECIALTY PARK: **Specialty parks provide specialized facilities and preserve significant unique features of the community; generally serve the entire city; are located where necessary to capitalize on an existing feature, facility, or specialized market area; and may need a high-degree of access or limited access.**

Other features include:

- **Amenities:** Varies by facility
- **Revenue facilities:** Due to nature of certain facilities, revenue may be required for construction and/or annual maintenance. This should be determined at a policy level before the facility is planned and constructed
- **Land usage:** Varies by facility
- **Programming:** Varies by facility











CONSERVATION PARKS: **Conservation parks are sites that preserve natural, cultural, and historic resources. These areas provide a tranquil setting for experiences in the outdoors.**

Other features include:

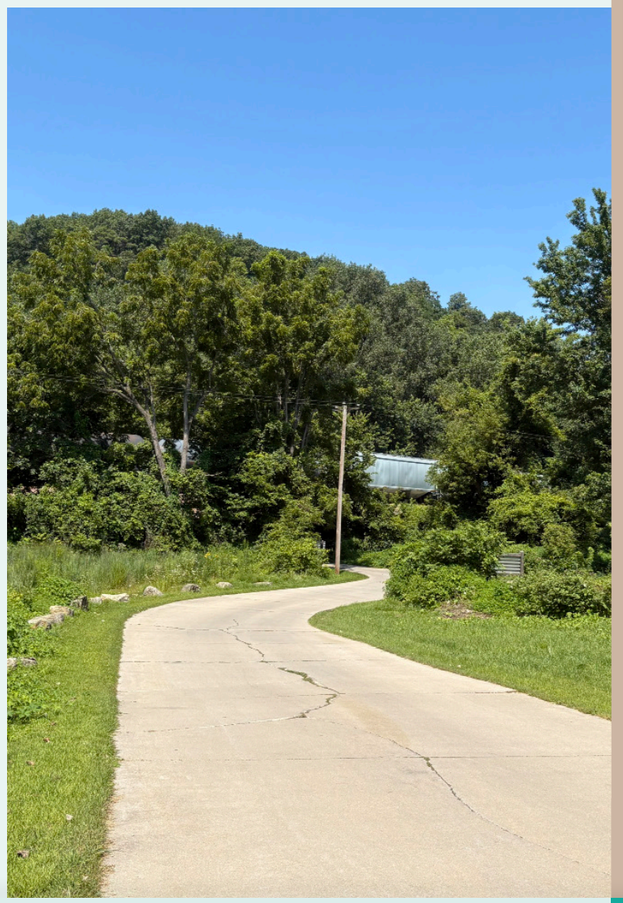
- **Amenities:** Zero to one signature amenity; no reservable shelters; loop trails; benches, small picnic shelters
- **Land usage:** 100 percent passive
- **Programming:** Typically none, may include nature education programs











LINEAR PARKS/GREENWAYS: **Linear parks and greenways are built connections or natural corridors that link together parts of the city. Typically, the linear park is developed for one or more modes of recreational travel such as walking, jogging, biking, in-line skating, hiking, and water sports. Linear parks may include active play areas. Multi-use trails also offer a safe, alternative form of transportation, provide substantial health benefits, provide habitat enhancements for plants and wildlife, and offer unique opportunities for outdoor education and cultural interpretation.**

Other features include:

- **Amenities:** Zero to five signature amenities based on length of park and location; no reservable shelters; loop trails; benches, small picnic shelters
- **Land usage:** 10-20 percent active/80-90 percent passive
- **Programming:** Typically none, may include nature education programs or walking/hiking/biking group programs











PARK	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION
Allison-Henderson Park	Community	Community
Avon Park	Mini-Park	Neighborhood
AY McDonald Park	Community	Community
Bee Branch Greenway	Community	Linear Park/Greenway
Bee Branch Greenway	Community	Linear Park/Greenway
Bunker Hill Golf Course	Golf	Specialty
Burden Park	Mini-Park	Neighborhood
Cancer Survivor Park	Mini-Park	Neighborhood
Center Grove Open Space	Other	Conservation Area
Cleveland Park	Mini-Park	Neighborhood
Comiskey Park	Neighborhood	Community
Creek Wood Park	Neighborhood	Neighborhood
Eagle Point Park	Community	Regional
Eagle Valley Park	Mini-Park	Neighborhood
Elmwood Green Park	Mini-Park	Neighborhood
English Ridge Park	Neighborhood	Neighborhood
Falk Park	Mini-Park	Neighborhood
Flat Iron Park	Mini-Park	Neighborhood
Flora Park	Community	Community
Four Mounds Park	Other	Conservation Area
Gay Park	Neighborhood	Neighborhood
Grandview Green Space	Other	Specialty
Granger Creek Nature Trail	Community	Linear Park/Greenway
Grant Park	Mini-Park	Neighborhood
Ham House Historic Site	Other	Specialty
Harvest View Park	Mini-Park	Neighborhood
Heritage Trail	Community	Linear Park/Greenway
Hillcrest Park	Mini-Park	Neighborhood
Hilltop Park	Mini-Park	Neighborhood
Jackson Park	Mini-Park	Neighborhood
Jefferson Park	Mini-Park	Neighborhood

PARK	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION
John G Bergfeld Recreation Area	Community	Specialty
Madison Park	Mini-Park	Neighborhood
Marna Ridge Children's Forest	Mini-Park	Conservation Area
Marshall Park/Dubuque Arboretum and Botanical Garden	Community	Specialty
Maus Park	Community	Conservation Area
McAleece Park and Recreation Complex	Community	Community
Medical Associates Greenbelt	Community	Conservation Area
Miller Riverview Park	Community	Specialty
Murphy Park	Community	Community
Oakwood Park	Other	Conservation Area
Orange Park	Mini-Park	Neighborhood
Pet Park	Other	Specialty
Pinard Park	Mini-Park	Neighborhood
Port of Dubuque Marina	Community	Specialty
Riley Park	Mini-Park	Neighborhood
Rocco Buda Jr. Park	Mini-Park	Neighborhood
Rustic Point Park	Neighborhood	Neighborhood
Sister City International Park	Community	Specialty
Southern Park	Mini-Park	Neighborhood
Sutton Pool	Community	Specialty
Teddy Bear Park	Mini-Park	Neighborhood
Usha Park	Neighborhood	Neighborhood
Valentine Park	Neighborhood	Neighborhood
Valley High Park	Neighborhood	Neighborhood
Veterans' Memorial Park	Community	Community
Waller-Cooper Park	Mini-Park	Neighborhood
Washington Park	Community	Specialty
Welu Park	Mini-Park	Neighborhood
Westbrook Park	Neighborhood	Neighborhood

PARK RECOMMENDATIONS

PARK/RECOMMENDATION	TERM
Parks	
System Wide	
Introduce prairie in strategic areas throughout the parks system where native	Short
Partner with City Police to implement proactive measures and safety infrastructure to increase park safety	Short
Provide interpretive signage with all prairie establishment within parks to educate users on the natural environment	Short
Conduct a systemwide parks and recreation lighting assessment to strategically prioritize LED lighting replacement	Short
Conduct a systemwide parks and recreation signage master plan and begin implementing updated signage as part of asset management replacement plan	Short
Explore opportunities to co-steward public lands with tribes who at one time called Dubuque home	Short
Provide more fishing opportunities and accessible fishing areas	Mid
Improve accessibility of the greenhouse to open it to the public for educational purposes	Long
Generally focus investment on planning and further amenitizing regional and community parks. Based on site conditions like topography, some neighborhood parks may evolve to offer only passive recreation opportunities.	Long
Eagle Point Park	
Create a dedicated "Friends of Eagle Point Park" group to assist in park advocacy, volunteer coordination, and fundraising	Short
Create a site-specific master plan for Eagle Point Park	Short
Reclassify Eagle Point Park to a regional Park	Short
Create a dedicated funding source for Eagle Point Regional Park improvements	Mid
Explore partnerships for concessionaire at Eagle Point Park	Mid
Study Feasibility of Winter Holiday Experience Event at Eagle Point Park	Mid
Create trail loops within Eagle Point Park	Mid
Create a bike and surrey rental program at Eagle Point Park	Mid
Introduce camping event opportunities at Eagle Point Park	Mid

PARK/RECOMMENDATION	TERM
Allison-Henderson Park	
Repair cracked sidewalks	Short
Add edging around sand playground pit and ensure ADA access to playground	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Replace worn/rusted playground equipment that is becoming safety hazard	Short
Re-stripe rink surface	Short
Add sidewalk routes to playground elements and hockey rink (ADA compliant wherever possible)	Mid
Add concrete pads at benches, picnic tables, BBQs, and other areas that would benefit from being accessible	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Avon Park	
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Mid
Repair basketball court asphalt surface and re-stripe	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
A.Y. McDonald Park	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Connect walkways to amenities and assets, including benches and picnic tables (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground equipment	Long
Bee Branch Greenway	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short

PARK/RECOMMENDATION	TERM
Bunker Hill Golf Course	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Examine opportunities to remove turf and restore/re-vegetate with native plants	Short
Refinish/repair parking lot (cracking, potholes)	Mid
Refinish/repair asphalt cart path (cracking, erosion)	Mid
Burden Park	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Cancer Survivor Park	
Fix rusting lighting	Short
Add edger around playground and ensure proper wood fiber play surfacing depth for safety	Short
Create accessible route to pavilion and make necessary updates to aging structure	Mid
Add sidewalk routes to all amenities (ADA compliant wherever possible) and ensure ADA access at playground	Mid
Add level pads under picnic tables to make them accessible	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Center Grove Open Space	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Add trails that would connect to Medical Associates Greenbelt and Welu Park for a more complete trails network/walking loop	Mid
Implement standard signage at all parks	Long
Cleveland Park	
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Repair and replace rusted/damaged assets	Short
Repair or replace rusted playground elements that could become a safety hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access at playground	Mid
Add concrete pad around BBQ and picnic table for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Comiskey Park	
Create ongoing maintenance and ranger/visitation schedule to improve safety and cut down on vandalism	Short
Fix parking lot cracking	Short
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Creek Wood Park	
Add signage with parking instructions	Short
Eagle Point Park	
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Repair/replace rusted play equipment and swings that could become a hazard	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add edging around sand playground area	Short
Repair sidewalk cracking and trip hazards where needed	Short
Continue prairie restoration and reforestation efforts throughout park, as well as eradication of invasive species	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add concrete pad around key BBQs and picnic table for accessibility	Mid
Ensure ADA access at playgrounds	Mid
Repair/resurface parking areas where needed (cracking, potholes)	Mid
Add educational signage about history, ecological restoration, and habitat	Mid

PARK/RECOMMENDATION	TERM
Add mapping and wayfinding signage throughout park	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Refinish tennis courts	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Update chain link fencing to more aesthetic, lower-height safety view fencing at overlook areas	Long
Continue high-level preservation efforts, including funding and maintenance planning	Long
Examine and implement green infrastructure techniques where feasible to positively impact effects of flow and infiltration of water	Long
Create more dynamic splash pad	Long
Modernize lighting throughout	Long
Eagle Valley Park	
Add signage with parking instructions	Short
Add shade over playground elements	Long
Elmwood Green Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
English Ridge Park	
Add signage with parking information	Short
Falk Park	
Repair/replace rusted play equipment and swings that could become a hazard	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Modernize lighting	Long

PARK/RECOMMENDATION	TERM
Flat Iron Park	
Repair/replace rusted play equipment that could become a hazard	Short
Add signage with parking information	Short
Ensure ADA access to playground area	Mid
Add shade over playground elements	Long
Flora Park	
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Repair skate park cracking	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Repair/replace rusted play equipment that could become a hazard	Short
Add handrails where needed at stairs/steps	Short
Address asphalt potholes, cracking, etc. within parking lot and interior drives	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible) and create walking loops	Mid
Re-grade and resurface tennis courts	Mid
Resurface baseball/softball fields	Mid
Ensure ADA access to playground and improve sand/playground mulch separation	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Modernize lighting throughout	Long
Implement standard signage at all parks	Long
Add new maintenance yard, building, and restroom	Long
Add shade over playground elements	Long
Consider adding dog park	Long
Four Mounds Park	
Implement standard signage at all parks	Long
Gay Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair/replace rusted play equipment that could become a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access to playground	Mid
Resurface ball field	Mid

PARK/RECOMMENDATION	TERM
Repair/replace playground equipment with wear	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Grandview Green Space	
Implement standard signage at all parks	Long
Grant Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
Granger Creek Nature Trail	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Mid
Add amenities such as seating, pathways, and trash cans	Mid
Implement standard signage at all parks	Long
Ham House Historic Site	
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Implement standard signage at all parks	Long
Continue historic preservation efforts including funding and maintenance	Long
Harvest View Park	
Add playground edging/curbing and ensure ADA access into playground	Short
Add sign with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Repair/replace playground platforms that are beginning to peel/rust	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long

PARK/RECOMMENDATION	TERM
Hillcrest Park	
Repair/replace rusted play equipment and swings that are becoming a hazard	Short
Add edging around playground areas	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Resurface/restripe parking lot	Mid
Add concrete pad with BBQ and picnic table for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Hilltop Park	
Add signage with parking information	Short
Add edging around playground areas	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add level concrete pads at BBQ, benches, and picnic tables for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Jackson Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Ensure ADA access into playground	Mid
Replace faded/scratched playground equipment	Mid
Connect all assets and amenities to sidewalks (bench, picnic table, and BBQ pads, etc.)	Mid

PARK/RECOMMENDATION	TERM
Community garden beds mostly empty; consider an alternate plan for these or make more of a feature (and accessible)	Mid
Repair fountain or make it a planter/other feature	Long
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Jefferson Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Add signage with parking information	Short
Create border between play fiber and sand play areas and around whole playground, and ensure ADA access into playground	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Ensure ADA access to park	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
John G Bergfeld Recreation Area	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair sidewalk cracking	Short
Paint/repair wood that is chipping/flaking on pavilion	Short
Repair asphalt cracking and spalling in parking lot	Mid
Replace/repair play elements that are starting to rust	Mid
Replace rusting/warping amenities/assets over time	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Investigate flow of water that is moving through area with benches	Long
Madison Park	
Repair/replace rusted playground equipment that are becoming a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Repair/paint aesthetically damaged play equipment	Mid

PARK/RECOMMENDATION	TERM
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Restore and repair pavilion, including stairs, posts, and roof	Long
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Marna Ridge Children's Forest	
Consider adding a clear entrance with signage and parking information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Implement standard signage at all parks	Long
Marshall Park/Dubuque Arboretum and Botanical Garden	
Add playground rules/safety signage	Short
Install header curb around playgrounds and keep sand and fiber separate. Ensure ADA access into playgrounds	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add shade over playground areas	Long
Maus Park	
Master plan how to make this park more friendly to the public. For example, it needs parking, clear signage, lighting, seating, and other amenities to make it into a usable park that feels safe.	Short
McAleece Park and Recreation Complex	
Replace rusted bike racks, trash receptacles, BBQs, fencing, drinking fountains, and other assets where necessary	Short
Fix or replace netting to protect spectators from foul balls	Short
Replace rusted playground equipment that could become a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible), including all benches and bleachers	Mid
Fix cracking, spalling, erosion, and potholes in asphalt driveways and walkways	Mid
Resurface areas around baseball complex to fix water ponding, uneven surfaces, cracking, and accessibility issues	Mid
Add edging around playground area and ensure proper depth of wood fiber safety surfacing in playgrounds	Mid
Replace worn amenities and assets	Mid
Make sure the concessions building is ADA accessible	Mid

PARK/RECOMMENDATION	TERM
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Medical Associates Greenbelt	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Add trails that would connect to Welu Park and Center Grove Open Space for a more complete trails network/walking loop	Mid
Implement standard signage at all parks	Long
Miller Riverview Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Add edging around playground areas and ensure ADA access into playground	Short
When listing pavilions as accessible, make sure picnic tables are ADA friendly	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Create/modify sites to include more ADA-compliant camping spots	Mid
Implement standard signage at all parks	Long
Modernize lighting	Long
Add shade over playground elements	Long
Murphy Park	
Replace edging around playground area	Short
Replace rusted BBQ grills, benches, trash cans, and picnic tables that are becoming safety hazards	Short
Replace rusted play equipment that is becoming a hazard	Short
Repair tennis court lighting	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add accessible routes to buildings and pavilions	Mid

PARK/RECOMMENDATION	TERM
Ensure ADA access into playgrounds	Mid
Repair/refinish tennis courts	Mid
Add accessible concrete pads under picnic tables, benches, and BBQs	Mid
Repair cracking/spalling on interior drives	Mid
Replace aging/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Modernize lighting	Long
Update restroom building	Long
Oakwood Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
Orange Park	
Replace rusting benches that are a hazard	Short
Ensure wood fiber surfacing in playgrounds meets safe depth requirements; current levels are inadequate, and edging may need to be raised.	Short
Replace rusting play equipment that is becoming a hazard	Short
Ensure ADA access into playground	Short
Connect pathways to bench pads, drinking fountain pads, etc. so that they are accessible	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace worn play equipment	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Pet Park	
Add concrete pads beneath picnic tables and benches so that they are accessible	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Implement standard signage at all parks	Long
Pinard Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short

PARK/RECOMMENDATION	TERM
Ensure ADA access into playground	Short
Repair/replace rusting play surfaces that could become a hazard	Short
Add signage with parking information	Short
Replace worn playground equipment	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Riley Park	
Add signage with parking information	Short
Replace rusted caps on fencing	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground equipment that could become a hazard	Short
Ensure ADA access into playground	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Replace worn playground equipment	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Rocco Buda Jr. Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground equipment that could become a hazard	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Add concrete pads under benches to make them accessible	Mid
Replace worn playground equipment	Mid
Revitalize pavilion	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long

PARK/RECOMMENDATION	TERM
Rustic Point Park	
This park was still in development/construction during the time of site visits and evaluation	Short
Sister City International Park	
Connect bench pads to walkway for accessibility	Mid
Replace benches that are rusting and will become a hazard	Mid
Replace rusting trash cans and signage posts	Mid
Implement standard signage at all parks	Long
Southern Park	
Add playground edging	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Add a bench/seating	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Teddy Bear Park	
Ensure proper depth of wood fiber safety surfacing in playground and remove turf growing within it	Short
Replace rusting playground equipment that is becoming a hazard	Short
Add edging around sand play area and remove grass growing within it	Short
Ensure ADA access into playgrounds	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Usha Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short

PARK/RECOMMENDATION	TERM
Replace playground equipment that is rusted or damaged, impacting safety and usability	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add bleachers to make cricket field more of a destination	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Valentine Park	
Resurface asphalt walking trail	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground elements that could become a hazard	Short
Fix tipping/damaged fencing at baseball field that is a hazard	Short
Remove turf growing into baseball dugouts and diamond	Short
Fix dugout benches sinking into earth; consider a concrete pad	Short
Fix upheaving/tipping basketball hoops	Short
Resurface parking lot	Mid
Resurface basketball courts	Mid
Connect playground to sidewalk for accessibility, and ensure ADA ramp access into it	Mid
Add seating around basketball courts and playground areas	Mid
Replace worn/damaged playground elements	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Consider baseball field improvements: refreshed diamond surfacing, new pitcher's mound, paved dugouts, foul poles, distance markers, yellow capping on fencing, new benches and bat holders, etc.	Long
Further develop community garden	Long
Valley High Park	
Add edging around playground areas	Short

PARK/RECOMMENDATION	TERM
Replace rusted play equipment that is becoming a hazard	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Add concrete pads at benches for accessibility	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Veterans' Memorial Park	
Replace ripped safety netting at Miracle League Field	Short
Replace missing edging around playground areas	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Replace rusted playground equipment that is becoming a hazard and broken pieces	Short
Repair parking lot potholes	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace faded/worn playground equipment	Mid
Add pads under picnic tables and benches to make them accessible	Mid
Ensure ADA access into playground	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Waller-Cooper Park	
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Fix tipping bench	Short
Replaced damaged playground equipment	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace faded/worn playground equipment	Mid

PARK/RECOMMENDATION	TERM
Add pads under picnic tables, BBQs, and benches to make them accessible	Mid
Ensure ADA access into playground	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Washington Park	
Replace rusting benches and trash cans that could become a hazard	Short
Implement standard signage at all parks	Long
Welu Park	
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Westbrook Park	
Add shade over playground elements	Long

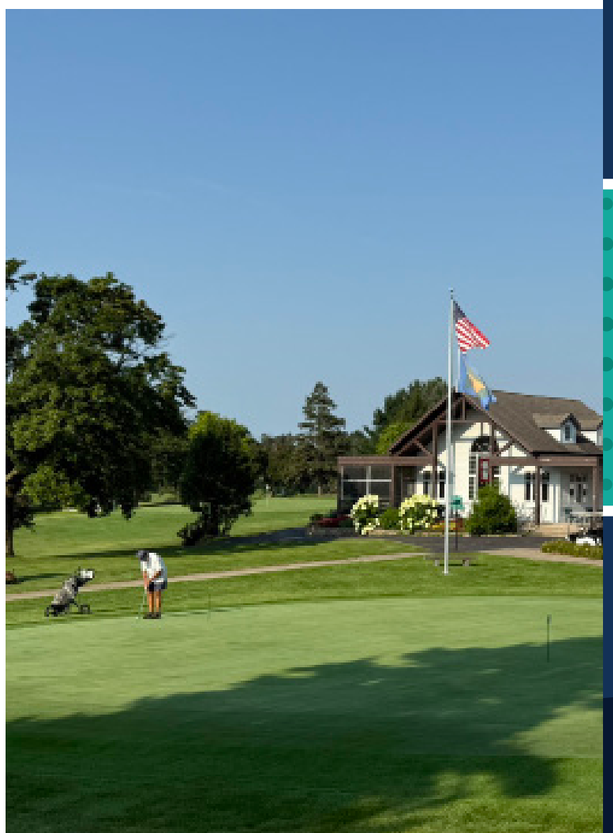


Chapter 3

Recreation

The Call of Adventure





Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

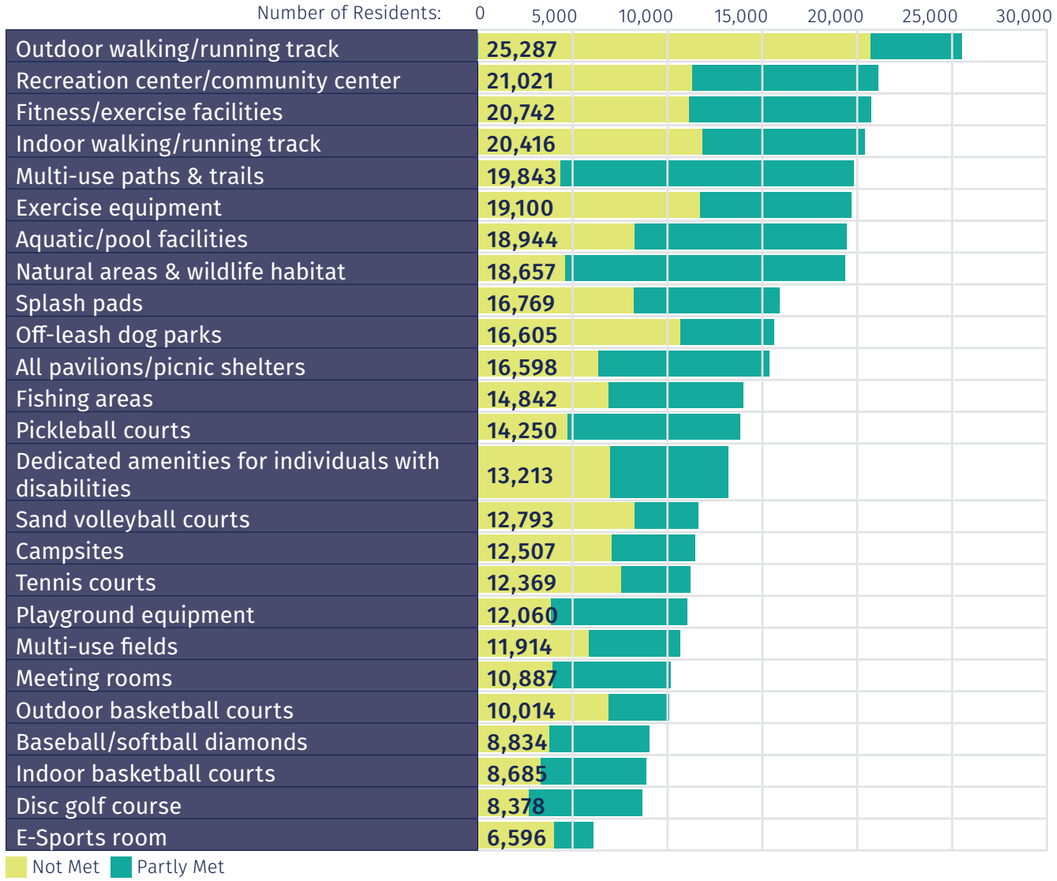
WHAT WE HEARD OVERVIEW

As part of the master planning process, it is important to understand what the community desires in terms of facilities and programs. ETC Institute completed a statistically valid survey to measure the needs and priorities of the residents. See Appendix # for full survey details. The project team is taking that information and correlating it back to participation trends, and the ability of the City and Department to offer those programs with their existing inventory of amenities.

Within the ETC survey, respondents were asked to identify if their household had a need for 25 facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community with the greatest "unmet" need for various facilities/amenities.

Estimated number of residents whose facility and amenity needs are only "partly met" or "not met"

BY NUMBER OF RESPONDENTS WITH NEED BASED ON AN ESTIMATED 59,667 RESIDENTS



Top Amenities with an Unmet Need

Based on the table at left, these are the top amenities/facilities with the highest percentage of households that have an unmet need.

Walking/Running Track

The school district has an outdoor track that is available for public use. However, the challenge for both the outdoor track and the indoor spaces offered by the school district is that availability is limited. In addition to the outdoor track the school district offers, the YMCA also has an indoor walk/jog track for their members.

As has already been mentioned, exercise walking is the #1 most participated in activity according to the National Sporting Goods Association (NSGA) and running/jogging is #6.

Recreation Center/Community Center

There is a YMCA in the community that serves as a recreation center option. Additionally, in many communities the local library serves in a community center-like capacity. However, those types of facilities operated by the City are not currently available in Dubuque.

Fitness/Exercise Facilities

There is a plethora of smaller, in some cases singularly focused, privately owned and operated fitness and wellness providers in the city. There is also a non-profit provider in the YMCA. Based on the work the project team has done across the country, there is evidence that publicly operated recreation centers, with fitness components, facilitate increased participation with private providers. At the same time, some cities choose not to get into the business of offering fitness.

Multi-Use Paths and Trails

The City offers approximately 45 miles of on-/off- street trails for the community. However as previously referenced, exercise walking, running/jogging, and hiking are multi-generational activities with high rates of participation.

Exercise Equipment

This equipment is typically within a recreation center or fitness facility. The use of exercise equipment is a multi-generational activity with a high rate of participation along with the ability to generate revenue via daily use or membership fees.

Aquatic/Pool Facilities

The City operates two seasonal outdoor pools, and the YMCA operates an indoor pool. Swimming as an activity is in the top 5 of activities reported on by the NSGA and it also may be the most multi-generational of all activities.

Natural Areas and Wildlife Habitat

The City offers this in a way with access to the river and the areas along the river.

Splash Pads

The City currently has one splash pad, but should consider offering additional. Operation of a splash pad can be intensive depending on the type of system (flow through v. recirculation). The benefit of this amenity is that they can extend the summer (water) season in both May and September. They are also typically free and an easy way for residents to cool off.

Off-Leash Dog Parks

The City offers a pet park, but these are growing in popularity. They can be labor intensive, and some communities are assigning a usage or membership fee to help offset costs.

Pavilions/Picnic Shelters

The City offers more than 30 shelter opportunities throughout the system.

Fishing Areas

The City has four accessible fishing piers, and they operate the marina. In terms of popularity, freshwater fishing ranks #10 amongst the 56 activities the NSGA collected data on.

Pickleball Courts

This is the fastest growing sport in the country, and the City has nine dedicated pickleball courts and six combination volleyball/pickleball courts. The activity is becoming more multi-generational and ranks #19 amongst the NSGA activities.

Dedicated Amenities for Individuals with Disabilities

The City operates one all-inclusive baseball field, and while a significant asset, it serves a small population. They also have accessible piers for fishing and are working to make more of their playgrounds and play equipment accessible to all abilities. Currently, there are approximately 4,000 households in the city with an individual that has some level of disability.

Sand Volleyball Courts

This is something that is gaining popularity and, while the NSGA does not distinguish between volleyball and sand volleyball, it ranks #26 amongst the NSGA activities. This is not an amenity the City currently supports.

Campsites

Camping (vacation/overnight) ranks #7 amongst the NSGA activities. The city currently offers camping at Miller Riverview Park. The city should consider offering additional camping areas.

Tennis Courts

The City currently operates and maintains 15 tennis courts in their system. As an activity, tennis ranks #20 amongst the NSGA activities, and has increased with popularity, possibly as an offshoot to pickleball or vice versa.

Playground Equipment

The City has over 285 units of play equipment in their inventory, and as a comparison from the NRPA, 94% of agencies offer playgrounds to their residents.

Multi-Use Fields

The City does not have an inventory of multi-use fields or, as what the consulting team would refer to as, rectangles. These amenities typically accommodate football, soccer, lacrosse, and other activities. They are heavily used by youth sports, which continue to grow in popularity and increase demand and use of public facilities.

Meeting Rooms

The City does offer meeting rooms at a variety of locations.

Basketball Courts

The City has seven full-size and eight half basketball courts. As an activity, basketball ranks #13 amongst the NSGA activities but has not shown major increases or decreases.

Baseball/Softball Diamonds

The City offers 10 softball fields, one baseball field, and one all-inclusive baseball field. Baseball ranks #27 and softball ranks #31 amongst the NSGA activities. Both activities have experienced a decrease in participation over the past 10 years.

Disc Golf Course

The City offers one disc golf course and, according to the NRPA, 35% of member agencies offer this amenity.

eSports Room

This is something that the City offers through the Dubuque Esports League. According to the NRPA, approximately 27% of member agencies offer this type of programming, which does not always necessitate a dedicated facility.

Top Amenity and Facility Priorities

1 Aquatic/Pool Facilities

It is not uncommon for pools and/or aquatic facilities to be in the top five amenities, or of things people want to see. With the City already operating two outdoor pools, it may mean it is time to re-invest in the facility with new amenities, or an entirely new facility.

Some municipalities supplement their outdoor pool offerings by strategically placing splash pads in the community, which are cheaper to build and maintain. With the City already having one splashpad at Comiskey Park that may be a continued future direction.

This could also mean that residents are looking for the City to develop an indoor aquatic center. The project team would not recommend constructing a stand-alone aquatic facility. The operational costs are just too high, and the best the City could hope for would be a 50-75% cost recovery rate. Most aquatic facilities being built today are either in conjunction with a school district, or as part of a larger community recreation center.

2 Multi-Use Paths and Trails

Like pools, it is not uncommon to see trails or walking/jogging paths in the top five amenities or things people want to see in their community. The important thing to consider, if the City is to invest in more trails and pathways, is connectivity and safety. Determining how to make the community walkable and bikeable is an important step, quickly followed by how to do that exact same thing safely.

The benefit of multi-use paths and trails, is that they are relatively low maintenance, depending on the surface the City chooses. They also present opportunities for partnerships with connections and maintenance.

3 Walking/Running Track

Again, this amenity is available to the community as an outdoor option. However, given its prominence in the survey, the reality is residents are likely looking for an indoor option. These amenities are typically in association with a recreation or community center and are elevated around indoor court space. As an amenity they are low maintenance, while receiving high use. As a standalone amenity, it would not drive a membership, but combined with other amenities it would enhance the membership experience.

4 Natural Areas and Wildlife Habitat

This is an interesting topic because the City can approach it from several different ways.

One option, and maybe the most financially practical, is to make existing nature areas and habitats more accessible to residents. It is not uncommon for a city to have these opportunities; residents simply do not know about them.

Another option is for the City to invest in a nature center with specific programs and rental opportunities focused on nature. This requires a significant financial investment, and an ongoing investment in staff and operations, with some revenue potential.

The City currently owns EB Lyons Nature Center that is in a state park, Mines of Spain. The City owns the building, the State maintains the building, and programming is provided through a partnership with the Iowa DNR and Dubuque County Conservation.

5 Fitness/Exercise Facilities

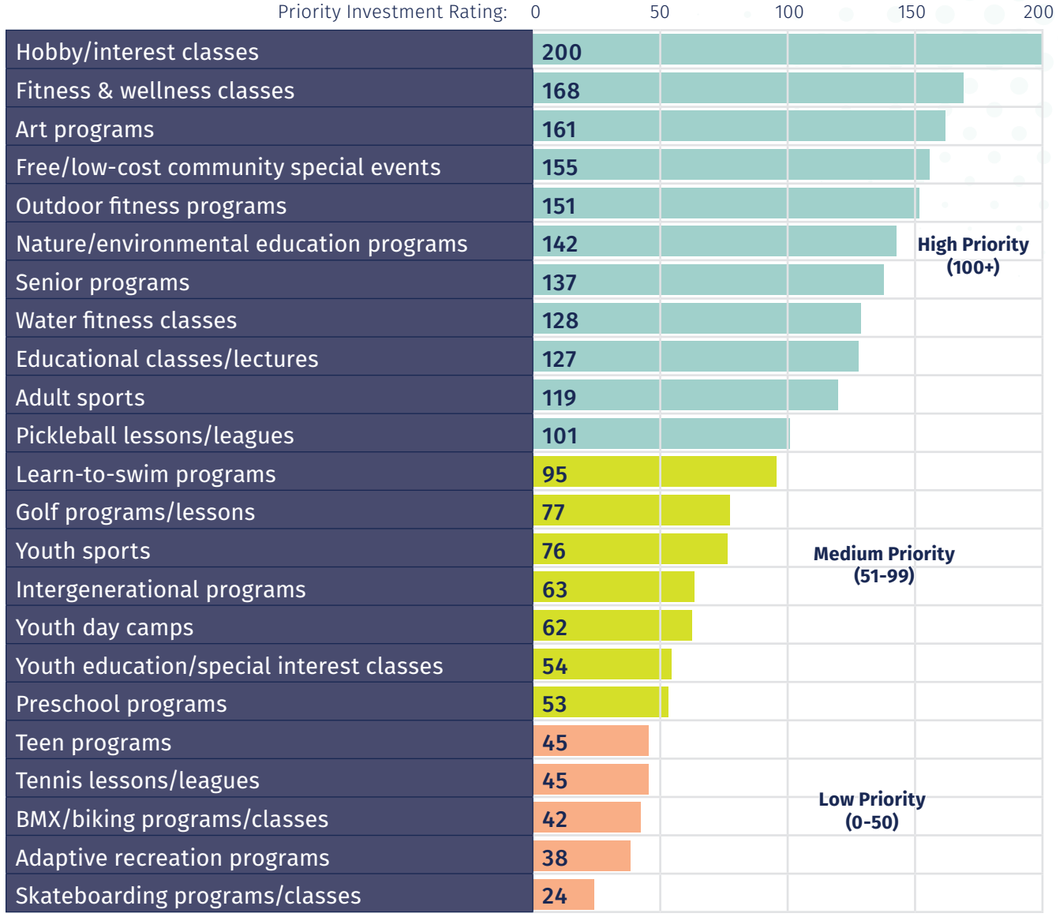
The demand for these facilities fluctuates from location to location. It is not as common to see this amenity in the top five that survey respondents want, but it is consistent in that the City does not have a recreation center.

As with pools, most municipalities are not building standalone fitness/exercise facilities. They are typically part of, usually less than 10% of total square footage, of community center or recreation center. The amenities that are paired with fitness often include gymnasium, walk/jog track, indoor aquatics, meetings rooms, classrooms, etc.

Top Program Priorities

The following chart highlights the top priorities for investment to deliver parks and recreation programming.

Top Priorities for Investment for Parks and Recreation Programs Based on Priority Investment Rating











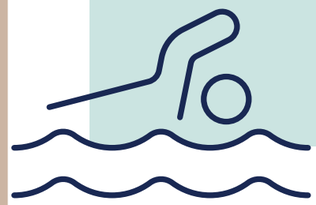
There is a total of 11 activities that fall into the high priority category. Of those 11 activities, the following eight would typically require, or facilitate the need for, an indoor space:

- **Hobby/Interest Classes**
- **Fitness and Wellness Classes**
- **Art Programs**
- **Nature/Environmental Education Programs**
- **Senior Programs**
- **Water Fitness Classes**
- **Educational Classes/Lectures**
- **Adult Sports**

Again, as previously mentioned in the report, the Department has very limited indoor space opportunities. Those that they do have are programmed to the point where they are at capacity.

If the City were to invest in a community center, there is a strong possibility that many of the programs on that list could be addressed. A community center that is non-membership-based could include:

- **Entry Way**
- **Administrative Offices**
- **Classrooms**
  Three to four of varying size and finish
- **Gymnasiums**
  Two full courts, preference of three
- **Elevated Walk/Jog Track**
- **Group Exercise/Dance Studio**
- **Fitness Area**
  Weights/cardio with the potential of contract management



The biggest level of investment would be an indoor pool, and if that investment was made it would move the facility from the community center category to that of a recreation center.

Many of the programs that are listed in the medium to low priorities are programs that the Department already touches on some level.

RECREATION PROGRAMMING ANALYSIS AND RECOMMENDATIONS

The Department currently offers a wide range of programs to the community. Their program seasons are broken into Fall, Winter, and Summer. While there is no perfect allocation of seasons, the one the Department is using is the preference of the consulting team.

The Department also tracks participation on an annual basis. The following summarizes participation from 2021-2024.

YEAR	PROGRAMS	PARTICIPANTS	AVERAGE PARTICIPANTS
2021	448	2,563	5.72
2022	467	5,383	11.52
2023	610	5,048	8.28
2024	604	5,256	8.70

Participants equate to registered individuals for programs in our registration system.

The participation data does not reflect drop-in programs like playgrounds, special events, campers, park visitors, swimming pool attendance, etc. nor do they include team activity program participants (adult sports).

Based on discussions with staff, the rate of running programs is in the 80-90% range. Of the programs that are offered to the community, 80-90% run and only 10-20% are canceled. This is a high rate of running programs, but a contributing factor is the Department's required minimum and maximum participation. Because the Department does not have cost recovery policy in place for programs, they do not put minimums in place and are able to run some programs with minimal participation, that otherwise might be canceled.

The Department uses RecTrac as their registration software platform and they do allow online registration. That practice should continue and maximize participation through ease of registration.

The Department does have a family scholarship program in place and that also should continue.

The primary locations for programs offered by the department are the Allison Henderson, Dubuque School District, and Comiskey Park. They also offer programs using city parks and in the city pools. Some of the programs are offered through program partners and in some instances that means programs are offered at that partners facility (i.e. Dubuque Karate Club and others).

The following is a list of program partners for the Department:

- Adaptive Sports
- Advocacy Respect Knowledge Advocates
- Black Mens Coalition
- Boys & Girls Club
- Clarke University
- Community Foundation
- Iowa Department of Natural Resources
- Downtown Neighborhood
- Dream Center
- Dubuque County Conservation
- Dubuque County Extension
- Dubuque Karate Club
- Dubuque Montessori
- Dubuque Pony
- Dubuque Soccer club
- Four Mounds
- Iowa State University Extension
- Loras College
- Matter Creative
- My Brothers Keeper
- Multi-Cultural Family Center
- Mines of Spain
- Mystique Ice Center
- School District
- St. Mark Youth Enrichment
- Steeple Square
- University of Dubuque

The Department should continue to offer programs through the three primary methods:

1. **Staff Run**
2. **Contract**
3. **Rental Basis**

is static, meaning it is not tailored to the population of the City of Dubuque. This data is reflective of the number of agencies submitting information to the NRPA that offer these types of programs.

PROGRAM CATEGORIES (NATIONAL PERSPECTIVE)	PERCENT OF AGENCIES
Themed Special Events	91.0%
Social Recreation Events	88.0%
Team Sports	86.0%
Health and Wellness Education	82.0%
Fitness Enhancement Classes	82.0%
Individual Sports	76.0%
Racquet Sports	76.0%
Safety Training	71.0%
Natural/Cultural History Activities	70.0%
Aquatics	68.0%
Cultural Crafts	67.0%
Visual Arts	65.0%
Performing Arts	64.0%
Trips and Tours	63.0%
Martial Arts	57.0%
Running/Cycling Races	55.0%
Golf	50.0%
E-Sports/E-Gaming	27.0%

The median number of programs offered by similar sized agencies submitting information to the NRPA is 409 programs annually. The City exceeded that number in 2024, offering 605 programs.

The percentage of programs that are fee based according to similar sized agencies submitting information to the NRPA is 84.0%.

The information in the following table highlights the type of program offered to either children, older adults, or those with disabilities followed by the % of agencies that offer those nationally, followed by the percentage of agencies in the 50,000-99,999-population category.

PROGRAMS	PERCENT OF AGENCIES	50,000 TO 99,999
Summer Camp	83.0%	72.0%
Specific Senior Programs	77.0%	67.0%
Specific Teen Programs	68.0%	54.0%
Programs for People with Disabilities	67.0%	47.0%
STEM Programs	60.0%	43.0%
After-School Programs	54.0%	46.0%
Preschool	33.0%	30.0%
Before-School Programs	18.0%	16.0%
Full Daycare	8.0%	6.0%
Summer Camp	83.0%	72.0%

Future Direction

From a programming perspective there are two big things that the City needs to consider modernizing within their existing operation.

1. **Cost Recovery Philosophy.** The Department needs to adopt a cost recovery philosophy and apply that to programs and rentals that are offered to the community. The project team is not making a recommendation as to the cost recovery level—that should be a separate study or done internally. However, the Department needs to put this in place.

2. **Development of an Indoor Facility.** For the Recreation Department to expand their programming and become less reliant on the school district for indoor space, strong consideration needs to be given to an indoor facility.

Need for Flexible Program Space

The city has an acute lack of flexible indoor program space available to them for programming purposes.

The relationship between the City and School District is positive. The City is first in line to use the school district facilities. For existing programs finding space is not a challenge. However, for new programs using school district facilities there can be challenges, i.e. lack of space availability. The other "challenge" is that City programs can be displaced, some time with minimal notice, for school programs.

As has been referenced earlier, a community the size of Dubuque can support a recreation center or a community center, strictly from a population perspective and using NRPA metrics.

If the project team were asked to make a recommendation for a facility program, that would allow recreation to:

- Provide drop-in participation opportunities for activities like basketball, volleyball, pickleball, and indoor walking/jogging.
- Provide program opportunities for youth and adult sports.
- Provide opportunities for groups to rent gymnasium space or rooms that they currently are challenged to access with the school district.
- Expand their enrichment programming to the community (i.e., arts, crafts, pottery, painting, etc.).
- Expand their ability to offer educational programming for adults.
- Expand their ability to offer senior-age focused programs.

When looking at the following square footage recommendations it is important to note that the project team has experience construction costs of $400-$600 per square foot for "dry" spaces, and $600-$800 per square foot for "wet" spaces. It is also important to note that if one were to apply these costs to total square footage recommendations it would give the construction cost, not the full project cost.

The following are typical square footage needs for an indoor recreation facility. Please note, neither indoor aquatics nor weight/cardio training spatial allocations are included. See the following page for these potential inclusions.

SPACE	APPROXIMATE SQUARE FOOTAGE
Lobby (small)	1,500
Control Desk	250
Admin	1,446
Instructional Kitchen	750
Adjacent Storage	100
Community/Classroom (50 people – 1)	750
Community Room-Dividable (120 people – 1)	2,000
Storage	300
Dance/Aerobic Studio-Small	1,200
Dance/Aerobic Studio-Medium	1,750
Storage	500
Gymnasium (7,280 each for two)	14,560
Storage	500
Elevated Walk/Jog Track	3,000
Public Restrooms (250 each for two)	500
Public Universal (80 each for one)	80
Support (Mechanical, IT, Electrical, etc.)	3,790
Sub-Total	**32,976**
Gross-Up (15%)	**4,946**
Total	**37,922**

For a facility of this type, without aquatics or weight/cardio training space, a membership structure would not be recommended. A daily fee structure associated with drop-in participation in gym activities is recommended.

Rooms would be programmed by the recreation department. When these rooms are not being programmed, they would be available for rental.

Hours of Operation:	Advantages of this facility program are:
8:00am-9:00pm Monday-Friday	Staff requirements are less than those of a full-service recreation center.
8:00am-6:00pm Saturday	Hours of operation are flexible by season.
12:00pm-6:00pm Sunday	Would likely require a subsidy, but less than other models.
	Would allow for a wide variety of programs that would build on existing core services, and allow introduction of new core services.

If the City did want to get into the business of offering indoor aquatics and weight/cardio training space, then a "right-sized" building would potentially look like the following:

SPACE	APPROXIMATE SQUARE FOOTAGE
Lobby (small)	2,500
Control Desk	350
Admin	1,446
Instructional Kitchen	750
Adjacent Storage	100
Community/Classroom (50 people – 1)	750
Community Room-Dividable (120 people – 1)	2,000
Storage	300
Dance/Aerobic Studio-Small	1,200
Dance/Aerobic Studio-Medium	1,750
Storage	500
Gymnasium (7,280 each for two)	14,560
Storage	500
Elevated Walk/Jog Track	3,000
Public Restrooms (250 each for two)	500
Public Universal (80 each for 1)	80
Support (Mechanical, IT, Electrical, etc.)	3,790
Men's Locker Room	1,000
Women's Locker Room	1,200
Wet Change (4 at 100 each)	400
Dry Change (4 at 50 each)	200
Fitness (weight and cardio)	5,000
Natatorium (leisure with 3 lap lanes)	15,000
Pool Mechanical	750
Pool Manager/Lifeguard Suite	750
Sub-Total	**58,376**
Gross-Up (15%)	**8,756**
Total	**67,132**

For a facility of this type, the project team would recommend a membership structure but also have a variety of options to pay to enter. There would be spaces, meeting rooms in particular that would be before the control desk. And people would not have to be members to participate in programs.

Hours of Operation:	Advantages of this facility program are:
5:30am-9:00pm Monday-Friday	Allows for a wide variety of programs that would build on existing core services and allow introduction of new core services.
7:00am-7:00pm Saturday	Allows the City to touch on all the areas highlighted as needs/ wants through the survey.
11:00am-7:00pm Sunday	

AQUATICS

The City offers two outdoor pool options:

Flora Pool

- Large zero depth entry that transitions to a lap area.
- Eight 25-yard lap lanes that transitions to a deep end.
- Deep end with one 1-meter and one 3-meter diving board.
- Two water slides with independent catch pool.
- Shallow water play pool with in-water play structure.
- The area around the pools is a large, fenced grass area that includes a playground.
- The pool house includes admissions, filtration systems, locker rooms.
- Separate building for concessions.

Sutton Pool

- Large zero depth entry that transitions to a lap area.
- Six 25-yard lap lanes that transitions to a deep end.
- Deep End with one 1-meter and one 3-meter Diving Board
- One water slide that runs out near the lap lanes.
- Shallow water play pool with in-water play structure.
- The site is very compact and does not have the green space that Flora Pool has.
- The pool house includes admissions, filtration systems, and concessions.
- Sparce and outdated shade structures.

2025 Fee Structure

DAILY ADMISSION	FEE
Children Under 3	Free
Youth (4-17)	$3.00
Adults (18 and over)	$5.00
Seniors (55 and over)	$3.00

MEMBERSHIP	RESIDENT	NON-RESIDENT
Youth (4-17)	$42	$50
Adults (18 and over)	$74	$89
Seniors (55 and over)	$53	$63

Membership will allow the membership holder to access both aquatic facilities.

Programs Offered

Group Swim Lessons | Adapted Swim Lessons | Private Swim Lessons | Water Walking | Parent/ Tot

Both Flora and Sutton Pools are available for private rentals from 5:00-7:00pm only on the weekends.

$495 – Flora Pool (up to 300 people)

$367 – Sutton Pool (up to 300 people)

Future Realities

Both pools are aging and getting closer to the end of their useful lifecycle, although the Parks staff have done a very good job of maintaining the facilities. Because of geographic location, there is a strong possibility that the pools serve a regional population that extends beyond the city.

From a statistics-only perspective and using information from the NSGA, the data would suggest that the community would support 1.2 outdoor municipal pools. As such, the City may want to consider consolidating from two to one outdoor pool.

If consolidation is considered, it will be important to make an investment at the location where the pool is removed. Often those neighborhoods that have an amenity removed feel they are forgotten.

If consolidation is considered, the remaining location should be completely redeveloped and have more of a regional, waterpark-like set of amenities and appeal. This facility should be in a park setting with green space inside the fence/boundaries of the pool facility.

If consolidation is not considered and the City chooses to continue to maintain the two locations, consideration should be given to enhancing the amenities that are there. A focus should be placed on amenities that keep individuals and families there for an extended portion of the day, which should translate to increased concession sales.

Programming

- The City should continue with the programming that they offer.
- They may consider expanding dedicated morning water walking times.
- They may consider offering some in-water group exercise classes.
- They may want to consider offering some aquatic specific special events (i.e., dive-in movies, theme days, etc.)

Hours of Operation

Currently it appears that both facilities close in the early evening, approximately 5:00pm. For households with adults that work, that may be before they arrive home for the evening. The current hours could be negatively impacting daily admissions and/or passes. The project team would recommend adjusting the hours a few days a week to be open longer into the evening. Another option would be to close the pools at 4:00pm on a Friday and open back up from 6:00-9:00pm (if the facility has lights) for family night. The biggest obstacle the City faces making the facility available later is that they need to have in water lights, which they currently do not have. The underlying point is that there should be some consideration for adjustment of hours. The City has experimented with this in offering early evening lessons to accommodate working families, which has been well received.

Indoor Aquatics

- The project team would not recommend the development of a standalone aquatic center.
- From a statistics-only perspective and using information from the NSGA, the data suggests that the community would support 0.9 competitive swimming pools, 0.9 leisure pools, and 0.9 therapy pools.
- Aquatic facilities, when paired with other amenities, can perform better than standalone aquatic facilities.

McAleece Park & Recreation Complex

Park Features

- Three lighted softball diamonds with 280’ outfield fences.
- John Petrakis field is a lighted regulation baseball field.
- Scoreboards on all fields.
- Bleacher seating for more than 1,700 spectators.
- Concession stand.
- Playground equipment.
- Picnic tables.
- Skate park.
  - Half pipe area – 20’ x 40’.
  - Ramp area – 85’ x 105’.
- BMX biking.

Facility Suggestions

- Updated lighting.
- Include shade around spectator areas.
- Expanded batting cages.
- Expanded or enhanced playground.
- Consideration of artificial turf infields and outfields, with infield being the priority.
- Consideration of temporary fencing with baseball field, to mirror outfield of softball fields (tournament purposes only).
- Consideration of portable pitching mounds for the three softball fields so that they can accommodate youth baseball as well as softball.
- Consideration of multiple base path lengths in all fields.

Program Suggestions

- Adult softball league participation continues to decrease on a national level, while in Dubuque it is showing slow growth over the past three years; however, weekend travel tournament play is still on the increase and brings with it a positive economic impact. Consider working with a tournament director to bring tournaments to the location which should be advantageous given location in the city and geographically.
- Work with the youth baseball and softball groups to ensure time is maximized on the fields.
- The City currently works with the local high school and/or college to provide premier baseball fields for games.
- The City already allows beer sales at this location, which is not uncommon.

Bunker Hill Golf Course

Bunker Hill Golf Course (BHGC) is an 18-hole golf course with a club house.

GREEN FEE TYPES	FEE
18 Holes – Weekend	$27
9 Holes – Weekend	$18
18 Holes – Weekday	$23
9 Holes – Weekday	$16
9 Holes – League	$16
Senior, Restricted Hours	$18
Junior, Restricted Hours	$12

GOLF CART RENTAL	FEE
18 Holes	$18 per player
9 Holes	$12 per player
Season Cart Pass	$650 per player
Season Cart Pass	$1,050 per couple
20 Punch – 18 Hole	$260
20 Punch – 9 Hole	$160

TYPES OF PASSES	SEASON RATE
Junior	$275
College	$350
Individual, Weekday Only	$650
Individual	$750
Couple, Weekday Only	$840
Couple	$940
Family, Weekday Only	$940
Family	$1,030

In addition to this fee structure and playability BHGC also offers:

- Leagues (Monday, Tuesday, Wednesday and Thursday Evenings, Sunday Mornings)
- Sunday Night Couples Golf
- Bunker Hill Women's Golf Association
- They also offer events at the course and clubhouse rentals.

The financial goal for BHGC was 100% cost recovery. Because of the facility consistently achieving this goal, it has become an expectation. To continue to achieve that financial goal, the following should be considered:

- Continue to evaluate green fees, golf cart rental, and passes on an annual basis. Consideration should be given to adjusting fees on a bi-annual basis, unless there are incredible changes in the market that would necessitate annual changes.
- The golf course is without a driving range. While this amenity would require some reconfiguration of the course, and it would require additional staff hours and maintenance, it would be a revenue-generating amenity from a drop-in, personal instruction, and small group instruction perspective.
- The clubhouse is inadequate for the number of rounds played annually and is reaching the end of its useful lifecycle. The City will need to make a choice between significant reinvestment in the existing structure, including expansion, and contrast that will new construction.
- At the time of evaluation of the clubhouse, the maintenance garage and cart storage facilities should be evaluated to see if they should be incorporated into a new and expanded facility.
- The other consideration that seems intuitive, but needs to be mentioned, is that the marketing and advertising of BHGC should be evaluated and tweaked on an annual basis to ensure maximum exposure.
- BHGC might be an area where the city wants to consider the use of a service like PlacerAI (cell phone data tracking) to determine where golfers are coming from prior to playing a round and where they are going to afterwards. That data could then be integrated into an overall marketing and advertising strategy.
- There needs to be a high priority placed on completing irrigation of the full course. Currently only 9-holes are irrigated.

Port of Dubuque Marina

The operation currently receives a subsidy and was completed in 2013. At the time of completion, there was a Request for Proposal (RFP) issued for management services. There were no responses to that RFP, subsequently the Parks and Recreation Department took over the management of the space and absorbed that with existing staffing levels. There is also a convenience store at the marina that Parks and Recreation operates.

Pre-Post Season Hours:

Closed Monday-Tuesday

11:00am-5:00pm Wednesday-Sunday

Slip Rental Fees (overnight dockage):

$45 per night – 30' slips for boats 32' and under

$55 per night – 40' slips for boats 32' and over

$65 per night – 50' slips for boats 42' and over

$70 per night – 70' slips for boats 70' and over

$80 per night – 100' slips for boats 100' and over

Includes water, electricity, access to private restrooms, showers, laundry facilities, and secure docking behind the gate. Ability to reserve online.

Hourly Dockage:

$10 for 3 hours (ability to reserve online)

Seasonal Boat Slip Rentals – 32' slips only

$1,960 – Full Season

Dockage is prorated as the season progresses: 20% off per month.

Other Fees:

$10 – Pump Out ($5 with fuel purchase)

$1 – Laundry Self Service (wash and dry)

There are a variety of tour boats that leave from the Port.

At one time, pre-pandemic there were lighted boat parades.

Future Direction

- The fee structure should continue to be evaluated on an annual basis to ensure that the fees being charged are competitive with similar marinas on the Mississippi River. In determining price point, the project team would recommend being at the midpoint to the upper third.
- The City may want to consider issuing another RFP for management services to determine if there is a potential operator interested. At a minimum, when fees are being evaluated and compared against other marinas, find out how many are managed "in-house" as opposed to contracted.

Miracle League of Dubuque at Veterans Memorial Park

Park Features

- An all-inclusive playground and baseball field.
  - Cushioned, rubberized surface to prevent injuries.
  - Wheelchair accessible play equipment for baseball field for users of all abilities and age groups.
  - Accessible bleacher seating.
- Restrooms.
- Changing Rooms.
- Benches.
- Swings.
- Covered Pavilions.
- Picnic Tables.
- Two Softball Fields (1, 200' outfield and 1, 290' outfield).
  - One batting cage.
  - Both fields have lights.
- Nine pickleball courts.
- One inclusive playground.
- Two Class Rooms and a Sensory Room.

Facility Suggestions

- Updated lighting for the diamonds and the pickleball courts.
- Include shade around spectator areas for the two softball fields.
- Expanded batting cages (add one).
- Remove playground behind pickleball courts.
- Consideration of portable pitching mounds for the two softball fields so that they can accommodate youth baseball as well as softball.
- Consideration of multiple base path lengths in all fields.
- Better signage and wayfinding. When the project team was on site, school was in session and the park entrance was lost in the school parking lot.

Schoolhouse – Flora Park (Dubuque Montessori School)

The building has some barn-like architectural characteristics, and using Google and other tools, appears to be approximately 50' x 30' and is a 2 two-story structure , leading the project team to believe the facility is 3,000-4,000 total square feet. It is also likely comprises a series of rooms of various sizes, and there is likely a warming kitchen in the facility. Adjacent to the building is a fenced playground that was paid for by the Montessori School and that they have exclusive use of.

The Montessori School is nearing the end of their lease, and the City could take over the facility which would allow them to have a dedicated indoor space for programs.

The project team would offer the following opinions and recommendations concerning this indoor space.

- While it is true that the City taking over the space would provide a dedicated indoor facility in a park where they could offer programs, the size of the space is woefully inadequate.
- The indoor space will require some remodeling to ensure that it meets the needs of the programs the City wants to run.
- The HVAC system will need evaluated to ensure that it meets the needs of the City.
- The sprinkler system will need to continue to be inspected and potentially updated (it is inspected on a regular schedule currently).

The types of programs that this facility would support (referring to the list from the ETC survey instrument):

- Hobby/Interest Classes
- Arts Programs
- Senior Programs
- Educational Classes/Lectures
- Nature/Environmental Education Programs (limited)

RECREATION RECOMMENDATIONS

RECOMMENDATION	TERM
Recreation	
Aquatics	
Master Plan for new recreation facility and aquatics facility	Short
Repair water slide issues	Short
Repair leaks/rusting equipment/surface cracking	Short
Provide further screening at Flora and Sutton Pools via screen wall and/or landscape buffer	Short
Repair rusted pool equipment and lighting	Short
Repair pool surfacing and deeper cracks	Short
Repair water slide hazards	Short
Develop a plan to add shade to the pool decks at Flora and Sutton Pools. Existing shade is sparse and in pool condition	Mid
Create a new recreation facility	Long
Revitalize or create a new outdoor aquatic facility	Long
Modernize restroom/shower facilities	Long
Resurface parking lot	Long
Modernize lighting throughout	Long
Add shade over playground elements	Long
Modernize concessions building and changing/shower rooms at pool	Long
Implement standard signage at all parks	Long
Golf Course	
Conduct a business plan to further develop F&B program	Short
Expand program offerings at Bunker Hill Golf Course	Short
Develop a driving range at Bunker Hill Golf Course	Long
Partner with user groups to create a classroom building and hitting bay at driving range	Long
Marina	
Create website with ordering mechanism for marina convenience store	Short
Host one annual event at the marina	Short
Marketing campaign for marina and available seasonal slip spaces	Short
Patrol restrooms/lock restroom after hours to ensure safety and positive user experience	Short
Create dedicated branding and a website for the marina with a dedicated reservations system	Short
Partner with restaurant to put on a regular summer event series	Short
Work with Public Safety to evaluate feasibility of boat ramp near marina	Mid
Further activate the marina by adding a boat ramp	Mid
Reconfigure existing parking to support boat ramp parking	Mid
Partner with Travel Dubuque to create welcome center hub at store for cruiseline visitors	Mid
Amenitize seasonal slips with options like covers and boat lifts	Mid
Enhance connection between marina store and Riverfront Path	Mid
As agreement allows, make maximum slips available for seasonal rental	Mid
Create dedicated areas for accessible fishing	Mid
Create program for marina boating in-and-out service	Long
Programming	
Explore partnerships with County and US Fish and Wildlife options for increased environmental education opportunities	Short
Expand program offerings to include more youth sports league offerings	Short
Provide additional recreation programming at Veterans Memorial Park multi-use rooms	Short
Conduct a fee study to determine competitive and accessible program fees	Short
The clubhouse is inadequate for the number of rounds played annually and is reaching the end of its useful lifecycle. The City will need to make a choice between significant reinvestment in the existing structure, including expansion, and contrast that will new construction.	Short
Expand program offerings to include more special interest classes	Mid
Provide additional recreation programming at the existing Flora Schoolhouse site	Mid
Expand adaptive recreation programs for all ages	Mid
Partner with senior services providers to further expand senior program offerings	Mid
Expand upon current senior programming partnership with Hills & Dales Lifetime Center	Mid
Start a formal special events program	Mid
Create dedicated indoor space to support increased programming	Long
Discuss with youth soccer groups the possibility of using outfields as small soccer fields for introductory programs, specifically in the fall.	Long







Chapter 4

Trails and Connectivity

Every Journey Is A Story

Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

INTRODUCTION

The City of Dubuque's Parks and Recreation Department oversees a comprehensive network of trails, enhancing recreational opportunities and natural exploration for the community. Key trails include the Dubuque Jaycees Trail, Heritage Trail, Mississippi Riverwalk, Northwest Arterial Trail, Southern Levee Trail, and those within Bergfeld Recreation Area. Additionally, the City manages the Granger Creek Nature Trail and the Trolley Line Trail in Eagle Point Park. The Department also maintains the Bee Branch Creek Greenway and various paths in parks like Valentine Park and Miller Riverview Park. The City's trails not only provide recreation and physical activity opportunities they also add to the community's active transportation system that provides safe ways for all to access unique destinations and the entire community.

In addition to its conventional land trail network, the city boasts a unique recreational amenity with the Dubuque Water Trail. This 11-mile, state-designated water trail along the picturesque Mississippi River and Catfish Creek offers a vibrant blend of natural beauty, rich history, and active river commerce. Developed in partnership with the Friends of the Mines of Spain, the Dubuque County Conservation Board, and the Iowa Department of Natural Resources, the trail caters to both novice and experienced paddlers. It features routes along the main channel's shoreline, tranquil backwaters, and Dubuque's redeveloped riverfront. Situated within the Upper Mississippi River National Wildlife and Fish Refuge, the trail provides abundant wildlife viewing opportunities. With five access points available, paddlers can easily enter and exit the river, exploring various on-land recreational activities and historic landmarks throughout the city.

WHAT WE HEARD

The project utilized a robust community and stakeholder engagement process which included an online website as well as statistically valid survey to ensure the community, user groups, and stakeholders were all heard. Below are some highlights from what we heard about trails, pathways, and connectivity.

Multi-use paths and trails were identified as the second highest priorities for investment behind aquatics.

Multi-use paths and trails were identified as the highest need for facilities and amenities at 74% and by 44,392 out of 59,667 residents.

We heard from focus groups on the need for a connected park system, utilizing the existing trail network to create loop trails and provide community connections.

TRAIL SYSTEM FEATURES, STANDARD SECTIONS AND CLASSIFICATIONS

Trail System Features

Paved Trails

The trail system includes several miles of asphalt and concrete paved trails, ideal for walking, running, and biking. These trails offer an all-weather surface that is accessible for users of all ages and abilities.






Unpaved Trails

For those seeking a more rustic hiking experience, Dubuque's trail system features unpaved trails suited for hiking and mountain biking. These trails vary from gravel surfaces to compacted dirt paths.

Key unpaved trails include segments in the Mines of Spain Recreation Area and EB Lyons Prairie and Woodland Preserve, which feature rugged terrain and breathtaking views of the local bluffs and forests.






Water Trail

The city also provides a unique experience for recreational enthusiasts with the Dubuque Water Trail. A water trail is a marked route along a waterway—such as a river, canal, or reservoir—featuring signs, maps, and access points. Designed for canoeists and kayakers, it offers a safe and enjoyable way to explore the water, providing scenic and educational experiences that highlight natural beauty, historical significance, and cultural landmarks. Water trails typically include multiple launch and landing sites, rest areas, and points of interest, making them accessible for users of all skill levels for both short and extended trips.





Scenic Overlooks and Rest Areas

Throughout the trail system, strategically placed benches, rest areas, and scenic overlooks provide opportunities for users to rest and enjoy the picturesque views.

Well-designed kiosks and wayfinding signage help navigate the trail network and provide information about local flora and fauna.

Trailheads and Parking

Numerous trailheads with access to parking, restrooms, and informational signage are spread across the system, offering convenient starting points for trail enthusiasts.

Popular trailheads include within the Dubuque park system include:

Bee Branch Greenway Trailhead



Bergfeld Recreation Area Trailhead at Pennsylvania Avenue



Trail Classifications

Off-Street Trails

The off-street trail classification includes detached multi-use pathways that deviate from the roadway network. Designed for a variety of activities including walking and biking, these trails typically feature wider paths (8-12 feet) to accommodate multiple users and minimize conflicts. The majority of the multi-use pathway trails are 10 feet wide utilizing asphalt surfacing.

On-Street Trails

These trails utilize detached and attached sidewalks within the roadway corridor. They are focused on providing accessibility for all users, including those with disabilities. These trails meet ADA guidelines with specific gradients, surfacing, and amenities that ensure ease of access and use. Other on-street bicycle networks that are not specifically trails are examined within other documents, such as the Dubuque Regional Bicycle and Pedestrian Network Plan, Dubuque's Alternative Transportation Action Plan, and Dubuque Metropolitan Area Transportation Study, among others.

Recreation Trails

Primarily utilized for hiking and mountain biking, these trails maintain a natural surface consisting of dirt, grass, or crushed stone. They often feature varying terrain and elevation changes.



Standard Trail Sections

Standard Trail Sections

Paved Multi-Use Trail Section

- **Width:** Ranges between 8-12 feet.
- **Surface:** Asphalt or concrete.
- **Shoulder:** 2- to 3-foot clear zone on each side of pathway at 2 percent cross slope with 6:1 minimum side slope transition from shoulder to existing grade.
- **Signing and Markings:** Trail traffic signage and striping as per the Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD).

Unpaved Trail Section

- **Width:** Range from 3-6 feet.
- **Surface:** Compacted dirt, grass, or crushed stone.

Path/Trail Name	Path/Trail Width	Surface	Recommended Easement Width
1 **Primary Path**	12 Feet	Concrete or Asphalt	35 Feet - 50 Feet
2 **Secondary Path**	10 Feet	Asphalt	25 Feet - 40 Feet
3 **Primary Trail**	4-6 Feet	Natural Surface	35 Feet - 50 Feet
4 **Secondary Trail**	3 Feet	Natural Surface	25 Feet - 40 Feet

1 Primary Path



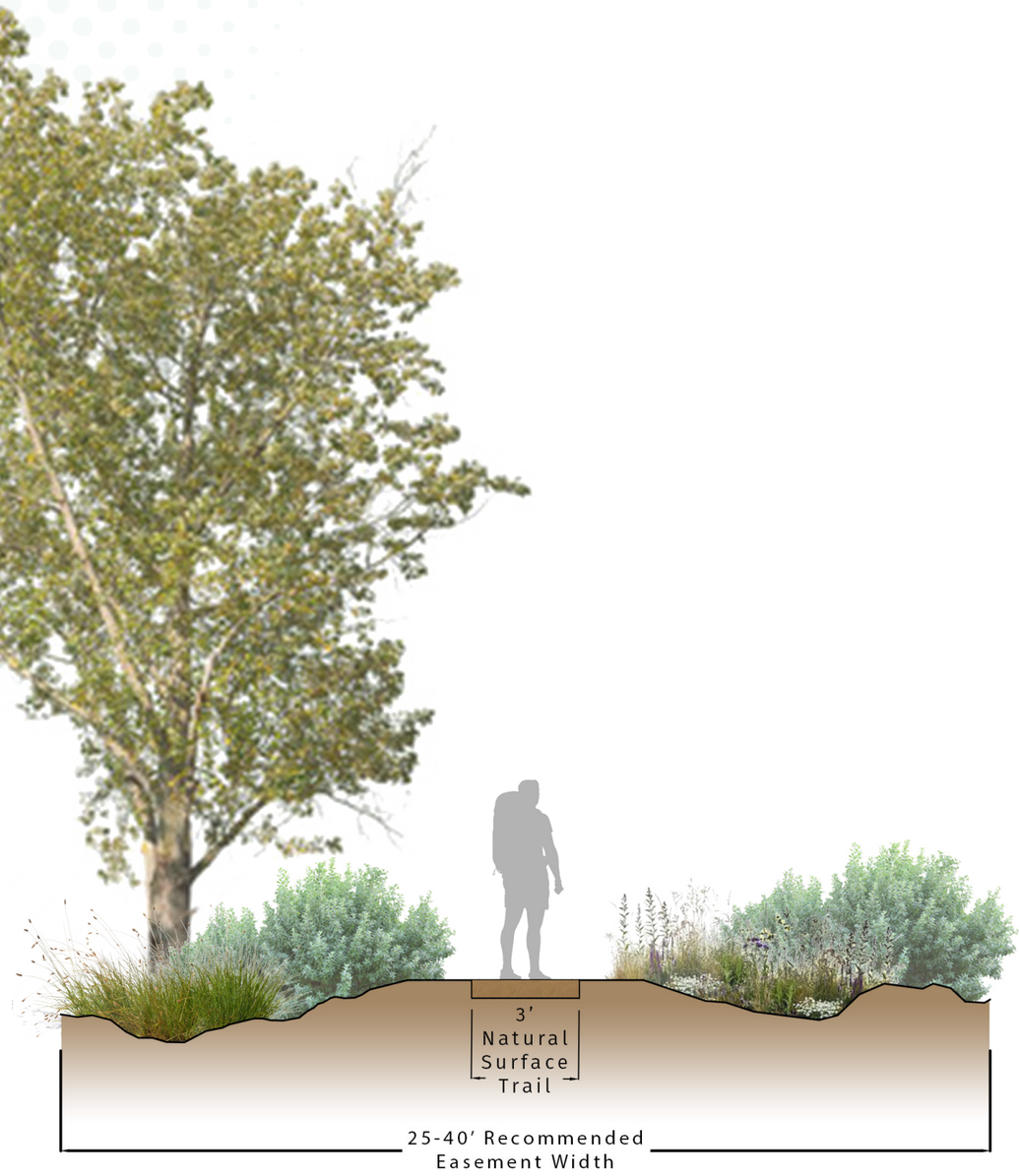
2 Secondary Path



3 Primary Trail



4 Secondary Trail



Dubuque Water Trail

Dubuque Water Trail

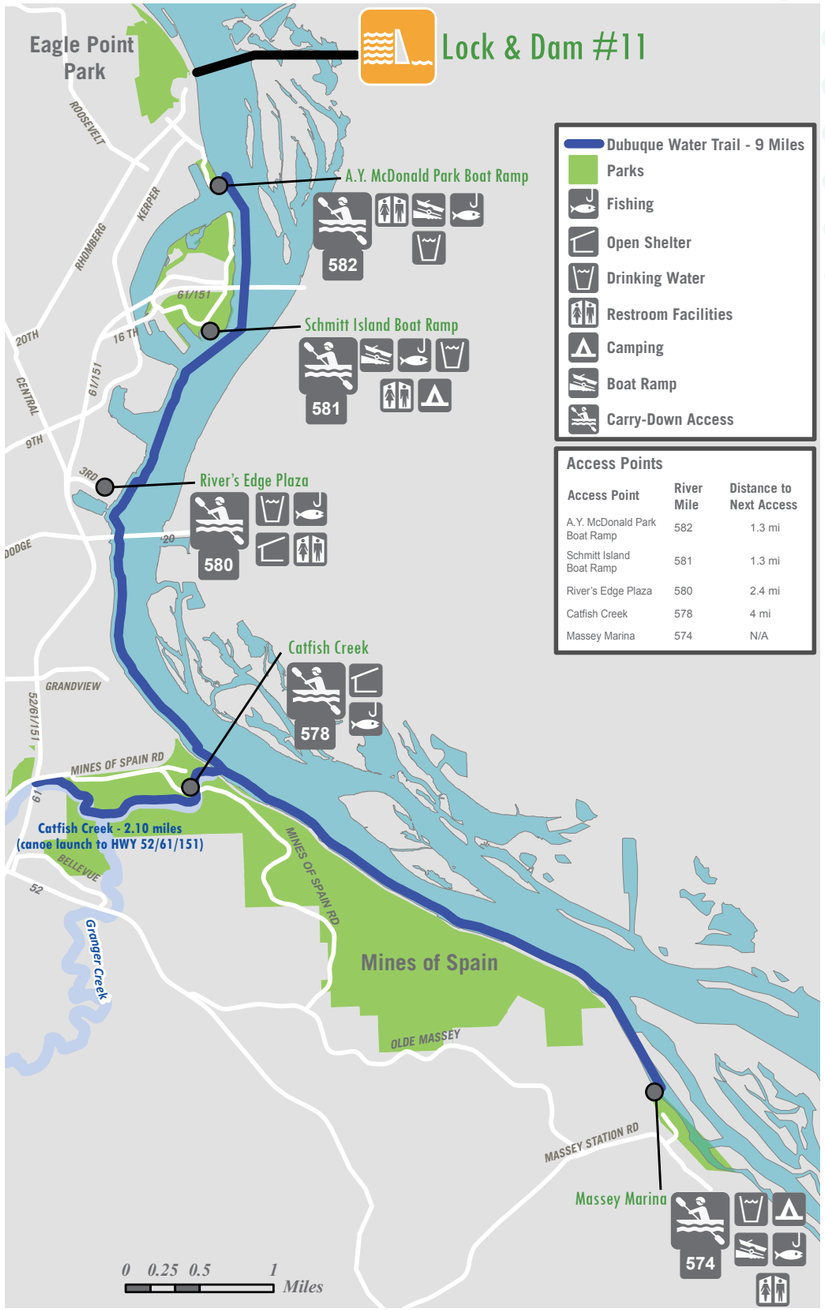
Overview

The Dubuque Water Trail is an 11-mile, state-designated water trail along the Mississippi River and Catfish Creek, developed through a partnership between the City of Dubuque, the Friends of the Mines of Spain, the Dubuque County Conservation Board, and the Iowa Department of Natural Resources. This trail offers an exceptional experience for canoeists and kayakers, blending natural beauty, rich history, and active river commerce.

The Dubuque Water Trail provides an exceptional blend of natural beauty and recreational opportunities. As you paddle along the main channel's shoreline or meander through tranquil backwaters, you'll encounter a diverse array of wildlife, lush vegetation, and breathtaking scenery.

This trail is more than just a paddling route; it's a place where history, nature, commerce, and recreation converge, providing a unique and enriching experience. You'll paddle through areas steeped in historical significance while enjoying the serene and untouched beauty of the refuge.





Access Points

Access Point	River Mile	Distance to Next Access
A.Y. McDonald Park Boat Ramp	582	1.3 mi
Schmitt Island Boat Ramp	581	1.3 mi
River's Edge Plaza	580	2.4 mi
Catfish Creek	578	4 mi
Massey Marina	574	N/A

Paddling Experience

Catering to paddlers of all skill levels, the trail begins just south of Lock and Dam #11 and travels downstream, offering varied paddling experiences:

- Main Channel Shoreline: Paddlers can hug the shoreline, observing river traffic while enjoying views of the city and limestone bluffs.
- Backwater Excursions: The trail provides access to serene backwater areas, particularly around the Mines of Spain State Recreation Area. A popular five-mile loop on Catfish Creek offers a more secluded, natural experience.
- Urban Interface: The trail passes through Dubuque's redeveloped riverfront, offering unique perspectives of the city's downtown, historic Shot Tower, and the Port of Dubuque area.

Nature and Wildlife

Located within the Upper Mississippi River National Wildlife and Fish Refuge and the Catfish Creek Watershed, the trail is a hot-spot for wildlife viewing:

- Ecosystems: Paddle through a mix of wetlands, forests, and river environments, home to diverse flora and fauna.
- Wildlife: As a designated "Watchable Wildlife Area," visitors may spot bald eagles, songbirds, white-tailed deer, and various small mammals.

Historical Significance

The trail is steeped in the region's early settlement and industrial history:

- Julien Dubuque Monument: Pass by the bluff where Julien Dubuque, the area's first European settler and a figure with strong ties to the Meskwaki tribe, is buried under a 25-foot tall limestone monument.
- Shot Tower: This historic industrial landmark, used since the 1860s to make lead shot, is visible from the water near downtown Dubuque.
- Mines of Spain: The southern trail borders the historic Mines of Spain area, an early lead mining site that significantly shaped the region's economy.

Access Points

The Dubuque Water Trail is flexible, suitable for full-day exploration or shorter trips. It features five access points:

1. **Lock and Dam #11** (Starting Point)
2. **A.Y. McDonald Park:** 8 acre park located off the north end of Kerper Boulevard at Hawthorne Street and Volunteer Drive. Amenities include boat ramp, drinking water, restrooms, playground, picnic tables, fishing piers, walking/biking path.
3. **Schmitt Island:** Chaplain Schmitt Island is located off Highway 151/61 on Dubuque's North End. Also located on the Island are Miller Riverview Park & Campground and McAleece Park & Recreation Complex. Amenities include boat ramp, drinking water, restrooms, playground, skate park, picnic tables, camping.
4. **American Trust River's Edge Plaza:** The River's Edge Plaza is located on the south end of the Mississippi Riverwalk. The Plaza also serves as a docking site for large excursion vessels. Restaurants, lodging, and entertainment venues are within a short walking distance. Amenities include ramp, drinking water, restrooms.
5. **Catfish Creek Access:** Located in the back waters of the Mississippi River, as part of the Mines of Spain. The 1,380 acres which make up the Mines of Spain State Recreation Area were designated as one of Iowa's "Watchable Wildlife Areas." Rare species, including the bobcat, red-shouldered hawk, flying squirrel, and bald eagle have all been in the area. In addition, the area is home to a large variety of songbirds, white-tailed deer, wild turkey, and numerous small mammals. With wetlands, creeks, forests, prairies, cropland, meadows, and the Mississippi River, the Mines of Spain offers a wide variety of Iowa's natural world for those who take the time to look and listen. The park is open year-round, with park hours of 4 a.m. to 10:30 p.m. Amenities include access to 12 miles of maintained hiking trails, picnicking, and interpretive opportunities.
6. **Massey Marina Park:** The concession building offers food and drinks as well as accessible restroom/shower facilities, and bait. Picnic grounds and campsites include accessible playground units. A two-lane boat ramp and daytime parking for vehicles and boat trailers are located on the north side of the park. Excellent backwater paddling opportunities are near the park. Amenities include boat ramp, restrooms, drinking water, camping, playground, picnic tables, concessions, and bait.

These access points provide convenient entry and exit spots, allowing paddlers to tailor their journey based on personal preferences and time constraints. They also offer opportunities for on-land recreational activities like hiking, picnicking, and birdwatching.

A Unique Experience

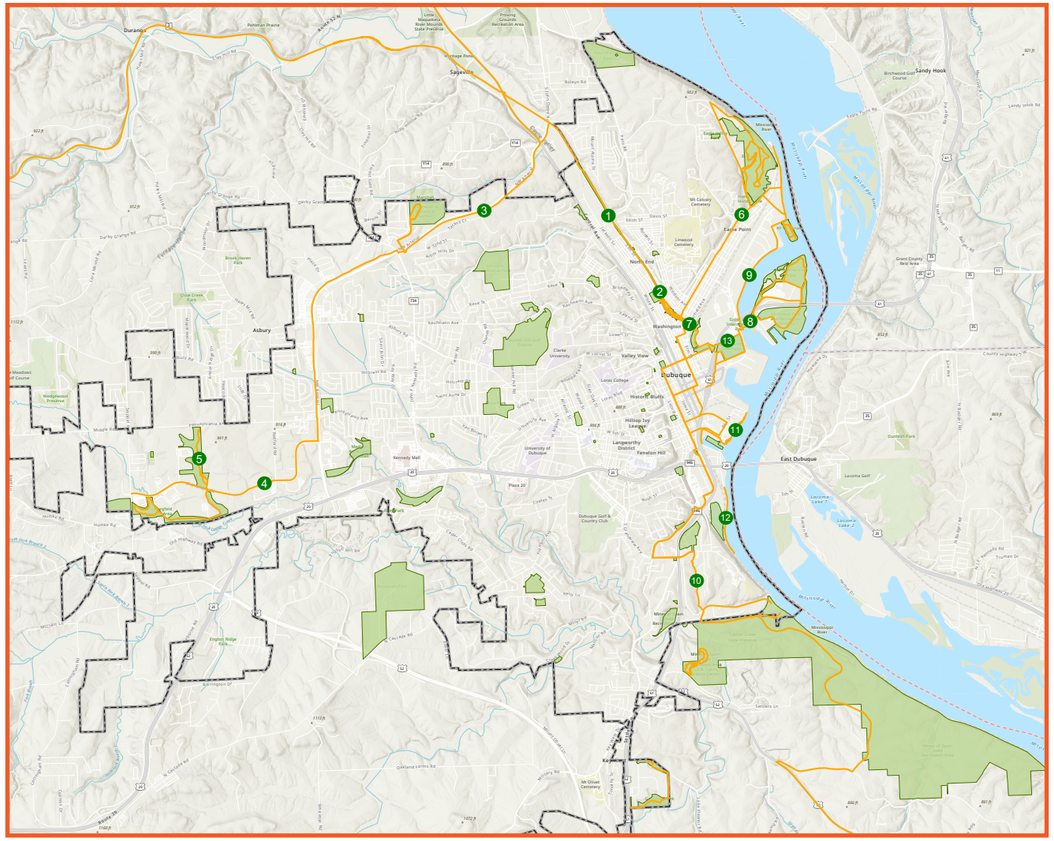
The Dubuque Water Trail offers a gateway to experiencing the Mississippi River's rich tapestry of natural and cultural wonders. Whether seeking solitude in nature, an adventurous paddle, or learning about the area's historical importance, this trail provides a memorable experience for every paddler.

Existing Path and Trail System

EXISTING PATH AND TRAIL SYSTEM

The City of Dubuque's Parks and Recreation Department is responsible for maintaining an extensive network of trails. These include:

- **Dubuque Jaycees Trail**
  A recreational trail offering a great outdoor experience.
- **Mississippi Riverwalk**
  A picturesque pathway along the Mississippi River, ideal for a leisurely stroll.
- **Heritage Trail**
  A scenic route built on a former railroad, perfect for history and nature enthusiasts.
- **Bee Branch Creek Greenway**
  A managed greenway that promotes environmental sustainability.
- **Northwest Arterial Trail**
  Located near the NW Arterial, providing convenient access for residents.
- **Southern Levee Trail**
  Follows the southern levee, offering unique views and experiences.
- **Bergfeld Recreation Area Trails**
  Beautiful trails within this dedicated recreation area.
- **Granger Creek Nature Trail**
  A serene nature trail as part of the City's park system.
- **Trolley Line Trail in Eagle Point Park**
  Enjoyable for both walking and exploring within Eagle Point Park.
- **Miller Riverview Park Trails**
  Well-maintained paths for residents and visitors to enjoy.



Key Note Legend

1. Heritage Trail
2. Northend Neighborhood Trail
3. Northwest Arterial
4. Chavenelle Trail
5. Bergfeld Recreation Trail
6. Trolley Line Trail
7. Bee Branch Trail
8. Peosta Channel Trail
9. Dubuque Jaycees Trail
10. Alliant Powerline Trail
11. Mississippi Riverwalk Trail
12. Southern Levee Trail
13. Bee Branch Trail South

Existing Recreation Trails
City Limits
City Park

0 2,500 5,000 10,000 Feet
0 500 1,000 2,000 Meters
Scale: 1" = 2,250 feet
Map Projection: NAD 1983 IA State Plane North (US Feet)

N
W E
S

The following tables provide a current inventory of the existing trail system divided into the Off-Street Trail, On-Street Trail, and Recreation Trail classifications.

Existing Off-Street Trail Network

No.	Name	Classification	Pathway Material	Pathway Width	Pathway Length (Miles)	Pathway Start		Pathway Finish	Comments
1	Northend Neighborhood Trail	Off-Street Trail	Asphalt	Varies 8'-10' wide	1	22nd Street		32nd Street	Same alignment as Heritage Trail. Starts at Comiskey Park and ends at 32nd tying in with Heritage Trail north of 32nd Street
2	Northwest Arterial (Iowa 32 Trail)	Off-Street Trail	Asphalt	10' wide	4.7	Heritage Trail (Tanzanite Drive & S. John Deere Road)		NW Arterial & Chavenelle Road	This trail provides a key north/south connector from Heritage Trail to the Chavenelle Trail which continues to the Bergfeld Recreation Area
3	Chavenelle Trail	Off-Street Trail	Asphalt	10' wide	2.4	NW Arterial & Chavenelle Road		Chavenelle Road & Seippel Road	Detached Multi-use Pathway throughout the Industrial Tech Center
4	Bergfeld Recreation Trail	Off-Street Trail	Asphalt	8' wide	1.7	Pennsylvania Avenue		Bergfeld Recreation Area	
5	Trolley Line Trail	Off-Street Trail	Asphalt	8' wide	0.5	Historic Ham House		Eagle Point Park Turnaround	Historic Trolley Route to Eagle Point
6	Bee Branch Trail	Off-Street Trail	Asphalt	Varies 10'-12' wide	2.6	22nd Street		16th Street & Sycamore Street	Greenbelt for stormwater conveyance developed into a linear park providing pathways and connections from Schmidt Island to Heritage Trail
7	Peosta Channel Trail	Off-Street Trail	Asphalt	10' wide	0.8	Jaycees Trail		16th Street & Kerper Blvd	Connects Bee Branch Trail to Schmitt Island
8	Dubuque Jaycees Trail	Off-Street Trail	Asphalt	10' wide	1.28	16th Street & Kerper Blvd		Shiras Avenue Extension	Provides connection from Bee Branch to A.Y. McDonald Park and Eagle Point
9	Alliant Powerline Trail	Off-Street Trail	Asphalt	8' wide	0.67	Grandview Avenue		Julien Dubuque Drive	Provides trail connector from Julien Dubuque to Murphy Park
10	Mississippi Riverwalk Trail	Off-Street Trail	Asphalt/ Concrete	10' wide	0.95	Ice Harbor		Star Brewery	The Dubuque section of the Mississippi River Trail runs along the city's eastern edge, offering stunning river views. This paved, multi-use trail welcomes walkers, joggers, cyclists, and nature lovers, making it popular among locals and visitors.
11	Southern Levy Trail	Off-Street Trail	Asphalt	8' wide	0.71	Terminal Street		End of Levy	Opportunity to expand and connect this existing pathway from Port of Dubuque Marina to Mines of Spain Recreation Area
12	Bee Branch Trail South	Off-Street Trail	Asphalt	10' wide	0.51	16th Street & Sycamore Street		Sister City International Park	This provides connection of Heritage Trail through Bee Branch Greenway east to Sister City International Park and to A.Y. McDonald Park.
Existing Off-Street Trail Total					**26.42 Miles**				

Existing On-Street Trails Network

No.	Name	Classification	Pathway Material	Pathway Width	Pathway Length (Miles)	Pathway Start		Pathway Finish	Comments
1	Mississippi River Trail South Route	On-Street Trail	Asphalt/ Concrete	12' wide	21	Mississippi River South Route		Julien Dubuque Route	Scenic Roadway Corridor Route
2	Julien Dubuque Route	On-Street Trail	Asphalt/ Concrete	8' wide	0.75	Mississippi River South Route		Southern Avenue Route	Roadway/Sidewalk - Part of the Heritage Trail Extension connecting Powerline Trail to Bee Branch
3	Southern Avenue Route	On-Street Trail	Asphalt/ Concrete	8' wide	0.73	Julien Dubuque Route		Railroad Route	Roadway/Sidewalk - Part of the Heritage Trail Extension connecting Powerline Trail to Bee Branch
4	Railroad Route	On-Street Trail	Asphalt/ Concrete	8' wide	0.48	Southern Avenue Route		Main Street	Roadway/Sidewalk - Part of the Heritage Trail Extension connecting Powerline Trail to Bee Branch
5	Main Street Route	On-Street Trail	Asphalt/ Concrete	8' wide	1.54	15th Street/Main Street		Salina Street/ Main Street	Roadway/Sidewalk - Part of the Heritage Trail Extension connecting Powerline Trail to Bee Branch
6	Millwork District	On-Street Trail	Asphalt/ Concrete	8' wide	0.57	Main Street/10th Street		15th Street/ Washington Street	Roadway/Sidewalk
7	Millwork District South End Trail	On-Street Trail	Concrete	8' wide	0.32	10th & Jackson Street		5th Street & White Street	Roadway/Sidewalk Connection to Port of Dubuque Route
8	Eagle Point Park Route	On-Street Trail	Asphalt/ Concrete	Varies 8'-10' wide	5	Kneist Street/ Lincoln Avenue		Eagle Point Park/ Lock & Dam	Roadway/Sidewalk
9	Port of Dubuque Route	On-Street Trail	Asphalt/ Concrete	Varies 8'-10' wide	0.97	5th Street Main - Bell		5th Street Main - Bell	Roadway/Sidewalk
10	Schmitt Island Route	On-Street Trail	Concrete	8' wide	1.49	16th Street/ Admiral Sheehy Dr.		16th Street/ Greyhound Park Road	Roadway/Sidewalk
Existing On-Street Trail Total					**32.85 Miles**				

Existing Recreational Trails Network

No.	Name	Classification	Pathway Material	Pathway Width	Pathway Length (Miles)	Pathway Start		Pathway Finish	Comments
1	A.Y. McDonald Park Trail	Recreation Trail	Asphalt	12' wide	0.5	Harbor Street		Harbor Street	Looped Trail at A.Y. McDonald Park
2	Heron Pond Trail	Recreation Trail	Asphalt	10' wide	0.9	Riverview Park Road		Riverview Park Road	Looped Trail around Heron Pond at Riverview Park
3	Bergfeld Pond Trail	Recreation Trail	Asphalt	8' wide	1	Bergfeld Recreation Area		Bergfeld Recreation Area	Looped trail around the Bergfeld Pond within the Bergfeld Recreation Area. Includes pedestrian bridge with benches and ramadas
4	Julien Dubuque Trail	Recreation Trail	Gravel	4' wide	0.7	Mines of Spain Road Parking Area West of Catfish Creek		Julien Dubuque Monument	Gravel trail to the Julien Dubuque Monument within the Mines of Spain Recreation Area
5	EB Lyons Paved Trail	Recreation Trail	Concrete	10' wide	0.38	EB Lyons Visitor Center		Mines of Spain	Concrete Trail to Overlook within the Mines of Spain Recreation Area
6	Granger Creek Nature Trail	Recreation Trail	Grass	Varies	1	Lake Eleanor Road		Digital Drive	The Granger Creek Nature Trail offers an easy and short loop ideal for walking and hiking. Known for its well-maintained grassy paths, the trail provides excellent birdwatching opportunities. Nestled within the city's technology park, this trail offers a serene natural escape in the heart of an urban area.
7	Catfish Creek Trail	Recreation Trail	Gravel/ Paved	Varies 6'-8' wide	1.6	Mines of Spain Road Parking Area south of Julien Dubuque Trail		Looped pathway	The trail offers wildlife viewing, fishing, picnic spots, and connects to the Mines of Spain Recreation Area. It's a cherished spot for nature enthusiasts and outdoor adventurers.
Existing Recreational Trail Total					**6.08 Miles**				

Heritage Trail

The Heritage Trail section within city limits spans approximately 8.6 miles and offers a delightful mix of urban and natural landscapes. Starting near the Mississippi River, this portion of the trail takes you through historic neighborhoods, lush parks, and scenic wooded areas. Along the way, you'll encounter interpretive signs that provide insights into the local history and natural surroundings. The Heritage Trail offers an immersive experience rich with amenities and natural beauty. The city section connects with the Dubuque County Conservation section of the Heritage Trail. The Dubuque County Heritage Trail stretch includes a grade-separated underpass at S. John Deere Road and a pedestrian bridge crossing of Highway 3, ensuring safe and convenient access for trail users. Additionally, the trail features six pedestrian bridge crossing points over the Little Maquoketa River, adding scenic waterway views to the corridor. Heritage Trail continue westward through Dubuque County ending in Dyersville.

For trailhead amenities, Dubuque County Conservation maintains a trailhead at John Deere Road and Gardners Lane which provides 14 parking spaces and covered kiosk.

Dubuque County Conservation has a 50-car parking area at Heritage Pond, complete with a vault toilet. Heritage Pond also offers a smaller 10-space parking area with a paddle boat launch and dock, ideal for those looking to enjoy some time on the water. Further along the trail, a kiosk information station with a vault toilet is conveniently located west of Asbury Road, providing useful information and facilities for travelers.

The trail is well-maintained and accessible, making it a popular destination for walkers, joggers, cyclists, and nature enthusiasts.

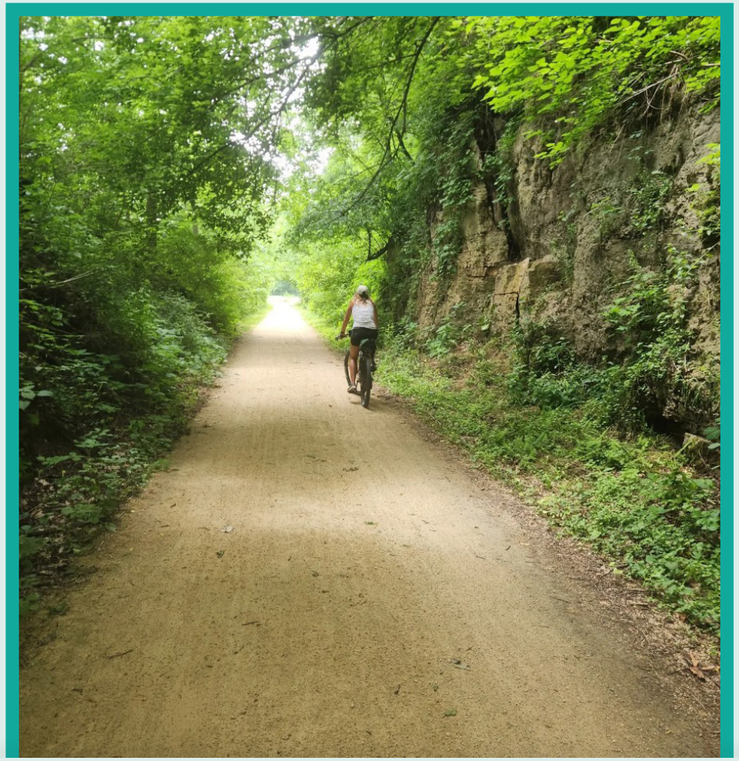




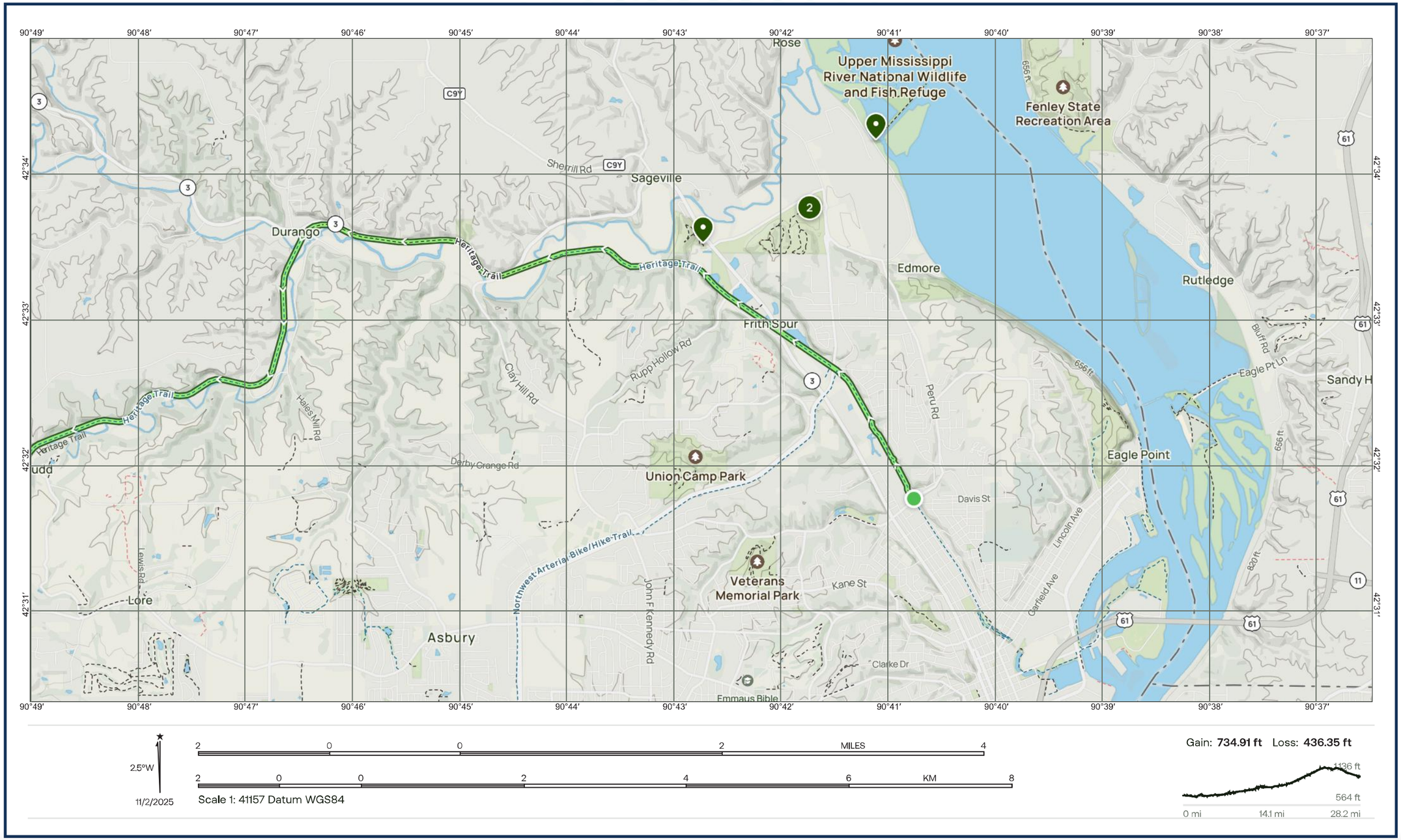








HERITAGE TRAIL



North End Neighborhood Trail

The North End Neighborhood Trail is nestled in the heart of one of the city's historically rich neighborhoods, this trail offers residents and visitors alike a scenic route to explore the charm and history of Dubuque's north end. Beginning at Comiskey Park and ending at 32nd Street, the trail's strategic placement ensures easy access from major neighborhood hubs.

Bee Branch Trail System

The Bee Branch Trail system is a vital link connecting the nearly thirty-mile Heritage Trail with the Mississippi River and Schmitt Island. This provides easy access to the river, parks, and various recreational amenities for both trail users and local residents. Pedestrian tunnels beneath the railroad tracks enhance safety, connecting the Bee Branch Creek Greenway with the Lower Bee Branch Trail.

Bee Branch Creek Greenway

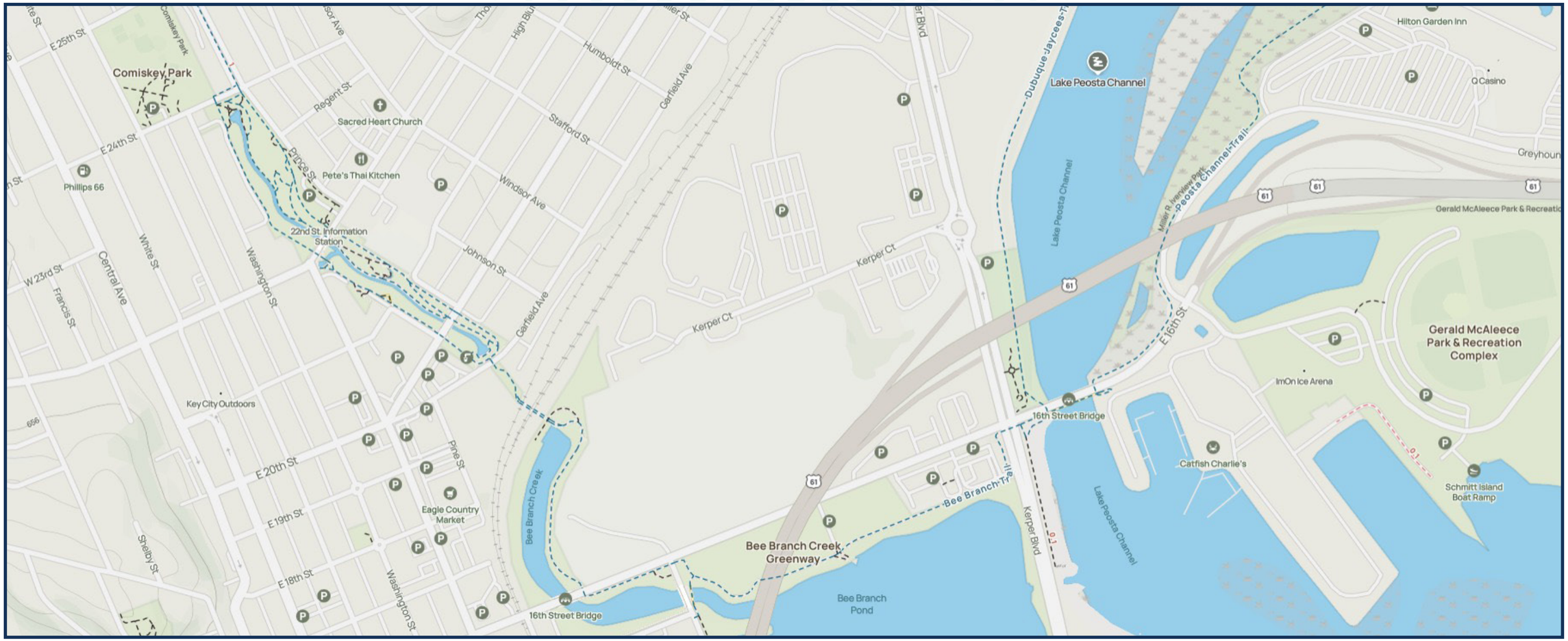
Daylighted in 2017, Bee Branch Creek has been restored to aid flood control while creating a scenic park at the end of the Heritage Trail. This linear park features an amphitheater, kids' play area, urban orchard, boardwalk, seating, and two concrete trail loops. It's open 24/7, with lighting, emergency phones, and cameras along the route. Green infrastructure, including rain gardens and permeable pavement, promotes water infiltration. This section of trail begins at Comiskey Park and extends to Garfield Ave where it goes under the railroad tracks to connect with the Lower Bee Branch Trail.

Lower Bee Branch Trail

Users can take a narrow bridge path to the Peosta Channel Trail on Schmitt Island which offers a variety of trails, green spaces, and recreational activities. This section begins near the railroad tracks and crosses 16th Street. The trail splits at Sycamore Street towards 12th Street or continues along 16th street to connect with the Dubuque Jaycees Trail. Users can also take a narrow bridge path to the Peosta Channel Trail on Chaplain Shcmitt island which offers a variety of trails, greens spaces, and recreational activities.



BEE BRANCH TRAIL SYSTEM



Northwest Arterial Trail

Spanning over 4.5 miles of smooth asphalt, the Northwest Arterial Trail offers an ideal route for both commuting and recreation in Dubuque's western suburbs. It also connects seamlessly with the well-known Heritage Trail to the north. Also known as the Iowa 32 Trail, this path traces the former state highway of the same name along its entire length. While shade is sparse along the trail, strategically placed benches provide opportunities to rest, and the trail offers scenic views of eastern Iowa's rolling hills.

The trail begins in the north, just past the intersection of NW Arterial/Iowa 32 and Central Avenue, where it connects with the nearly 30-mile-long Heritage Trail. As the trail heads south through open fields, it gradually enters more developed areas, with homes and businesses appearing alongside the road.

At John F Kennedy Road, the trail crosses to the opposite side of the road. Just north of this section, the Dubuque Arboretum & Botanical Gardens offers a beautiful spot to explore if you need a break. Farther south, the trail intersects Pennsylvania Avenue, conveniently located a short block from a local high school, making it a valuable route for students walking or biking to school. The trail connects to the Chavenelle Trail which connects with the nearby Bergfeld Recreation Trail.

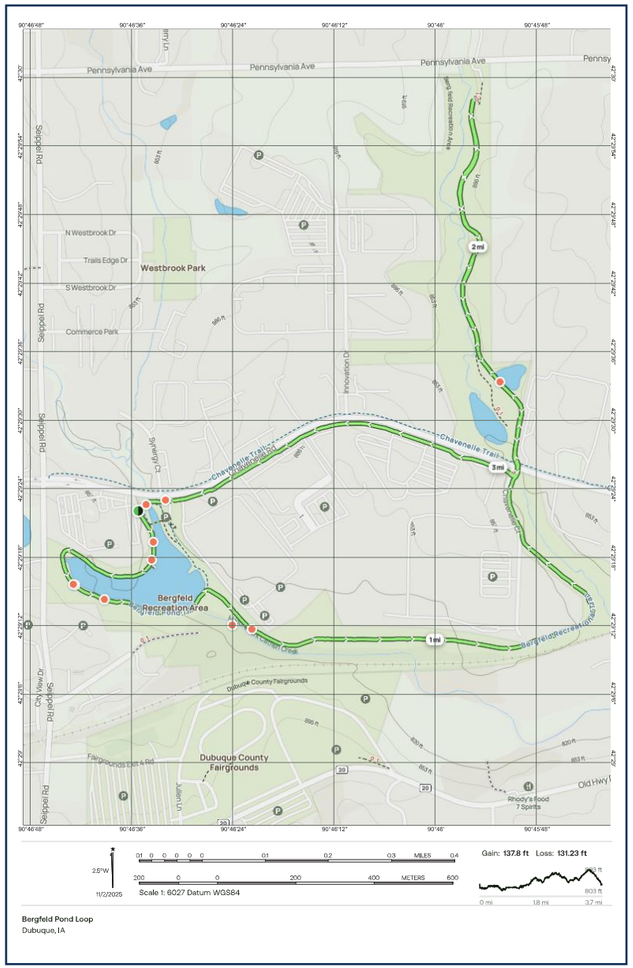
Chavenelle Trail

Chavenelle Trail serves as a vital link, providing a seamless connection from the Northwest Arterial Trail to the Bergfeld Recreation Area Trail, thereby creating an extensive network for outdoor enthusiasts. Stretching for several miles, the trail offers a scenic route through diverse landscapes, including open fields and shaded wooded areas, making it perfect for both exercise and leisurely strolls. Notably, it features a detached multi-use pathway throughout the Dubuque Industrial Center West, enhancing connectivity and accessibility within the community. Accessible to people of all ages and abilities, the trail also features amenities like benches, water fountains, and informational signage, enhancing the user experience.

Bergfeld Recreation Trail

The Bergfeld Recreation Trail is a popular outdoor attraction offering a scenic and accessible route for walkers, joggers, and cyclists. The trail runs along and connects to the Bergfeld Recreation Area which spans 30 acres, offering a variety of recreational opportunities. This charming park features playgrounds, serene fishing spots at Bergfeld Pond, and almost 2 miles of the Bergfeld Recreation Trail—a paved asphalt path perfect for both walking and short bike rides. Additionally, a shorter walking trail loops around the pond, inviting visitors to enjoy leisurely strolls, exercise, or spot local wildlife and waterfowl.

The trail begins at the parking lot and play area off Chavenelle Road, extending east and north up to Pennsylvania Avenue, where another convenient parking lot awaits. Along its route, the trail meanders past a branch of Catfish Creek, offering scenic views and a smooth, mostly flat path through open fields, creating an escape from the nearby suburban industrial surroundings. Moreover, the Bergfeld Recreation Area Trail connects seamlessly with the Northwest Arterial Trail, which links to the expansive Heritage Trail that leads into central Dubuque.















Eagle Point Trolley Line Trail

Once the path of a streetcar ferrying passengers to the stunning overlooks of Eagle Point Park, the half-mile Trolley Line Trail now offers a convenient and scenic route to this beloved park. Winding through a densely wooded area, the trail climbs towards limestone bluffs, providing breathtaking views of the Mississippi River above a historic lock and dam.

Starting at the southern end, the trail begins at the Mathias Ham Historic Site, a grand Victorian-era mansion offering guided tours that delve into the rich history of Dubuque and the steamboat era. At its northern terminus, the trail leads into Eagle Point Park, a sprawling 175-acre expanse featuring numerous outdoor recreational activities, including picnicking and tennis, as well as spectacular river views from various lookout towers and observation points.

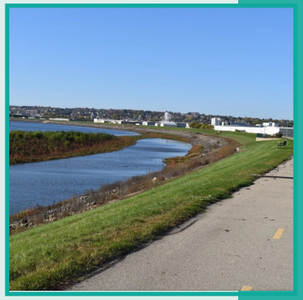
The Trolley Line Trail seamlessly connects these two family-friendly attractions, making it a popular choice for both locals and visitors seeking a blend of natural beauty and historical charm.

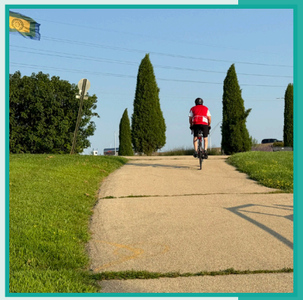
Dubuque Jaycees Trail

The trail stretches just over a mile from Sister City International Park to the 8-acre A.Y. McDonald Park, a favored spot for fishing and boat launches where the Lake Peosta Channel rejoins the Mississippi River. While the trail winds through a more industrial part of northern Dubuque, tucked behind shops, businesses, a rail yard, and harbors, it remains pleasantly secluded from the bustling surroundings by following the channel's path. At its southern end, the trail connects to the Bee Branch Trail, leading towards the northern end of Dubuque's downtown. It also links to the Peosta Channel Trail, allowing access across the channel to Schmitt Island and its various attractions and parks.

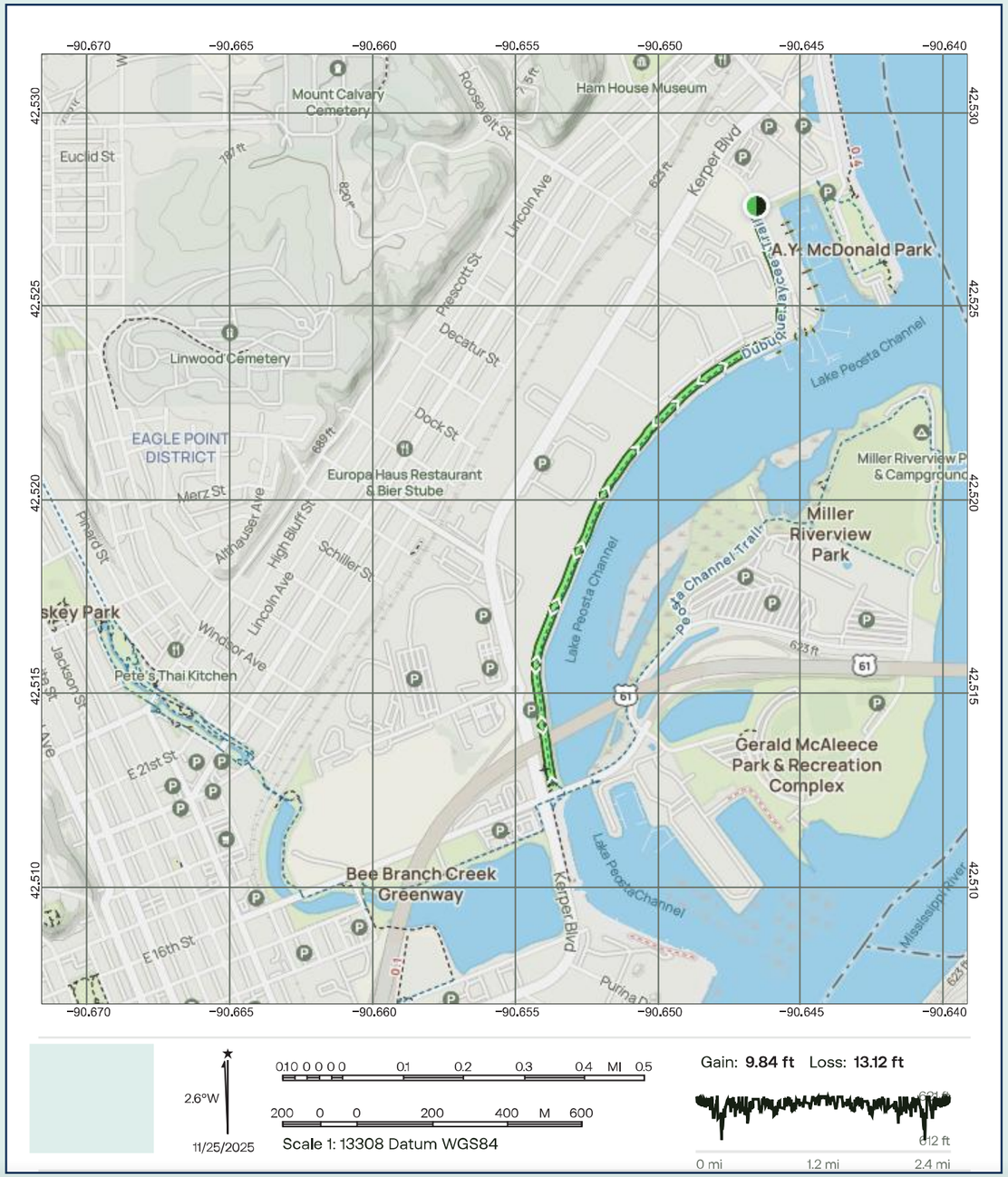








DUBUQUE JAYCEES TRAIL



Alliant Powerline Trail

The trail serves as a crucial north-south connector, running from South Grandview Avenue to the area near the Julien Dubuque Trail. The trail generally follows an electric transmission line corridor. This scenic trail is popular for recreation, offering a route for walkers, runners, and cyclists through the natural beauty of the area. It connects to the longer Mines of Spain trail system, which features wooded trails and impressive vistas of the Mississippi River from the bluffs.

Regional Connectivity

Heritage Trail

The Heritage Trail is a notable rail-trail in eastern Iowa, extending from the bustling city of Dubuque to the quaint town of Dyersville. Covering an approximate distance of 26 miles, this trail artfully combines Iowa's rich history and natural beauty, making it a prime destination for outdoor enthusiasts and nature lovers.

The Heritage Trail in Dubuque, Iowa, offers a scenic and historical glimpse into the region's natural beauty and rich history. Spanning a portion of the larger trail network, the segment within the City limits provides a convenient and enjoyable experience for residents and visitors alike.

The trail traces the historic route of the Chicago Great Western Railroad, constructed in the 1880s to connect Chicago, Minneapolis, Omaha, and Kansas City. After merging with the Chicago & Northwestern Railroad in 1968, the line was eventually deemed unsafe for railroad traffic due to the deteriorating condition of its 32 bridges and trestles, leading to its abandonment in 1981. The Dubuque County Conservation Board subsequently acquired the railbed and transformed it into a picturesque crushed-limestone trail in the mid-1980s. Over the years, several of the original bridges have been replaced following severe floods, preserving the trail's accessibility and historic charm.

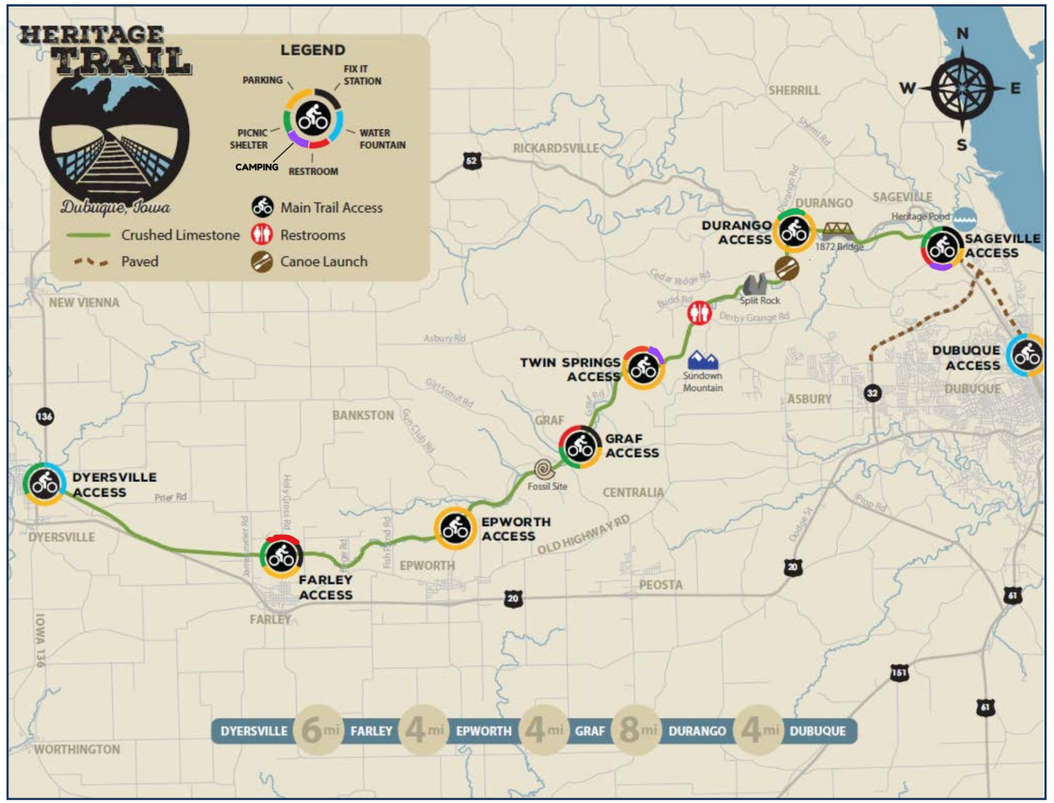
Starting from the eastern end of the trail in Dubuque, you will begin your journey a few miles north of the historic riverfront, home to an excursion riverboat and the National Mississippi River Museum & Aquarium. The trail heads north, traversing a mix of older residential and commercial areas before reaching a greenway that leads you to the Heritage Pond trailhead and interpretive site in Sageville.

At this point, the trail transitions to crushed limestone and continues about 2 miles south of the Little Maquoketa River Mounds State Preserve, on its way to Durango. Here, canoeists often launch for trips down the river to the Mississippi. The area's history of lead mining is evident in landmarks named "furnace," referring to former lead smelters.

The trail meanders for nearly 8 miles through river drainage areas until reaching the town of Graf. Fossil enthusiasts are drawn here to explore the limestone cliffs and old railroad cuts for fossil remains.

As the trail gently ascends from the river bottoms toward Epworth and Farley, both towns located less than 2 miles south of the trail provide cafés and other traveler amenities. The Centennial Ballpark north of Epworth is equipped with restrooms and drinking water.

The final 6 miles to Dyersville take you through serene farmland, where it is easy to imagine old-time baseball players emerging from the cornfields. This area is famous for being the filming location of the movie "Field of Dreams," with the iconic farm situated 3.5 miles northeast of the Dyersville trailhead, now a popular tourist attraction.









Mississippi River Trail

The Mississippi River Trail is a key component of the extensive trail system that tracks the Mississippi River from Minnesota to Louisiana. In Dubuque, the trail highlights the natural beauty and historical significance of this river city, offering residents and visitors alike an exceptional recreational experience. The Mississippi River Trail passes through notable areas such as the Port of Dubuque, home to attractions like the National Mississippi River Museum & Aquarium and the historic Star Brewery. It also connects to the Mines of Spain Recreation Area, just south of downtown. Additionally, the Mississippi River Trail intersects with the Heritage Trail, a 26-mile path that extends from Dubuque to Dyersville, enhancing regional connectivity. Dubuque's proactive approach to bicycle-friendly infrastructure ensures that the Mississippi River Trail integrates seamlessly with local routes, fostering both interstate tourism and community health. The trail supports local tourism, promotes physical wellness, and boosts community engagement by linking green spaces, historical sites, and neighboring regions.

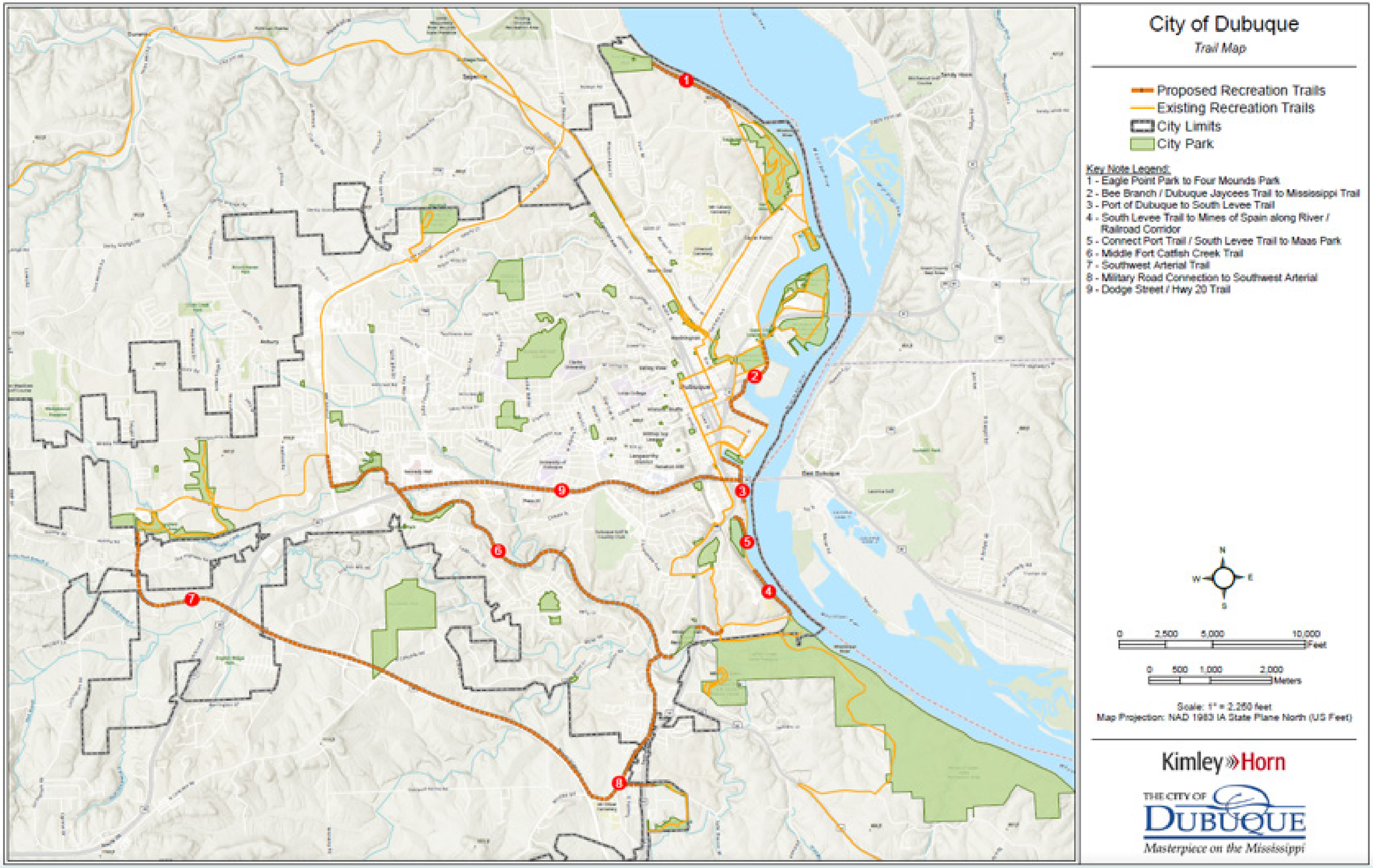
PROPOSED PATH AND TRAIL CONNECTIONS

The plan also included reviews of the Dubuque County Conservation Comprehensive Parks, Trails and Open Space Plan, the East Central Intergovernmental Association (ECIA) Regional Bicycle and Pedestrian Network plan, and the Dubuque Metropolitan Area Transportation Study for connectivity opportunities and plan alignment. Based on our community outreach, focus group meetings, stakeholder engagement and site analysis, the following proposed trail connections aim to create an extensive and interconnected network that enhances recreational opportunities and accessibility within the city.

Proposed Trail Connections

No.	Trail Connection	Length (Miles)	Description
1	Port of Dubuque to South Levee Trail	0.75	Provide Port of Dubuque trail connection/access to the existing South Levee Trail.
2	South Levee Trail to Mines of Spain along River/ Railroad Corridor	0.85	Extend the South Levee Trail south along the River/Railroad Corridor to provide connection to the Mines of Spain Recreation Area. This would create a mini 8 mile loop with connections to Port of Dubuque, Murphy Park, and Mines of Spain Recreation Area.
3	Connect Port Trail /South Levee Trail to Maus Park	1	Re-route Port Trail to provide connection to Maus Park. Look at adding a connection from Mass Park to South Levee Bank.
4	Bee Branch/ Dubuque Jaycees Trail to Mississippi Riverwalk Trail	1.3	This connection would allow users a closed route from the Mississippi Riverwalk Trail to the Bee Branch. Providing access and connection to the Heritage Trail and Schmitt Island.
5	Eagle Point Park to Four Mounds Park	1.3	This river corridor alignment provides connection to Eagle Point Park and the Four Mounds Park.
6	Military Road Connection to Southwest Arterial	2.5	Provide trail alignment along the existing Military/Key West Drive/ Rockdale Road roadway alignment.
7	Dodge Street/Hwy 20 Trail	4	Provide an east/west trail connector to create a perimeter loop trail closing the existing trail loop including Heritage Trail, Bee Branch and NW Arterial Trails. The proposed trail would utilize the Dodge Street/Hwy 20 alignment to connect Port of Dubuque to NW/Arterial.
8	Middle Fort Catfish Creek Trail	5.5	This Proposed alignment would provide an east/west connection to provide a closed circular perimeter looped trail connecting Heritage Trail, Bee Branch, Mines of Spain Recreation Area, Port of Dubuque and Bergfeld Recreation Area. The proposed alignment would utilize the existing Middle Fork Catfish Creek Alignment/ Railroad corridor to connect with the Medical Associates Greenbelt up to NW Arterial and Chavenelle Trail.
9	Southwest Arterial Trail	6	This alignment would provide a south connection from Bergfeld Recreation Area to Military Road
Proposed Trail Improvements: 23.2 Miles			

PROPOSED TRAILS



Staffing Recommendation

As the system expands, the need for additional staff becomes increasingly critical to ensure proper maintenance and upkeep. Comparative trail network systems utilize a staffing formula of one dedicated full-time equivalent (FTE) for every 5 miles of trails. With the ongoing development and extension of the trail network, it is essential that the city increases the workforce proportionately. Adding skilled personnel will help manage and preserve the quality of the trails, ensuring safety and enhancing the experience for all users. Effective staffing is paramount to maintaining the integrity and sustainability of our growing trails system. The city does not currently have dedicated trail maintenance staff. The City should develop a citywide trails plan to further evaluate dedicated staffing and maintenance needs, identify trail grant funding as well as a dedicated funding source for trail grant matching.



TRAIL AND CONNECTIVITY RECOMMENDATIONS

In addition to the identified trail connector project, the following is a list of recommendations to be considered for the development of a connected trail and park system.

Recommendation	Term
Trails and Connectivity	
Extend Heritage Trail connectivity	Short
Add exercise stations along urban trails	Short
Develop a comprehensive citywide trails master plan to further evaluate trail connections and gaps, maintenance standards, and identification of grant opportunities with a dedicated matching funding source in order to develop a connected trail network.	Short
As part of the master plan, evaluate existing trail conditions for all trails, including surface conditions, signage locations and quality, and existing amenities.	Short
Develop an asset management platform utilizing the City's robust GIS database.	Short
Add trees and landscape beautification along the NW Arterial Trail.	Short
Develop/update a trail map that can be used by residents and visitors alike and has paper and digital versions.	Short
Implement urgent maintenance solutions needed at Southern Levee Trail and Miller Riverview Trail to improve usability.	Short
Perform a signage inventory and analysis (including places like Bergfeld Trail parking lot and Granger Creek Trail that currently don't have signage, but need it) and create a plan for consistent sign types, sizes, and messaging.	Short
Construct a trail extension south from Bee Branch at the solar field (funding already exists).	Short
Include interactive features such as educational interpretive signage, fitness stations and art installations along the trail network.	Mid
Update the existing trailhead map kiosks at all locations around the community (15 signs).	Mid
Establish a trail connection between Eagle Point Park and Four Mounds	Mid
Further riverwalk connections	Mid
Link new trails to existing trails to fill in gaps within the existing trail system and develop a comprehensive trail and pathway network.	Mid
Link the multi-use trail network to key access points utilizing the existing bicycle lanes, road diets and proposed multi-model network improvements as developed in the Dubuque Regional Bicycle and Pedestrian Network Plan.	Mid
Connect residents and tourists to points of interests throughout the city.	Mid

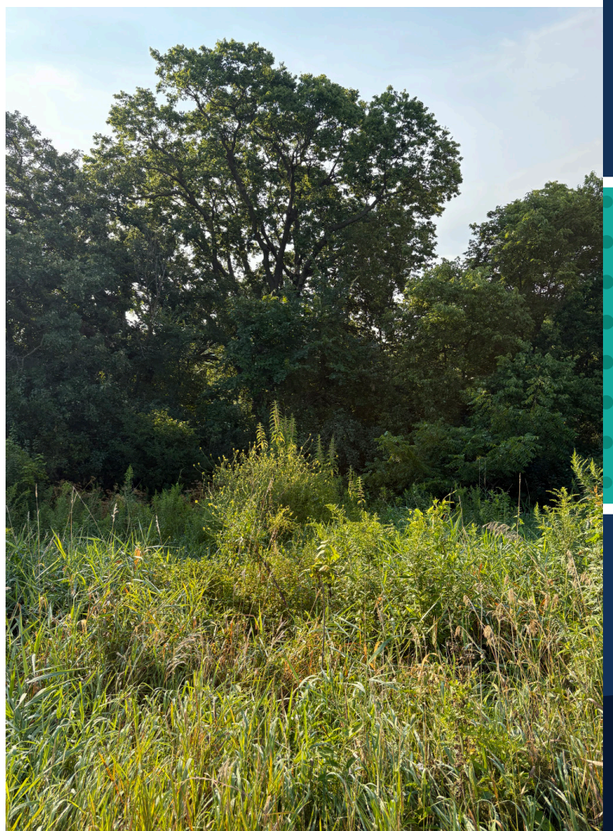
Recommendation	Term
Replace existing bike route signs with MUTCD standard bike route signs.	Mid
Conduct a citywide ADA assessment to ensure trail access points and points of connection are ADA compliant.	Mid
Conduct an alignment study update for a Catfish Creek multi-use path	Long
Build a multi-use path along Catfish Creek	Long
Develop a connected park system through multi-use trail network. A connected park system includes developing a looped pathway system that provide multi-model/walkable access to the city's park system.	Long
Develop a looped trail that closes the southeast and west gaps between the Heritage Trail, Bee Branch, Northwest Arterial and Bergfeld Trail.	Long
Continue to evaluate trail crossings with surface streets to develop safe at grade crossings as per the ECIA's Dubuque Regional Bicycle and Pedestrian Network Plan.	Long
Develop rest areas/trailheads with seating, shade and water fountains.	Long
Design for universal access (pedestrians, hikers, and biker users).	On-Going
Continue to maintain the City's robust park and trail GIS database and mapping.	On-Going











Chapter 5

Open Space and Natural Resources

Worlds to Explore

Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

INTRODUCTION, REGION, AND CLIMATE

The parks and open space network within Dubuque reflects the City's commitment to environmental stewardship. The City's parks provide recreational opportunities for residents and visitors, as well as playing a vital role in preserving local ecosystems and protecting wildlife habitat. These open spaces are an integral piece of making the City more resilient and sustainable. The features within are unique, help clean water of pollutants, and provide ecological habitats for insects, birds, and mammals. The importance of natural resources is paramount to improving Dubuque's ecological habitats, providing ecosystems free of invasives to act as insect pollinator and migratory bird habitat, and taking care for the current and future generations of Dubuque residents.

The City monitors parks, trails, natural resources, a port, a campground, and landscaped streetscapes through the hard work of the dedicated park division staff including the horticulture and forestry teams. Dubuque manages tree care including planting, removal, stump grinding, ash tree treatments, and pruning and trimming. During winter months, the team handles snow removal. The City even grows its own plants in the greenhouse, along with tackling other evolving landscape challenges. Many parks have extensive landscaping. This maintenance is essential, especially in areas where there have been significant capital investments from the community for past improvement projects. By maintaining these areas, staff are being stewards of the land and are making the city more resilient to changes in environmental patterns aligning with Dubuque 2040 goals.

Many existing landscapes have reached the ends of their life spans; some areas are large installations that would require significant amounts of money to complete. Proper management of Dubuque's natural resources will ensure the City's long-term environmental, economic, and social well-being. Focused approaches to future and ongoing tasks involving water and soil quality, erosion, biodiversity of both native plants and animals, outdoor recreational opportunities and industry, and environmental resiliency, is critical to the health of the City.

Open Space and Natural Resources addresses the preservation, enhancement, and expansion opportunities associated with open spaces, community needs and desires, and environmental management and resources assessment as well as wildlife habitat.



Environmental Context

Dubuque lies in a unique broader eco-region called the "Driftless Area" that is generally described as hilly uplands with minor glacial drift impact. This area consists of deeply dissected, loess-capped, bedrock-dominated plateaus, and is strikingly different from the rest of Iowa. With steep slopes, bluffs, sedimentary rock outcroppings, dense deciduous forests, and the Mississippi River Basin, this mixed landscape defines Dubuque's physiography. The Mississippi River is Dubuque's natural artery, and this flyway is a primary corridor for bird migration for over 300 species. Dubuque's geographical diversity of rolling hills, woodlands, wetlands, prairies, and waterways support a wide variety of plants and animal species, making Dubuque an emerald gem in the Midwest.

Climate

Dubuque sits within the United States Department of Agriculture Hardiness Zone of 5A, with an average annual extreme minimum temperature between -20 and -15 degrees Fahrenheit. Changes in regional weather patterns have created more flood events along the Mississippi River over time, resulting in greater stormwater flooding affecting local watersheds (such as along Bee Branch or Catfish Creek, and causing more frequent closures at Miller Riverview Campground).

The City of Dubuque published the 50% by 2030 Community Climate Action and Resiliency Plan with strategies to reduce greenhouse gas emissions and make the City more climate resilient. Such strategies go hand in hand with the Parks and Recreation's Departments scope with increasing the urban tree canopy, greenspaces, impervious ground covers, parks, and ecosystems that rely on the natural resources. All of these strategies align with the Parks and Recreation's Natural Resource Management Plan and reinforce the common goals of enhancing Dubuque's green infrastructure including parks, wetlands, riparian areas, wildlife corridors, natural drainage-ways, and other sustainable developments.



OPEN SPACE IN DUBUQUE

Dubuque's staff maintains different types of open space within greenbelts, roadways, and other properties.

Naturalized Areas in Dubuque's Open Spaces (Including Parks, Greenways, etc.)

Dubuque's Natural Resources and Sustainable Practices Specialist maintain the natural areas and stormwater features that are the sustainable sponges of the city (including critical spaces such as Upper and Lower Bee Branch, Eagle Point Park, etc.). This specialist manages a diverse range of plant material, including that specific to prairie areas, mesic (wet) to dry side slopes of basins, emergent wet plantings including on floating islands, and oak savannahs within forest areas. This diversity is key in being able to maintain and provide native plants and habitats for birds, insects, animals, and aquatic species. Prairies and other natural areas established may have a greater up-front cost to maintain them until they are self sufficient but this cost is much less over time from reduction in labor hours and inputs required such as mowing, fertilizer, irrigation, and other maintenance intensive items etc.

Landscaping also exists along key trail segments within Dubuque. This provides habitats or waystations between fragmented areas, improve sensory experiences, and create more aesthetically pleasing areas. Enhanced landscape along trails improves experiences for users and benefits the greater ecosystem when implemented properly.





Mowed Turf Areas in Dubuque's Open Space (Including Parks, Greenways, etc.)

Turf grass is a non-native plant that should be reserved for active recreational uses, large gathering areas, and open spaces. Mowing of the turf grass requires weekly or biweekly maintenance efforts, attributes to fertilizer/pesticide runoff, and adds to Dubuque's carbon footprint. Excessive mowing contributes to a decreased area of wildlife habitat, removal of successional native tree growth, and can cause lawn mower damage to plants/trees when mowed too closely to plant trunks. Many of Dubuque's parks contain excessive non-usable turf (such as on slopes), putting a strain on maintenance and staffing schedules.

Dubuque's Parks and Recreation Department should strive to balance recreational needs of the community and reducing mowed areas in underutilized public spaces and to increase additional natural habitats. Momentum from the "Mowing to Monarchs" program and community interest is growing and should be capitalized; it is important to engage with citizens to become advocates for the natural spaces within their parks and communities.

Ornamental Landscapes in Dubuque's Open Space (Including Parks, Greenways, etc.)

Groomed landscapes of shrubs, flowering plants, and grasses within Dubuque's open space provide scenic beauty, theming and identity throughout different parks, and greater habitat value. Special pollinator garden zones such as ones found in AY McDonald Park are beautiful, educational, sustainable, and functional. By spacing plants out appropriately, using native plant material, and aiming to decrease future maintenance efforts through thoughtful design, further strain on the finite staff could be alleviated in the future.

Urban Landscapes in Dubuque's Open Space

The Horticulture team in Dubuque also manages landscapes at key civil properties, such as City Hall, and along streetscapes and highways. These areas are named and examined in greater detail within the Urban Open Spaces portion of the Key Parks and Open Spaces Recommendations section later this chapter.

Dubuque development standards contain recommended appropriate species choice for different applications (new Street Tree List being published in 2026). These lists are intended to be ever-evolving and maintained annually by City's Urban Forester so that this list remains up to date with changes in the environment, diseases, pests, and development of more resilient varieties or cultivars resistant to diseases that should be used with best interest of the future generations of the community's urban forest(s) in mind.

Greenhouse

Dubuque's greenhouse is a unique resource and a literal breath of fresh air, especially during the colder dormant months. Built in 1929 below Eagle Point Park and approximately 250' by 50', the greenhouse provides all of the wonderful plant color and seasonal blossoming plants found throughout the city. The Parks and Recreation Department utilizes the greenhouse to beautify public spaces and provide additional greenery for the community to enjoy. The greenhouse's value is tremendous in the amount of flowering plant material provided to the community.

However, the greenhouse is well seasoned; replacing the glass panels that are at risk of breaking or falling with poly carbonate is recommended. The concrete legs of the greenhouse growing benches are deteriorating and should also be replaced or repaired. Additionally, pruning back or removing the bank of trees that casts shade over the greenhouse as well as automating the louvres to maintain optimal temperatures within the greenhouse, are recommended. The City should consider making the greenhouse have an ADA accessible path to be able to provide opportunity to educate students on field trips and to accommodate universal access to this wonderful building.



Native and Invasive Plants

Biodiversity is critical for successful habitats, human health, and ecological equity. Developing highly biodiverse natural areas throughout Dubuque, as well as planning for potential climate changes, will make the city more resilient. Part of critical biodiversity goals is utilizing native species and controlling invasive ones.

Native Plants

Dubuque contains a variety of native plant species and flora. Utilizing natives can reduce water use, improve plant lifespans, provide habitat value for local fauna, and tend to be more functional and sustainable choices than non-native plants. Keystone species within Dubuque include:

Limestone Hills:

- Big Bluestem (Andorpogon provincialis)
- Small Bluestem (Andropogon scoparius)
- Switch Gass (Panicum virgatum)
- Bur Oak (Quercus macrocarpa)
- White Oak (Quercus alba)
- Red Oak (Quercus rubra)
- Chestnut Oak (Quercus acuminata)
- Black Oak (Quercus velutina)
- Pin Oak (Quercus ellipsoidalis)

Rolling Hills:

- White Ash (Fraxinus americana)
- Black Cherry (Prunus serotina)
- Chokeberry (Prunus virginiana)
- American Plum (Prunus Americana)

Mississippi River Bottoms:

- Sycamore (Platanus occidentalis)
- Honeylocust (Gleditsia triacanthos)
- Kentucky Coffee Tree (Gymnocladus dioica)
- Sugar Maple (Acer saccharinum)
- Cottonwood (Populos deltoideas)
- Hackberry (Celtis occidentalis)
- Pawpaw (Asimina triloba)
- Willows (Salix ssp.)

Invasive Plants

Invasive species are non-native and cause harm to the local environment, often out-competing and displacing native species. Invasives cause economic damage and financial loss to agricultural production, loss of the public's natural recreation spaces reducing the quality of experience in these areas, and incurs costs for removal and eradication including ongoing maintenance to make sure the invasives do not come back.

A trait of many of the invasives is their aggressive growth habitats but they are often some of the first plants to leaf out and last plants to lose their leaves. This results in prohibiting native seeds or other plants from being able to filter stormwater or get established. This can cause perpetual ecological damage if the aggressive invasives are not managed to avoid competition with less aggressive native vegetation. Additionally, many of these invasive species produce berries that are attractants to many birds that migrate through Dubuque. As part of the removal process, reestablishment of native plant material that is suitable as a food source for the varying birds is encouraged. Many of these invasives are not host plants to native insects and can weaken ecosystems or provide undesirable habitat for pollination and insect reproduction. Removing invasive plants that have been established and preventing their spread into areas already eradicated is essential to Dubuque's natural resources.

Invasive species such as buckthorn and honeysuckle have historically been throughout Dubuque's natural resource open spaces and can significantly alter Dubuque's native landscape, damaging its natural history. Many of the invasives plant species impacting Dubuque's natural areas have escaped from ornamental landscapes via the landscape nursery industry. Much of the landscape movements historically have been influenced purely by aesthetics over ecological value.

EXISTING FORESTRY & HORTICULTURE DEPARTMENT INFORMATION AND STAFFING

The Urban Forestry team oversees all of Dubuque's trees located within Dubuque's parks but also along every right-of-way and roadway within the city. Statistically, the scope of work performed by this team is one of the most dangerous in the workforce. Many trees receiving care from this team requires tentative attention to remove hazards safely and to react to downed trees from storms and other natural events.

The Horticulture staff grows the city's own plants within the greenhouse; plans, installs, and cares for flower beds and plantings across Dubuque; prune, weed, water, and provide pest control; and are responsible for efforts that promote environmental sustainability.

Forestry/Horticulture and Staffing Principles

Create Balanced Teams

Forestry and horticulture teams that contain multiple roles such as urban foresters, arborists, horticulturists, landscape architects/designers, master gardeners, tree crew(s), GIS specialists, and administrative/outreach support have the range and depth to tackle tricky projects and plan for the future. Teams that contain a certified or degreed forester and horticulturalist, trained staff capable of plant/tree care and removal, members skilled in mapping and inventorying, staff to handle permits, and communication coordinator(s) are well-rounded.

Prioritize Training and Development

Encouraging and supporting continuous professional development through certifications, workshops, and conferences keeps teams updated with the latest practices and technologies in horticulture and urban forestry. Collaborating with other departments such as public works and city planning ensure cohesive and comprehensive management.

Safety is Key

Basic and ongoing safety training should be prioritized for all forestry and horticulture staff, especially those involved in field work. All staff should be well-versed in using protective equipment and following safety protocols.

Work with the Public

Staff to coordinate volunteers through structured programs allows citizens to actively participate in planting, care, and clean-up activities that also extend education efforts. Staff to manage volunteers, educate the public, and create opportunities for new initiatives can bring tremendous value.



General Implementation Principles

Foster Public Responsibility and Interest

Dubuque's Parks and Recreation Department shall act responsibly with the public's best interest in mind in managing the community's land and natural resources. There shall be active stewardship and concern for the inherent value of the natural resources in all of Dubuque's Parks and Recreation Department's plans, actions, and programs.

Encapsulate a Diversity of Users

Dubuque is a city with a wide range of diverse heritages, neighborhoods, cultures, nationalities, religions, languages, traditions, abilities, activities, and accessibilities. These diverse qualities need to be considered in all of the natural resource planning and implementation, wherever feasible.

Encourage Biodiversity with Existing Plants, Habitats, Insects, Animal Species/Fish Species, and Park Users

Ecological health is critical to consider in the management of Dubuque's natural resources. This web of natural resources should promote and support the biodiversity of plants, habitats, insects, birds, and animals. It, however, should balance ecology with both passive recreation, active recreation, safety, and other factors to improve the quality of the natural resources and quality of life in the community.

Spark Public Involvement and Accessibility

As stewards of Dubuque's natural resources, the Parks and Recreation Department will often have to make educated decisions that may change how certain natural resources have been managed over time as long-standing practices. Wherever applicable, the Parks and Recreation Department will seek community input and involvement with other partners and stakeholders in the review process. Dubuque's Parks and Recreation Department will strive to make information accessible and to the public and to help educate the community on how to improve the management of their natural resources.

Value Education and Stewardship

Educational talks and nature walks, signage along trails and naturalized areas, children's programming, and other educational avenues help teach the public about ecosystem establishment, habitat restoration efforts, benefits of sustainable initiatives. Education will increase understanding of why natural areas may look more "messy" while being maintained. Awareness goes hand in hand with stewardship of these delicate landscapes, so marketing these efforts can help spur greater volunteer engagement and public involvement in key initiatives.

Prioritize Sustainability

The City's 2040 Dubuque Vision Statement reads, "Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy, and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community." Sustainable actions implemented now lay the building blocks for future management of the community's natural resources.

KEY PARKS AND OPEN SPACE RECOMMENDATIONS

Many open spaces within Dubuque's open space system have potential to implement sustainable interventions and contribute even further to the local ecosystems. Key parks and urban spaces are highlighted below with suggested initiatives to implement.

Regional Spaces

Mines of Spain



Mines of Spain Recreation Area features bluffs, woodlands, and prairies tucked along the Mississippi River. The area is managed through a partnership with the Iowa Department of Natural Resources (DNR), Dubuque County Conservation, and the Friends of the Mines of Spain. These organizations manage volunteer efforts for maintenance and improvement projects, provide financial support through fundraising efforts, and host educational natural resource programs. The City is not responsible for maintenance of the State Park property, but would be responsible for capital repairs of the EB Lyons Interpretive and Nature Center.

Parks

Eagle Point Park and Ham House Historic Site



Eagle Point Park's natural resources and views are what make the park beautiful. The uniqueness of this park must be embraced and protected per the Eagle Point Park Environmental Restoration Management Plan report (2017). This plan extensively outlines the recommendations for natural resource improvements.

The City should strategically partner with the Dubuque County Conservation to assist with any future maintenance of the woodlands including with prescribed burns. Invasive woody plant removal scope includes the eradication of oriental bittersweet, buckthorn, honeysuckle, and tree of heaven that are prevalent in the woodlands of the park. Strategically clearing scenic vistas or view sight lines from key locations along the natural bluff will recreate the original intent of providing views of the Mississippi River. The ledge gardens and fishpond are ongoing challenging spaces requiring significant maintenance investment, and the historic bridge building complex constructed nearly a century ago is aging and in need of refurbishment. Funding these zones should be prioritized.

Erosion within Eagle Point Park appeared worst where curbs and gutters concentrated flows to problematic washouts. Providing a 2'-4' crushed locally sources aggregate bench along the pavement to intercept sheet flow seemed to assist in slowing down the stormwater velocity, and acting as a spreader to deconcentrate sheet flow where curb and gutter did not exist. Continuing to implement stormwater improvements where feasible to spread out and deconcentrate sheet flows of water should be considered as a functional and sustainable action item.

Ham House is a historic building with continuing refurbishment needs. Caring for the landscape around it containing site elements with delicate structures and a lack of ADA access presents other challenges. Support is needed to re-work this area and better serve the public wanting to visit a historic slice of Dubuque.

Education is essential in keeping the public informed of natural area restoration work and it should provide additional education signs with content about efforts to control erosion, use of native plant material, culturally significant history, and the intent of recreating an "oak savannah" through the use of no-mow vegetation implemented.

Maus Park



Maus Park is a hidden gem in the rough. From the pond being a holding area for lumber production to fisheries, this area has seen an influx of varying uses. The natural areas at this park include a riparian wooded area along the perimeter of the pond, a nature walking path around a portion of the pond, and the actual body of water itself with fish, turtles, and migratory birds, among others.

Increased clean up of debris/garbage, removing invasive vegetation along the shoreline, improving framed views of the pond and the Mississippi River, improving fishing access, and ensuring ADA accessibility would improve public access to natural resources. Additionally, providing trash cans, educational and regulatory signage, and enhancing the natural areas of this park would all improve the perception and ecological habitats of this park and foster greater public ownership over its value.

Creating supplemental shallow areas/ecological islands within the pond if future dredging activities were to ever occur would improve habitat value. While close to the mighty Mississippi and the existing Riverwalk Trail, its connections are fragmented with Huff Street being the only way to access this park. A looped path or future connection to the Riverwalk trail would improve access to and connect this park to already established pedestrian paths.

Harvest View Park



Harvest View Park implements a unique green stormwater solution: adding vegetation to a drainage area to increase natural beauty and habitat value in a functional space that helps filter pollutants and absorb stormwater effectively. This is a great example of modifying an underutilized turf area that is also a maintenance challenge, and turning it into a space with multiple benefits for the park's ecology.

Port of Dubuque



With Dubuque's port acting as a threshold for the City as a whole, serving as a docking area for river cruises and therefore a main hub of local tourism, special care should be taken of the area's landscape. Improving the pavilion along the floodwall, removing existing shrubs now listed as invasives, and planting a new inviting and native landscape should be prioritized.

Urban Open Spaces

City Hall

City Hall and its surrounding grounds is consistently one of the City's highest profile areas for landscape maintenance. Besides being a hub for local government, City Hall's parking lot is the location for the City's Farmer's Market, so visitation is high. Poor plant choices in the past have led to a nearly complete removal of this area's planting. Funding a redesign and implementation project to vegetate the grounds is a highly visible win for the community.

Iowa Street Boulevard

Another highly traveled space within the City, Iowa Street Boulevard would benefit from a boost in improved landscaping. The road is currently all mulch, with minimal plant material remaining. Redesigning and revegetating the natural spaces along Iowa Street Boulevard is highly encouraged.

Highway 20 and 61

Highway 20 is the primary east-west route in the City and runs up the main hill connecting the growing areas near the west end of the city with Dubuque's vibrant downtown and the Mississippi Basin. Traveling along this corridor is experienced at 45 miles per hour and perception of the landscape is relatively quick with not enough time to provide detailed attention to minor landscape elements. The landscape along this thoroughfare is highly visible and viewed by thousands of vehicles, both residents and visitors every day and is a very important landscape for the community to enjoy.

The US route 20 and US Route 61 Connector is a main corridor connector and can be perceived as gateway into Dubuque's downtown, and is a high priority space for landscape redesign. Past intensive planting and management practices have created an un-maintainable landscape in the present, and unsafe zones exist that makes maintaining current plants difficult and dangerous. Redesign and revegetation of this space should be examined.

Highway 20 itself needs a major overhaul. With approximately six acres of mulch along the corridor, maintenance efforts of mulching, performing herbicide treatments, manual removal where herbicides aren't possible, and trash removal are unsustainable and unsafe for staff. Many existing plants have died off due to poor plant choices and damage. Minimizing maintenance within hazardous areas will be critical during the landscape redesign process. Seasonal plant cut-down and removal, natives that would not require burn to maintain, and would not attract wildlife that could cause other issues (such as migrating monarch butterflies being killed by cars) are all tricky factors at play through these zones.

It is recommended to revegetate these spaces with low-maintenance, native, large masses of shrub and/or native grasses as well as additional rockscapes/boulders and trees. The intent is to decrease maintenance and match the scale of landscape perception when driving.

Kerper Boulevard

The Kerper Boulevard roundabouts appeared full of flowering, drought tolerant, and pollinator plant material. These roundabouts are a prime example of relatively low maintenance and intensive landscape areas that should be emulated elsewhere throughout the city. However, issues along the streetscape remain: many trees are reaching the ends of their life cycles, there are areas with monoculture and site visibility issues, and power line restrictions with plant material that will need to be replaced.

Grandview Boulevard

The maintained open space extends approximately for 1.5 miles along Grand View Boulevard and is maintained by Parks and Recreation staff. The landscape along this boulevard includes thousands of existing peonies, mowed turf areas, annuals, ornamental grasses, ornamental trees, and shade trees. This boulevard is unique, historic, and is a remnant of a part of Dubuque's Peony Trail history with deep community involvement. A scoring system has been implemented by the staff to monitor which peony beds are in need of supplementation and maintenance. The neighborhood focus group has expressed desire in creating a volunteer group to help with these efforts.

Local neighborhood groups, height restrictions along the boulevard, and maintenance challenges make other planting design along this stretch tricky, and may need a mix of community input and design to fully resolve for the future. The corners of Highway 20 and Freemont Street, as well as near the Junior High School, are key areas for enhancement that experience high visibility from the public and could provide educational opportunities.



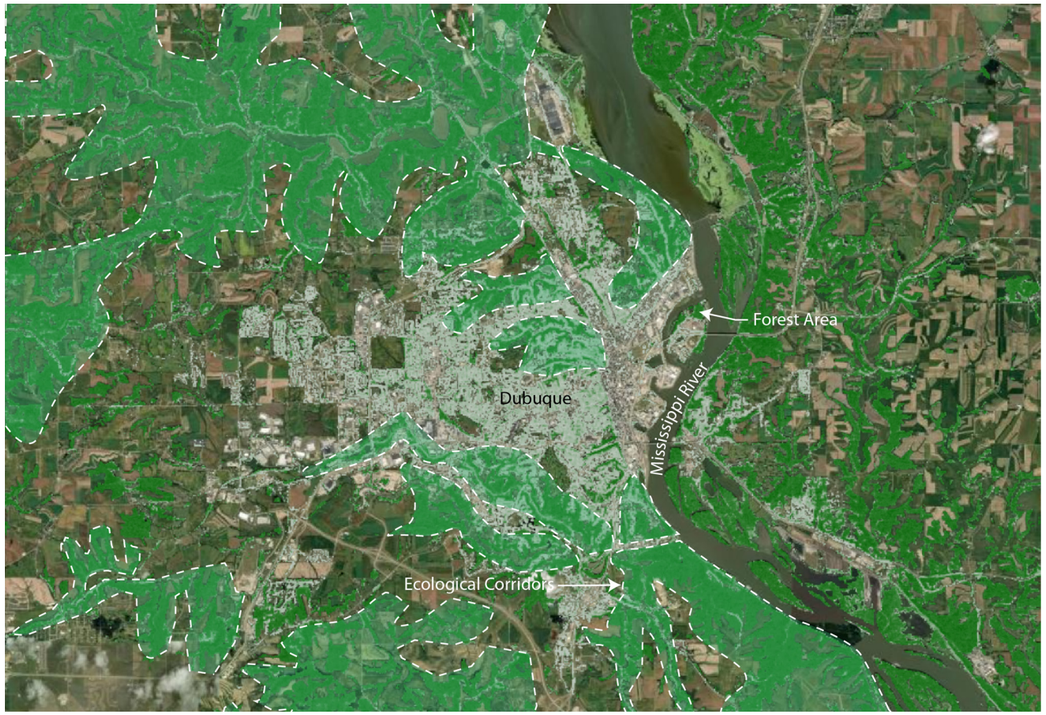
ECOLOGICAL PRINCIPLES AND MANAGEMENT

Protect and Utilize Native Species and Conservation Corridors

Plants, trees, and other vegetation that existed in Dubuque prior to European settlement are what should be considered native plants. Native plants have adapted specifically to flourish in Dubuque's growing conditions and the native host plants are the links for the terrestrial food web. Prioritizing native species for new and replacement plant material is the smartest economical, environmental, and sustainable choice.

Conservation corridors are strategic connections for fragmented portions of habitat. Tree canopy coverage data provided by the United States Forest Service can provide ecological corridor definition. Within Dubuque, these corridors appear along the Middle Catfish Creek, Bee Branch, Eagle Point Park, Dubuque Arboretum, and Kaufman Avenue, among other places. Most notably, there is a strong tree canopy and ecological corridor along the riparian areas adjacent to the Mississippi River and along the southeast corner of Dubuque with ecological connections between Chipman Island, the River Walk, Maus Park, and greater area of the Mines of Spain. Additionally, there are strong ecological connections with Dubuque County Conservation Areas.

These corridors provide opportunities for wildlife interconnections. Dubuque's Parks and Recreation Department should strive to support and protect these vital areas by utilizing these strategies, partnering with the community, and working with other agencies to create and maintain these critical habitat connections.



US Forest Service Forested Area Map with Ecological Corridors and Connections

Retain Microhabitats

Microhabitats are areas of land that are relatively small and support varying life forms. Often, these microhabitats are vital resources and means to support wildlife development and new growth that otherwise would not thrive. These microhabitats provide food sources for insects, fungi, nesting sites for birds and mammals including bats, and roosting spots for woodpeckers and other birds. Such microhabitat examples include dead and downed trees, rocky bluffs, no-mow and low-mow areas, wetlands, floating islands, and riparian environments.

Dead and Downed Trees

Dead and downed trees are integral to forest ecosystems. They serve as habitat for wildlife, promote nutrient cycling, increase soil stability, contribute to a healthy soil system, and make space in the forest canopy to allow new regenerative successional tree growth. The City of Dubuque's Urban Forestry team should strive to leave standing and fallen trunks in place wherever possible, particularly in ecologically sensitive sites such as wooded areas within Eagle Point Park.

No-Mow and Low Mow-Areas

Strategies for creating additional microhabitats can include creating additional no- and low-mow areas. No mow areas are left to natural succession but require maintenance periods to eradicate invasives and to be setup for success. Low-mow areas are areas that also require maintenance to establish but are also mowed occasionally, up to twice a year to maintain the microhabitat by eliminating invasives, trees, and other undesirable plantings. The timing of the mowing should be optimized to not let invasives mature enough to reseed or produce offspring and at times that will minimize the impact on flowering plants and beneficial insects. An example site for an opportunity for additional no-mow/naturalization could be in Flora Park in between the gabions to help with erosion and intent to slow down stormwater.

Dubuque's Parks and Recreation staff do an excellent job of maintaining the Upper and Lower Bee Branch as an example of these types of microhabitats. These areas provide many ecological benefits, increase wildlife habitat, and provide food, shelter, nectar, and pollen for beneficial insects and pollinators. Moreover, these microhabitats buffer erosion, are natural filters, improve water quality, deconcentrate stormwater runoff, reduce maintenance inputs, and are a carbon sink storing carbon deep in the plant roots.

Passive areas not actively used by the public, lowland/wet areas, unutilized areas, and other non-pedestrian areas can provide a perfect opportunity to increase this microhabitat while reducing emissions and aligning with Dubuque's 2040 sustainability initiatives.

Minimize Invasive Species

Invasive species such as buckthorn and honeysuckle, fungus that causes Dutch Elm Disease, Oak Wilt, and Root Rot, and insects like the Emerald Ash Borer, Spotted Lanternfly, and Spongy Moth have been introduced historically through the Dubuque area, and can cause significant negative impacts on landscape. To limit the risk of oak wilt transmission, generally it is recommended and best practice to prune oaks in the dormant season. See Table A below for risk level of oak wilt spore transmission from carrying beetles. Other prevalent invasive species are noted within Appendix F.

Table A - Risk Level of Oak Wilt Spore Transmission

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Time Frame	**November 1 – March 14**					March 15 – August 1				August 2 – October 31		
Risk Level	**Recommended**					**High Risk**				**Low Risk**		

If Oak Wilt is suspected, the City should collaborate with Iowa State University for testing and to follow recommendations for the United States Forest Service and Iowa Department of Natural Resources to prevent and control the spread of Oak Wilt in Dubuque's Urban Forests.

Forest pests can reduce biodiversity, degrade ecological ecosystems, and can burden staff by having to treat host trees of invasive insects. Currently, the Emerald Ash Borer is prevalent throughout Dubuque and the existing Ash trees in public spaces are maintained to try to protect the urban forest from decline. Proactive recommendations should be considered particularly for Miller Riverview Park and Campground to furnish their own locally sourced firewood for sale. To protect Dubuque's urban forests and ecological corridors, firewood movement to campgrounds or other facilities should be restricted and follow the Iowa DNR recommendations to protect Dubuque's forests.

The State of Iowa's Department of Natural Resources has developed and maintains a list of species that are considered invasive to Iowa. The Dubuque Parks and Recreation Department should strive to prevent further introduction of these invasive species and prioritize the eradication of invasives plant species in Dubuque's parks and public lands. Eradicating invasives throughout woodlands removes competition for native tree growth to occur. The city's naturalized areas already plagued with invasive species are overwhelming and the scope required to get these areas under control is more extensive where it requires a substantial amount of additional staffing, hours, equipment, and specialized training.

It is recommended that the City consider contracting with an external environmental contractor to perform annual eradication of invasives in a rotational pattern throughout Dubuque's woodlands and natural areas too intensive for current staff's capabilities. The heavy lifting of invasive removals is done by others and provides the groundwork for Parks and Recreation natural area maintenance staff to keep any invasives out from respreading in these areas.

It is recommended for the Dubuque Parks and Recreation Department and its contractors to follow Iowa Department of Natural Resources Forestry Invasive Species Guide for recommended plant removal strategies:

https://www.iowadnr.gov/programs-services/forestry-resources/forest-tree-health/invasive-plants

Additionally, the Dubuque Parks and Recreation Department should collaborate with Dubuque County Conservation to educate Park staff on invasives, work together to improve natural areas including through prescribed burns, leverage each other's skills and strengths, and to provide additional community engagement education opportunities. The Dubuque Parks and Recreation Department should also continue to collaborate further with Dubuque Trees Forever to partner with their volunteers to help with improving Dubuque's natural resources and woodlands. Lastly, if there is civic pride in a neighborhood to improve a park space, park by park stewardship volunteer groups could be considered as a strategy to receive community support in improving the condition and connections they have to the parks they love to enjoy.

Perform Quality Tree Management

All plantings and maintenance of public trees shall conform to the American National Standards (ANSI) A-300 "Standards for Tree Care Operations," (as well as ANSI Z133 "Safety Standard for Arboricultural Operations"). All tree and plant selection and landscape design should also follow Dubuque's Tree and Landscaping Policy, published in 2015. Any person, contractor, or City department performing construction near any public tree(s) shall consult with the City's Urban Forester to employ appropriate measures to protect the public's tree(s) in accordance with the Best Management Practices from the ANSI A-300 "Managing Trees During Construction," latest edition published by the International Society of Arboriculture.

Life-cycle strategy of successional tree growth should be strongly considered and supported by Dubuque's Parks and Recreation staff. Additionally, tree growth life-cycle strategies should be considered throughout forested areas with mowed turf. Within these areas, the mature trees are left to continue to grow but the natural cycle of successional new tree growth to replace the mature trees over time is not occurring due to the turf grass maintenance.

The Parks and Recreation Department should consider a strategy of planting successional saplings with opaque tree protection tubes to protect them from mowers, herbivores, and to provide supplemental watering from dew collection. In areas where new forests are desired in underused turf grass areas, the strategy of creating new "microforests" by intentional seeding native acorns in these area or by planting a high density of young tree saplings to recreate a new growth forest that could be implemented to reestablish natural areas.

Maintenance at key times of year is important, and may require additional seasonal staffing. For example, the best time for pruning trees (especially oaks) is during their dormant season—often this critical maintenance is not able to be completed. Structural pruning of trees planted over the previous decade are also important at these times.

Implement and Manage Natural Prairie

Returning manicured open spaces to prairie provides critical and valuable habitat areas to local flora and fauna, and helps restore natural functions. Prairies and other natural areas established may have a greater up-front cost to maintain them until they are self sufficient, but this cost is much less over time from reduction in labor hours and inputs required such as mowing, fertilizer, irrigation, and other maintenance intensive items. The most successful establishment of prairies, stormwater basins, naturalized areas, and wetlands requires intensive landscape stewardship and maintenance of these areas.

Having the seed/plug installer maintain these naturalized area(s) for a minimum of three growing seasons post installation is recommended. The time scale of establishing prairies and natural areas can be described as; Year 1 is “Sleep”, Year 2 is “Creep, and Year 3 is “Leap”. These stages correlate with the cold stratification, seed germination, and root establishment that occurs in Year 1; further root establishment, seed reproduction, and additional vegetative growth in Year 2; and prolific growth after the roots are well established including an abundance of flowers in Year 3. This minimum time requirement is to get a naturalized area self-established and self-sufficient to out-compete weeds and decrease maintenance requirements on the Parks and Recreation staff already spread thin maintaining the existing established naturalized areas.

Additionally, controlled burns are an effective management strategy to maintain naturalized areas to both remove invasives but to also clear the understory of fuel to reduce substantial wildfires. It is recommended for the Parks and Recreation naturalized area maintenance staff to become certified through fire school, to collaborate extensively with Dubuque County Conservation, and with any interested volunteers from the Fire Department.



FORESTRY AND HORTICULTURE STAFFING AND MANAGEMENT RECOMMENDATIONS

Prioritize Safety

It is critical for staff to maintain monthly or quarterly safety trainings on every piece of equipment used, have all staff members become cardiopulmonary resuscitation (CPR) certified, automated external defibrillator (AED) certified, go through fire extinguishing training, practice aerial rescues, and train with first aid kits specific to trauma/tree work. Additionally, the staff should consider getting involved with the Iowa Arborist Association to provide staff with opportunities to gain experience and improve their knowledge about safety including attending and trainings such as the ISU Shade Tree Short Course to continuously refine their skills with the latest safety equipment.

Utilize Technology

The team should consider surveying all of the city’s trees within the rights-of-way and park properties utilizing ESRI GIS on staff’s mobile laptops, computers, and other forms of technology with cellular data access. The collection of this information provides the data to comprehensively be able to understand the existing assets being maintained, their condition, and provide the information required to plan out work and reforestation strategies in the future. Moreover, this data can be used to monitor the urban forest’s changes over time and is a strategic tool to prioritize dead or hazardous trees within strike distances of targets. Additionally, the information collected from this effort would identify gaps in canopy coverage, ensure resiliency in the diversity of the tree species within the community’s forests, be able to understand the history of each tree being worked on, and can be used to pursue grant funding opportunities.

Since tree maintenance is currently reactive, and with a small and staff that can be stretched thin, assessments are typically performed on a needs basis. However, data collection, cataloging, and mapping City-managed natural areas to create a baseline collection of current projects (that can then be expanded as open spaces grow and projects area added) is strongly advised. Exporting this task to a contracting team or consultant may be needed. Having a data base of trees and landscape areas with information on type of planting area, plant names, size and location, and irrigation mapping is strongly advised for implementation.

Manage Staffing

Similar to maintenance staff, forestry and horticultural staff are currently overloaded and therefore often forced to operate mostly in a reactionary way, rather than agile enough to be more proactive about tree care and preventative maintenance. More qualified staff members (especially at key times of year where extra maintenance is needed), in tandem with more streamlined processes of prioritizing projects and managing tasks, will help with timely care and maintenance, hazard mitigation, outreach opportunities, and long-term planning and policy implementation. Working with the natural areas and parks department staff can allow for sharing of large-scale projects, and help share staffing when necessary. Expanding, diversifying, and training staff is critical.

Create an Action Plan

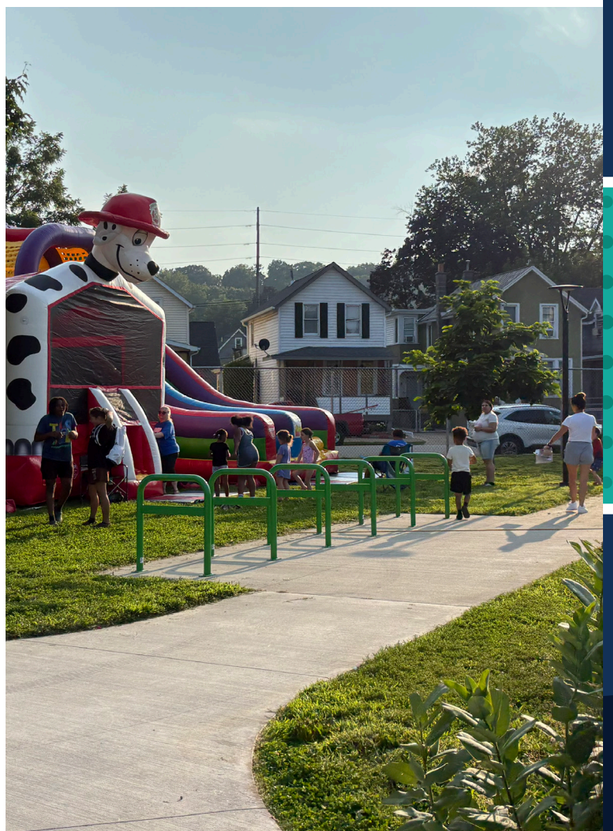
A separate Urban Forest and Horticulture Management Plan is needed. A more comprehensive look at forestry, horticulture, and maintenance practices outside the lens of Parks and Recreation is highly recommended, and would go hand-in-hand with the recommended GIS comprehensive tree and open space inventory. This document would examine current conditions of landscapes in parks and across Dubuque as well as the greenhouse, staffing, and management at a deeper level, and make recommendations and an action plan for the future.

Recommendation	Term
Open Space and Natural Resources	
Adopt and regularly update a comprehensive tree program that invests heavily in new tree plantings and existing tree maintenance and addresses invasive plant species	Short
Hold monthly or bi-monthly safety trainings on operations best practices and equipment regularly used	Short
Urban Forestry staff to take part in the Iowa Arborist Association to provide staff with opportunities for continuing education and safety trainings	Short
Adopt and regularly update a comprehensive tree program that invests heavily in new tree plantings and existing tree maintenance and addresses invasive plant species	Short
Improve Maus Park for wildlife habitat and low-impact uses	Mid
Educate and assist citizens in order to establish more Mowing to Monarchs pocket prairies within the City	Mid
Improve Maus Park for wildlife habitat and low-impact uses	Mid
Educate and assist citizens in order to establish more Mowing to Monarchs pocket prairies within the City	Mid
Have all or strategic staff members become cardiopulmonary resuscitation (CPR) certified	Mid
Partner with public safety on a plan for aerial rescues	
Survey all existing trees within city-maintained areas for a thorough inventory of assets along with a lifecycle replacement program	Mid
Create and implement a preventative maintenance schedule for all city-maintained open spaces	
Create and implement a workload tracker that allows maintenance staff, forestry staff, and staff with related skill sets to balance work and intentionally implement large scale projects.	Mid
Create and implement a regular communication plan to help staff execute workload balancing and intentionally broaden on-the-job training opportunities and skill set development.	Mid

Estimate of Maintenance Costs per Acre			
Existing Forest/Woodland Invasive Removal, Enhancement, and 3-Year Stewardship	**$12,500**	**Acre**	**More Intensive**
Existing Forest Invasive Removal and Enhancement and 3-Year Stewardship	**$7,500**	**Acre**	**Less Intensive**
Woodland with Turf Convert to Native Prairie	**$10,000**	**Acre**	
Native Prairie and Basin and 3-Year Stewardship	**$12,000**	**Acre**	
Ornamental Plant Bed Care	**$9,500**	**Acre**	
Turf Grass Mowing	**$1,000**	**Acre**	







Chapter 6

Community Needs

The Main Characters

Y(OUR) STORY
Dubuque
Parks and Recreation
Comprehensive Plan

CRAFTING THE STORY

The Y(O)ur Story Dubuque Comprehensive Parks and Recreation Master Plan included a robust community engagement strategy that resulted in thousands of community inputs. The values, goals, and recommendations put forward by this plan have truly been shaped by the community. It is clear the City of Dubuque residents value and recognize the importance of parks and recreation. Dubuque's strong parks and recreation system, ample opportunities to connect with nature, topography, and riverfront location, set it apart from neighboring cities and provide the opportunity for Dubuque to be known as a great parks and recreation city. This plan's purpose is to lay the groundwork to reinvigorate the parks system and recreation offerings, continue a legacy of great parks, open spaces, and recreation, and utilize those as a catalyst for growth and economic development.

COMMUNITY ENGAGEMENT SUMMARY

The Y(O)ur Story Dubuque Parks and Recreation Master Plan utilized a comprehensive and widespread process to engage the community, understand needs, and analyze results of community feedback. The Master Plan's robust outreach process gathered input from staff, stakeholders, user groups, and thousands of residents to obtain diverse and well-rounded feedback on Dubuque Parks and Recreation currently and what opportunities exist for the future. A second phase of community feedback included sharing a draft of the master plan with the community for feedback prior to its final review and adoption. This second phase of community feedback received over 360 responses.

Focus Groups and User Groups

In addition to touch points with the public via pop-up events, social media, public meetings, website visits, and intercept feedback, groups that provided input include, but are not limited to, the following:

Audubon Society	Dubuque Zoo Boosters
Black Men Coalition	Friends of the Mines of Spain
City Departments	Greater Dubuque Development Corporation
Dream Center	Iowa Department of Natural Resources
Dubuque Arboretum Board	Montessori School
Dubuque Area Land and Water Legacy	Multicultural Family Center
Dubuque Community School District	NAACP
Dubuque County Conservation	Neighborhood Groups
Dubuque Girls Independent League	Program Partners
Dubuque Main Street	Sierra Club
Dubuque Pony League	Tri-State Trail Vision
Dubuque Trees Forever	Youth Sports Groups

*These are not all groups, but represent a cross-section of those who were contacted and participated.

Community Outreach

Total Inputs 35,384

The community engagement process prioritized meeting residents where they are and ensuring multiple ways to participate and provide feedback for the Comprehensive Parks and Recreation Master Plan. The total number of inputs represents the number of touches with the community through website comments, business cards, survey responses, dotocracy votes, and other engagements. The estimated number of participants that provided feedback is 12,598.

Estimated Participants: 12,598

















Please reference Appendix B for social media input breakdown.

Dubuque Comprehensive Parks and Recreation Master Plan

Workshop #1 Summary

Community Workshops #1A and #1B were held on two separate dates and in two separate locations on different sides of the city. The workshops offered an overview of the project, including project goals, process, and future outreach opportunities. The workshops were in a drop-in format which allowed for greater opportunities for the community to provide input regarding amenities and facilities as well as programs, activities, and events for the comprehensive parks and recreation master plan. In addition to the dotocracy exercise where participants provided quantitative feedback, they were also able to provide qualitative feedback in the form of post-it comments. Participants shared their favorite parks and recreation stories, things they like best about Dubuque Parks and Recreation, changes they would like to see, and their big ideas for parks and recreation with an eye to the future!

Meeting Information:

Workshop #1a:
April 1, 2025 | 5:00pm-8:00pm | Multicultural Family Center

Workshop #1b:
April 3, 2025 | 5:00pm-8:00pm | Veterans Memorial Park

Total Number of Participants:

53

Dotocracy Results:

Facilities and Amenities Needs

Amenity/Inputs





Dotocracy Results:

Programming, Activities, and Events Needs

Amenity/Inputs



Free/Low-Cost Programs and Events	34
Youth Sports	31
Biking Programs and Classes	25
Learn to Swim Programs	24
Nature/Environmental Education Programs	23
Outdoor Fitness Programs	23
Teen Programs	22
Fitness and Wellness Classes	21
Senior Programs	21
Youth Day Camps	20
Adaptive Recreation Programs	19
Golf Programs and Lessons	18
Pickleball Lessons/Leagues	18
Hobby/Interest Classes	17
Skateboarding Programs and Classes	17
Preschool Programs	16
Art Programs	15
Active Adult Fitness Programs	13
Adult Sports	13
Youth Education and Special Interest Classes	13
Water Fitness Classes	12
Intergenerational Programs	9
Educational Classes and Lectures	7
Tennis Lessons and Leagues	7

Share Your Big Idea!

- More coordination of the City with the schools. Like they do in small towns
- Adaptive trails and adaptive play areas in more areas
- Neighborhood park(s) on the North end of Dubuque
- Community garden
- More libraries and community parks

- Community center
- Driving range
- Connect Eagle Point Parks to Four Mounds
- A big community garden
- A catfish bike/hike trails
- Completely renovating Flora and Murphy tennis courts
- Sign boards for prairie plan education—better perception/value of prairies to the public
- Football field
- Another skate park

- Updated outdoor ice rink
- Biking/walking overpass at NW Arterial + Asbury intersection
- Urban trail path connectivity
- Safe bike paths
- Nice and lit tennis courts
- We need state-of-the-art facilities that attract young families and keep them here
- Bike lanes on the Northwest arterial
- There should be parks reserved for humans only
- Ice rink/roller blade

- Community garden/ garden containers
- Interactive games
- A big, tall tree house/ playground
- Add more pickleball courts at Veterans Memorial Park
- Open markets in parks
- Places for more unique activities/sports
- Biodome greenhouse park

- Indoor sports facility
- A shared community garden
- Keep up the good work
- Help save tennis (outdoor) in Dubuque, please
- Sharable community garden

- Big community garden (food sovereignty, local food, learn from experienced gardeners, sustainable, seed saving integration)
- Fishing access for all
- Develop Maus Park for accessible fishing
- Prairie expansion in parks and along trails with informational signage
- Add a recreation center! We like the one at Peosta

"Share Your Story With Us!" Comments

What is your best memory in a Dubuque park or recreation program?

- Jochum family fish frys
- Easter sunrise service at eagle point park
- Field days in the park
- Football games
- My sister's baptism at bee branch
- Teaching my kids to play tennis at flora park
- Swimming at flora pool

- A smooth rollerblading circuit
- Time at the football field
- Relying on children's programs so i could take time to learn new interests
- Go-kart track
- Time at the splash pad

- Eagle point park is a treasure
- Jack black at the Dubuque Orchestra
- Ice rink
- Rollerblading
- Playing softball at the parks
- I loved the park programs that always happened in the summer
- Jujitsu classes with dubuque jujitsu



What do you like best about Dubuque Parks and Recreation?

- The community
- Children's programs
- Eagle Point park
- Ice skating
- Adult leagues
- All of the parks







What changes would you like to see made in Dubuque Parks and Recreation?

- More fishing opportunities
- More trees planted along downtown streets
- Scheduled food sources during events
- Better restrooms throughout the city
- A smooth rollerblade circuit
- Resurface tennis courts at flora park and eagle point park

- Mark tennis courts for pickleball also
- Weekly or bi-weekly inspections of park equipment along with repair/signs with email address for who to contact for repairs
- Updated boat ramps and more parking spaces for trailers and vehicles



- No dogs in parks
- Fix tennis courts lights
- More benches in parks
- We need better locations for our baseball and softball little league
- Pave southwest arterial trail and add connector to key west at Military rd.
- More bike/walking trails and walking-friendly streets and sidewalks
- Extend south port trail from Maus Park to Riprow Valley at Mines of Spain along river
- Expand the Bee Branch and north end with more walking paths



INDEPENDENCE DAY EVENTS

July 4th | Mathias Ham Historic Site

The Independence Day Celebration took place at Mathias Ham Historic Site. On the Forth of July, the 61st Annual Audrey Hammer Fourth of July Ice Cream Social included picnic opportunities, games, and historical demonstrations.

240 INPUTS

40 PARTICIPANTS



Facilities, Amenities, and Needs	Votes
Aquatics and Pool Facilities	23
Free/Low-Cost Programs And Events	19
Splash Pads And Water Play	18
Multi-Use Paths and Trails	11
Natural Areas and Wildlife Habitat	11
Learn To Swim Programs	11
Art Programs	11
Golf Programs and Lessons	9
Civilians and Picnic Shelters	8
Multi-Use Fields	7
Fishing Areas	7
Off-Leash Dog Park	7
Dedicated Amenities For Those With Disabilities	7
Hobby/Interest Classes	6
Nature/Environmental Education Programs	6
Outdoor Fitness Programs	6
Campsites	6
Playground Equipment	6
Recreation And Community	6
Pickleball Court	5
Intergenerational Programs	5
Senior Programs	5
Baseball and Softball Diamonds	5
Biking Programs and Classes	5
Preschool Programs	4
Adaptive Recreation Programs	4
Educational Classes and Lectures	4
Walking/Running Track (Indoors)	4

Facilities, Amenities, and Needs Continued	Votes
Fitness and Exercise Equipment (Outdoors)	3
Fitness and Wellness Classes	3
Pickleball Lessons/Leagues	3
E-Sports Room	2
Meeting Rooms/Rental Spaces And Places	2
Adult Sports	2
Fitness and Exercise Equipment (Indoors)	1
Basketball Courts (Indoor)	1
Basketball Courts (Outdoor)	1
Tennis Courts	1
Walking/Running Track (Outdoors)	1
Disc Golf Course	0
Sand Volleyball Courts	0





FARMERS MARKET

Saturday, May 10, 2025 | 7 am - 12 pm | Downtown Dubuque - Iowa Street

The Dubuque Farmers' Market is an event the City contracts with Dubuque Main Street. As Iowa's oldest open air market, the Farmers' Market is a popular event every Saturday morning (seasonally) in the heard of downtown Dubuque. The project team attended the event to gather input from the community. Activities included a dotocracy exercise, inviting participants to place dots on the six park amenities/ facilities and the six programs/activities they were most interested in seeing Dubuque Parks and Recreation provide in the future. Participants were also given bookmarks with a QR code to the project's interactive website where they could learn more about the project, take the survey, and share their big idea for parks and recreation.

701 INPUTS

85 PARTICIPANTS



Facilities, Amenities, and Needs	Votes
Splash Pads and Water Play	32
Dedicated Amenities for Those With Disabilities	30
Playground Equipment	29
Pavilions and Picnic Shelters	28
Recreation Center/Community Center	22
Sand Volleyball Courts	20
Walking/Running Track (Indoor)	17
Tennis Courts	12
Walking/Running Track (Outdoor)	5



Programs, Activities, Events, and Needs	Votes
Free/Low-Cost Programs and Events	54
Nature/Environmental Educational Programs	33
Learn-to-Swim Programs	32
Youth Day Camps	31
Preschool Programs	27
Adaptive Recreation Programs	26
Hobby/Interest Classes	23
Pickleball Lessons/League	23
Art Programs	23
Outdoor Fitness Programs	22
Adult Sports	22
Teen Programs	22
Tennis Lessons and Leagues	20
Biking Programs and Classes	19
Youth Sports	19
Youth Education/Special Interest Classes	19
Senior Programs	17
Golf Programs and Lessons	13
Active Adult Fitness Programs	12
Intergenerational Programs	11
Fitness and Wellness Classes	11
Water Fitness Classes	11
Skateboarding Programs and Classes	10
Educational Classes and Lectures	6

JUNETEENTH PICNIC IN THE PARK EVENT

Saturday, June 14, 2025 | 11 am - 4 pm | Jackson Park

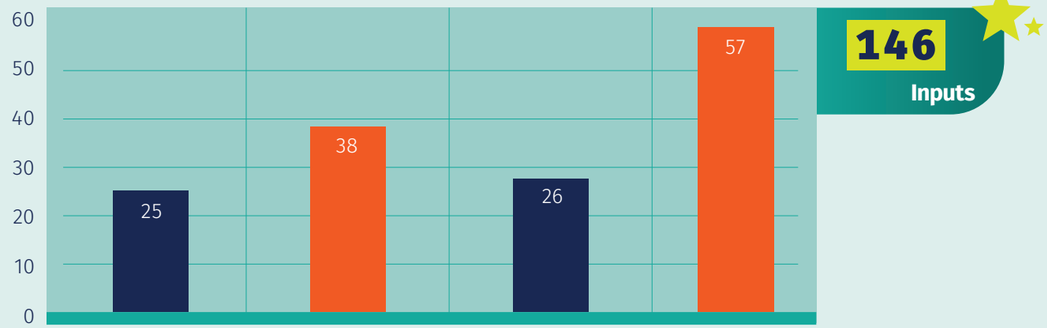
The project team attended the Juneteenth Celebration at Jackson Park. The Picnic in the Park was one of three Juneteenth celebrations in Dubuque and included a talent show, raffles, a bounce house, games, food, and prizes. The team invited attendees to participate in dotocracy exercises, providing feedback on the amenities/facilities and programs/activities they were most interested in. The team also raised project awareness and passed out bookmarks to direct participants to the website to provide additional feedback utilizing the interactive outreach tools available.

1,006 INPUTS

97 PARTICIPANTS

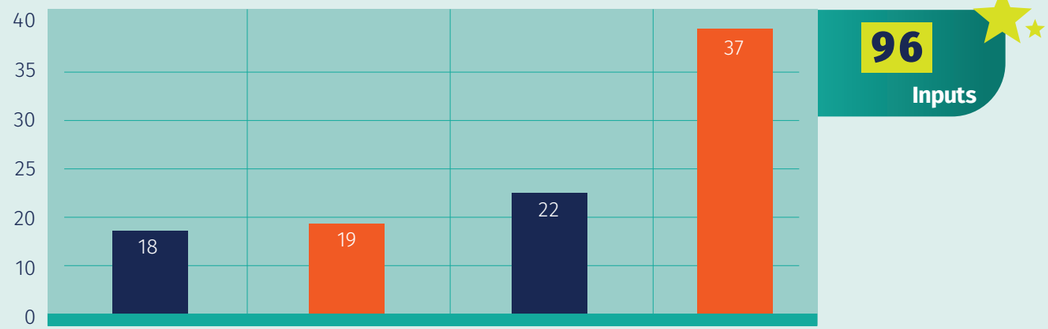


Playground Support Amenities



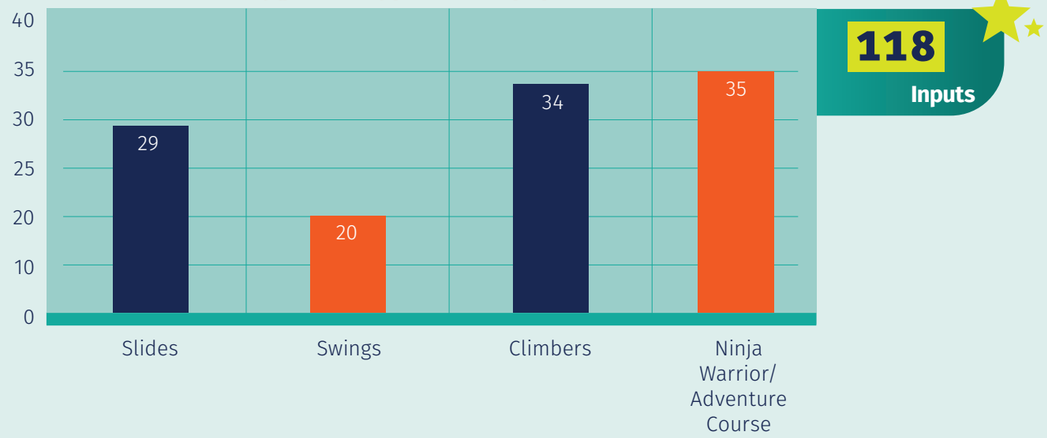
146 Inputs

Playground Surfacing



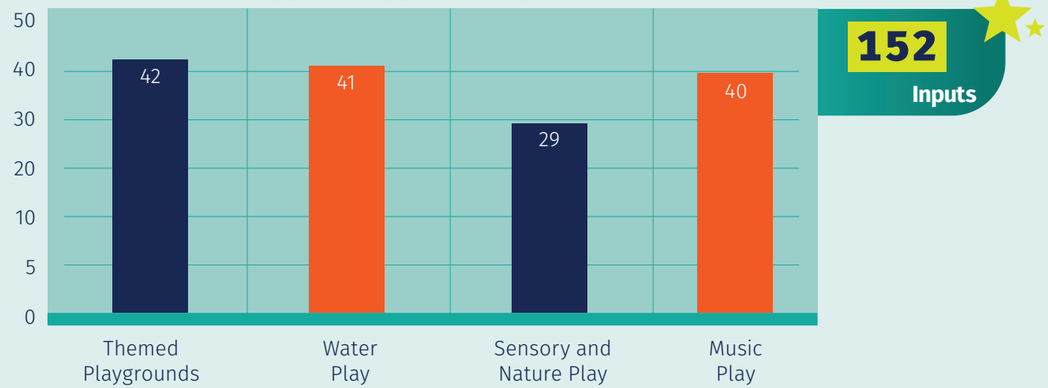
96 Inputs

Playground Types and Equipment



118 Inputs

Playground Types and Equipment



152 Inputs

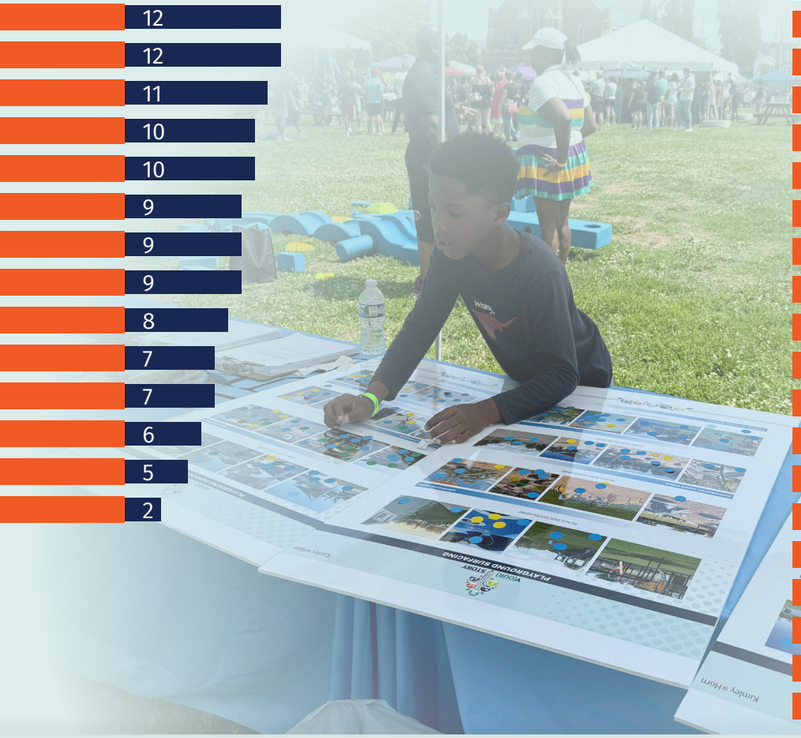
JUNETEENTH PICNIC IN THE PARK EVENT CONTINUED

Saturday, June 14, 2025 | 11 am - 4 pm | Jackson Park



Programs, Activities, Events, and Needs

Free/Low-Cost Programs and Events	35
Nature/Environmental Education Programs	27
Youth Sports	21
Youth Educational/Special Interest Classes	19
Teen Programs	17
Learn-to-Swim Programs	17
Youth Day Camps	15
Adaptive Recreation Programs	14
Art Programs	14
Pickleball Lessons/Leagues	13
Intergenerational Programs	12
Biking Programs and Classes	12
Hobby/Interest Classes	11
Senior Programs	10
Fitness and Wellness Classes	10
Active Adult Fitness Programs	9
Outdoor Fitness Programs	9
Preschool Programs	9
Adult Sports	8
Water Fitness Classes	7
Educational Classes and Lectures	7
Skateboarding Programs and Classes	6
Golf Programs and Lessons	5
Tennis Lessons and Leagues	2



Facilities, Amenities, and Needs

Aquatics and Pool Facilities	36
Splash Pad and Water Play	27
Natural Areas and Wildlife Habitat	25
Multi-Use Fields	22
Multi-Use Paths and Trails	22
Off-leash Dog Parks	19
Campsites	19
Recreation and Community Center	18
Fitness and Exercise Equipment (Outdoors)	18
Dedicated Amenities for Those with Disabilities	16
Pavilions and Picnic Shelters	12
Basketball Courts (Indoors)	11
Sand Volleyball Courts	10
Walking/Running Track (Indoors)	10
Playground Equipment	9
Pickleball Courts	9
Disc Golf Courses	9
Walking/Running Track (Outdoors)	8
Fishing Areas	8
Baseball and Softball Diamonds	8
E-Sports Room	8
Fitness and Exercise Equipment (Indoors)	7
Basketball Courts (Outdoors)	4
Tennis Courts	2
Meeting Rooms/Rental Spaces and Places	0

KIDS TO PARKS DAY "KITE TALES" EVENT

Saturday | May 17, 2025 | 11 am - 1 pm | Usha Park

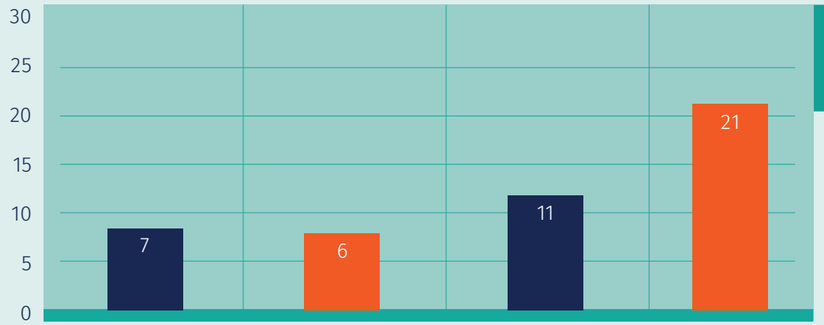
Kids to Parks Day is a national initiative encouraging families to explore the outdoors and connect with public lands. Dubuque's Kite Tales event encouraged creativity through a Create Your Own Kite activity station, kite flying demonstrations, and giant show kites. The project team attended this community event to raise awareness and collect input on the Parks and Recreation Comprehensive Master Plan. Participants learned about the plan, provided input on amenities/ facilities and programs/activities via dotocracy exercises, a project survey, and through the interactive project-dedicated website.

672 INPUTS

56 PARTICIPANTS

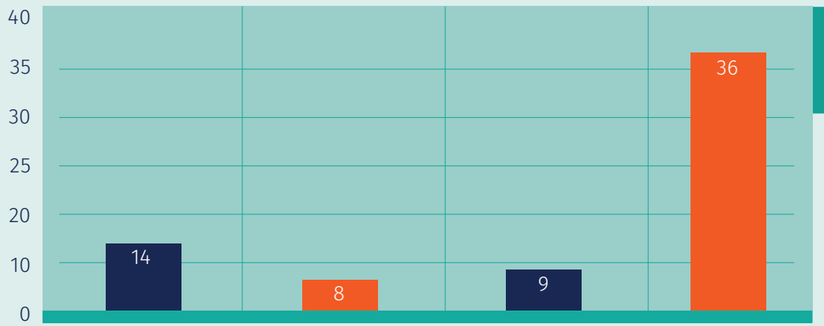


Playground Support Amenities



45 Inputs

Playground Surfacing



67 Inputs

Playground Types and Equipment



83 Inputs



KIDS TO PARKS DAY "KITE TALES" EVENT CONTINUED

Saturday | May 17, 2025 | 11 am - 1 pm | Usha Park



Programs, Activities, Events, and Needs

Free/Low-Cost Programs and Events	24
Nature/Environmental Education Programs	21
Adaptive Recreation Programs	20
Youth Sports	13
Learn-to-Swim Programs	13
Art Programs	13
Preschool Programs	11
Pickleball Lessons/Leagues	11
Adult Sports	11
Biking Programs and Classes	11
Youth Day Camps	9
Youth Educational/Special Interest Classes	9
Golf Programs and Lessons	9
Intergenerational Programs	8
Outdoor Fitness Programs	6
Senior Programs	6
Skateboarding Programs and Classes	5
Tennis Lessons and Leagues	5
Water Fitness Classes	4
Hobby/Interest Classes	4
Fitness and Wellness Classes	4
Teen Programs	2
Active Adult Fitness Programs	2
Educational Classes and Lectures	0



Facilities, Amenities, and Needs

Aquatics and Pool Facilities	23
Splash Pad and Water Play	19
Multi-Use Paths and Trails	19
Off-Leash Dog Parks	19
Natural Areas and Wildlife Habitat	18
Playground Equipment	16
Campsites	16
Fishing Areas	15
E-Sports Room	15
Dedicated Amenities for Those with Disabilities	14
Fitness and Exercise Equipment (Outdoors)	10
Sand Volleyball Courts	9
Walking/Running Track (Indoors)	8
Disc Golf Courses	8
Pickleball Courts	7
Baseball and Softball Diamonds	7
Recreation and Community Center	6
Walking/Running Track (Outdoors)	6
Multi-Use Fields	6
Basketball Courts (Outdoors)	6
Pavilions and Picnic Shelters	3
Basketball Courts (Indoors)	3
Fitness and Exercise Equipment (Indoors)	2
Tennis Courts	1
Meeting Rooms/Rental Spaces and Places	0

MOTHER'S DAY PANCAKE BREAKFAST

Sunday | May 11, 2025 | Eagle Point Park

The project team attended the popular annual Order of the Arrow Mother's Day Pancake Breakfast. The project team raised awareness about the plan, invited participants to visit the project website to provide feedback, and hosted a dotocracy exercise where participants placed six dots on the amenities/facilities and six dots on the programs/activities they most wanted to see in the future of Dubuque Parks and Recreation.

1,503
INPUTS

126
PARTICIPANTS





Facilities, Amenities, and Needs

Aquatics/Pool Facilities	69
Campsites	65
Off-Leash Dog Parks	63
Splash Pads and Water Play	52
Multi-Use Paths and Fields	52
Fishing Area	51
Pickleball Courts	50
Natural Areas and Wildlife Habitat	46
Playground Equipment	40
Baseball/Softball Fields	38
Pavilions and Picnic Shelters	38
Multi-Use Fields	37
Dedicated Amenities for Those With Disabilities	32
Recreation Center/Community Center	32
E-Sports Rooms	30
Sand Volleyball Courts	29
Tennis Courts	28
Walking/Running Track (Outdoor)	19
Disc Golf Courses	17
Fitness and Exercise Equipment (Outdoor)	15
Walking/Running Track (Indoor)	15
Basketball Courts (Outdoor)	12
Basketball Courts (Indoor)	9
Fitness and Exercise Equipment (Indoors)	4
Meeting Rooms	3

Programs, Activities, Events, and Needs

Free/Low-Cost Programs and Events	70
Learn-to-Swim Programs	46
Youth Sports	44
Nature/Environmental Educational Programs	38
Senior Programs	38
Pickleball Lessons/League	34
Art Programs	34
Youth Day Camps	34
Water Fitness Classes	29
Teen Programs	28
Hobby/Interest Classes	25
Outdoor Fitness Programs	25
Golf Programs and Lessons	25
Preschool Programs	23
Adaptive Recreation Programs	22
Biking Programs and Classes	22
Active Adult Fitness Programs	18
Skateboarding Programs and Classes	17
Youth Education/Special Interest Classes	17
Intergenerational Programs	15
Adult Sports	15
Fitness and Wellness Classes	15
Tennis Lessons and Leagues	14
Educational Classes and Lectures	9

NATIONAL NIGHT OUT

Tuesday | August 5, 2025 | 6 pm - 8 pm | Comiskey Park

The Master plan team and the Dubuque Parks and Recreation team staged a pop-up event at Comiskey Park during the Dubuque National Night Out celebration. The team provided all attendees with bookmarks containing a link to the project website to learn more about the project, take the survey, and utilize the outreach tools provided. The pop-up event featured a dotocracy activity that allowed participants to place 12 dots on images of what physical features they valued most within parks and what programs or activities most interested them.

367 INPUTS

31 PARTICIPANTS



Facilities, Amenities, and Needs

	Votes
Off Leash Dog Parks	22
Aquatics/Pool Facilities	19
Splash Pads and Water Play	15
Dedicated Amenities for those with Disabilities	15
Fishing Area	14
Campsites	13
E-Sports Rooms	9
Walking/Running Track (Indoor)	9
Pavilions and Picnic Shelters	8
Walking/Running Track (Outdoor)	8
Multi-Use Paths and Fields	7
Natural Areas and Wildlife Habitat	7
Playground Equipment	7
Basketball Courts (Indoor)	6
Fitness and Exercise Equipment (Outdoor)	5
Multi-Use Fields	5
Pickleball Courts	5
Recreation Center/Community Center	5
Sand Volleyball Courts	5
Basketball Courts (Outdoor)	4
Fitness and Exercise Equipment (Indoors)	4
Baseball/Softball Fields	3
Disc Golf Courses	3
Tennis Courts	2
Meeting Rooms	0
Multi-Athletic Court Gym	0



Programs, Activities, Events, and Needs

	Votes
Art Programs	15
Free/Low Cost Programs and Events	15
Learn to Swim Programs	15
Youth Sports	13
Youth Education/Special Interest Classes	12
Biking Programs and Classes	10
Skateboarding Programs and Classes	10
Nature/Environmental Educational Programs	8
Water Fitness Classes	8
Fitness and Wellness Classes	7
Golf Programs and Lessons	7
Youth Day Camps	7
Adaptive Recreation Programs	6
Preschool Programs	6
Adult Sports	5
Outdoor Fitness Programs	5
Senior Programs	5
Hobby/Interest Classes	4
Teen Programs	4
Active Adult Fitness	3
Intergenerational Programs	3
Pickleball Lessons/League	2
Education Classes and Lectures	1
Tennis Lessons and Leagues	1

WORKSHOP #3

Wednesday | August 6, 2025 | 6 pm - 8 pm | Dubuque Montessori School

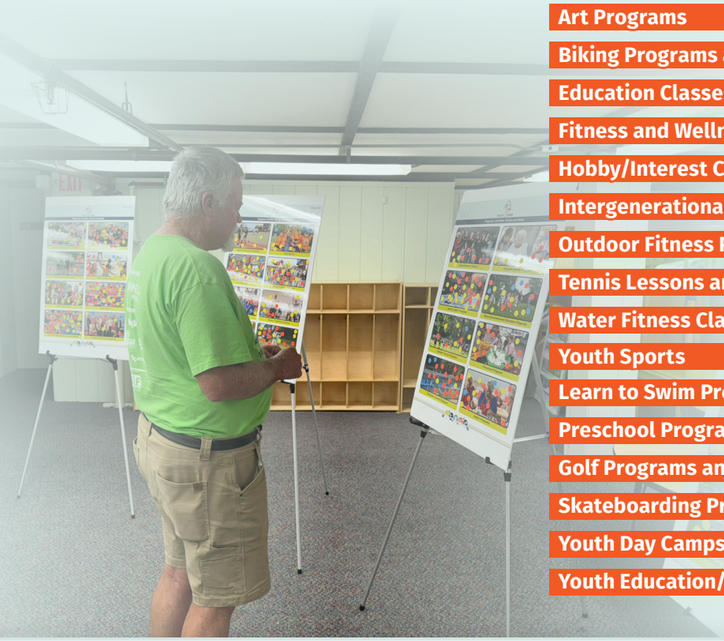
The Master plan team and the Dubuque Parks and Recreation team staged a pop-up event at Dubuque Montessori School. The team provided all attendees with bookmarks containing a link to the project website to learn more about the project, take the survey, and utilize the outreach tools provided. The pop-up event featured a dotocracy activity that allowed participants to place 12 dots on images of what physical features they valued most within parks and what programs or activities most interested them.

59 INPUTS

5 PARTICIPANTS



Facilities, Amenities, and Needs	Votes
Campsites	3
Multi-Use Paths and Fields	3
Natural Areas and Wildlife Habitat	3
Pavilions and Picnic Shelters	3
Dedicated Amenities for those with Disabilities	2
Sand Volleyball Courts	2
Aquatics/Pool Facilities	1
Basketball Courts (Indoor)	1
Fishing Area	1
Fitness and Exercise Equipment (Indoors)	1
Meeting Rooms	1
Multi-Use Fields	1
Off Leash Dog parks	1
Pickleball Courts	1
Recreation Center/Community Center	1
Tennis Courts	1
Walking/Running Track (Indoor)	1
Baseball/Softball Fields	0
Basketball Courts (Outdoor)	0
Disc Golf Courses	0
E-Sports Rooms	0
Fitness and Exercise Equipment (Outdoor)	0
Multi-Athletic Court Gym	0
Playground Equipment	0
Splash Pads and Water Play	0
Walking/Running Track (Outdoor)	0



Programs, Activities, Events, and Needs	Votes
Adult Sports	4
Free/Low Cost Programs and Events	4
Nature/Environmental Educational Programs	4
Active Adult Fitness Programs	3
Pickleball Lessons/League	2
Senior Programs	2
Teen Programs	2
Adaptive Recreation Programs	1
Art Programs	1
Biking Programs and Classes	1
Education Classes and Lectures	1
Fitness and Wellness Classes	1
Hobby/Interest Classes	1
Intergenerational Programs	1
Outdoor Fitness Programs	1
Tennis Lessons and Leagues	1
Water Fitness Classes	1
Youth Sports	1
Learn to Swim Programs	0
Preschool Programs	0
Golf Programs and Lessons	0
Skateboarding Programs and Classes	0
Youth Day Camps	0
Youth Education/Special Interest Classes	0

FLORA POOL POP-UP EVENT

Wednesday | August 6, 2025 | 12 pm - 3 pm | Flora Pool

The Master plan team and the Dubuque Parks and Recreation team staged a pop-up event at Flora Pool. The team provided all attendees with bookmarks containing a link to the project website to learn more about the project, take the survey, and utilize the outreach tools provided. The pop-up event featured a dotocracy activity that allowed participants to place 12 dots on images of what physical features they valued most within parks and what programs or activities most interested them.

513 INPUTS

43 PARTICIPANTS



Facilities, Amenities, and Needs	Votes
Campsites	57
Aquatics/Pool Facilities	40
Fishing Area	30
E-Sports Rooms	20
Multi-Use Fields	18
Baseball/Softball Fields	17
Natural Areas and Wildlife Habitat	16
Sand Volleyball Courts	16
Walking/Running Track (Indoor)	14
Dedicated Amenities for those with Disabilities	12
Disc Golf Courses	12
Pickleball Courts	11
Basketball Courts (Indoor)	10
Multi-Use Paths and Fields	10
Off Leash Dog Parks	10
Playground Equipment	10
Recreation Center/Community Center	9
Splash Pads and Water Play	9
Basketball Courts (Outdoor)	8
Walking/Running Track (Outdoor)	6
Tennis Courts	5
Fitness and Exercise Equipment (Outdoor)	4
Pavilions and Picnic Shelters	2
Fitness and Exercise Equipment (Indoors)	1
Multi-Athletic Court Gym	0
Meeting Rooms	0



Programs, Activities, Events, and Needs	Votes
Youth Sports	21
Pickleball Lessons/League	14
Youth Education/Special Interest Classes	14
Golf Programs and Lessons	13
Learn to Swim Programs	12
Senior Programs	9
Youth Day Camps	9
Art Programs	8
Biking Programs and Classes	8
Free/Low Cost Programs and Events	8
Water Fitness Classes	8
Preschool Programs	6
Tennis Lessons and Leagues	6
Hobby/Interest Classes	5
Nature/Environmental Education Programs	5
Skateboarding Programs and Classes	4
Teen Programs	4
Active Adult Fitness Programs	3
Intergenerational Programs	3
Fitness and Wellness Classes	2
Outdoor Fitness Programs	2
Adult Sports	1
Education Classes and Lectures	1
Adaptive Recreation Programs	0

SUTTON POOL POP-UP EVENT

Thursday | August 7, 2025 | Sutton Pool

The Master plan team and the Dubuque Parks and Recreation team staged a pop-up event at Sutton Pool. The team provided all attendees with bookmarks containing a link to the project website to learn more about the project, take the survey, and utilize the outreach tools provided. The pop-up event featured a dotocracy activity that allowed participants to place 12 dots on images of what physical features they valued most within parks and what programs or activities most interested them.

368 INPUTS

32 PARTICIPANTS



Facilities, Amenities, and Needs

Aquatics/Pool Facilities	33
Playground Equipment	14
Off Leash Dog Parks	13
Multi-Use Paths and Fields	12
Splash Pads and Water Play	12
Campsites	10
Walking/Running Track (Indoor)	9
Baseball/Softball Fields	8
Fishing Area	8
Pickleball Courts	8
Dedicated Amenities for those with Disabilities	7
Fitness and Exercise Equipment (Indoors)	7
Fitness and Exercise Equipment (Outdoor)	7
Natural Areas and Wildlife Habitat	7
E-Sports Rooms	6
Basketball Courts (Indoor)	5
Recreation Center/Community Center	5
Pavilions and Picnic Shelters	4
Disc golf Courses	3
Sand Volleyball Courts	3
Walking/Running Track (Outdoor)	3
Basketball Courts (Outdoor)	2
Meeting Rooms	2
Multi-Athletic Court Gym	2
Multi-Use Fields	2
Tennis Courts	0



Programs, Activities, Events, and Needs

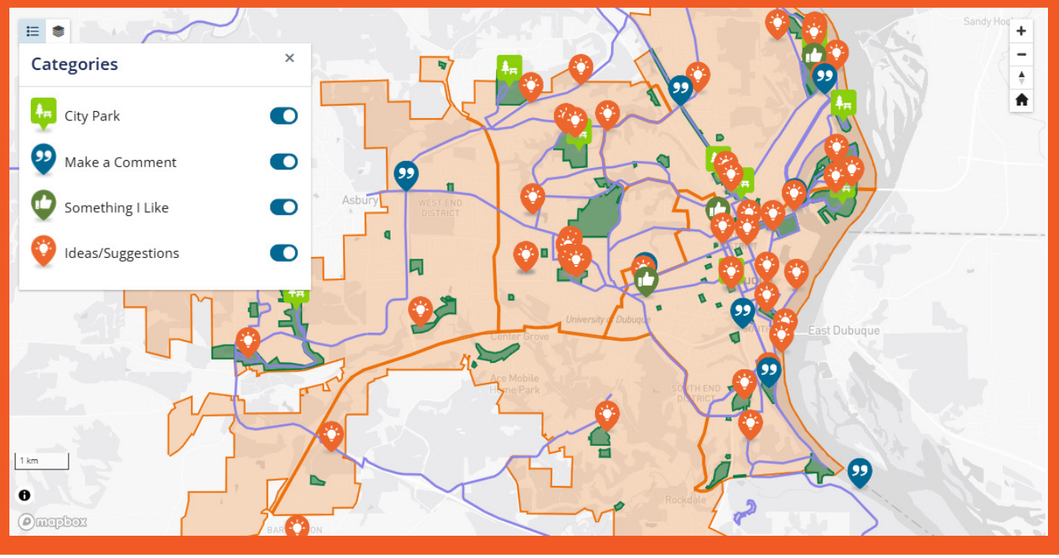
Learn to Swim Programs	18
Free/Low Cost Programs and Events	16
Youth Sports	13
Water Fitness Classes	13
Senior Programs	10
Art Programs	9
Biking Programs and Classes	9
Hobby/Interest Classes	9
Teen Programs	9
Youth Education/Special Interest Classes	9
Intergenerational Programs	7
Pickleball Lessons/League	7
Active Adult Fitness Programs	6
Adaptive Recreation Programs	6
Fitness and Wellness Classes	6
Nature/Environmental Education Programs	6
Adult Sports	5
Outdoor Fitness Programs	5
Youth Day Camps	5
Preschool Programs	3
Skateboarding Programs and Classes	3
Education Classes and Lectures	2
Golf Programs and Lessons	2
Tennis Lessons and Leagues	0

Project Dedicated Website

The interactive, project-dedicated website is yourstorydubuque.com. The website provides updates on the project, events where community members can provide input, and interactive tools that allowed for one or multiple methods of participation. Visitors were encouraged to provide input utilizing the following website tools:

- An electronic survey
- Interactive mapping tool
- Share your big idea on a public forum
- Help determine priorities with an interactive budgeting tool
- Submit general comments or inquiries









Top 10 Capital Needs Based on Website and Intercept Surveys

1 Aquatic/Pool Facilities

2 Multi-Use Paths and Trails

3 Splash Pads

4 Recreation/ Community Center

5 Off-Leash Dog Parks

6 Campsites

7 Playground Equipment

8 Natural Areas and Wildlife Habitat

9 Multi-Use Fields

10 Walking/Running Tracks

Note: Please reference Appendix B for full website survey and feedback

Top 10 Program Needs Based on Website and Intercept Surveys

1 Free/Low-Cost Special Events



2 Nature/Environmental Education



3 Learn-to-Swim Programs



4 Youth Sports



5 Art Programs



6 Outdoor Fitness Programs



7 Pickleball Lessons/ Leagues



8 Youth Day Camps



9 Adaptive Recreation Programs



10 Adult Sports



Note: Please reference Appendix B for full website survey and feedback

Top 10 Capital Needs Based on Statistically-Valid Survey

1 Aquatic/Pool Facilities



2 Multi-Use Paths and Trails



3 Walking/Running Track



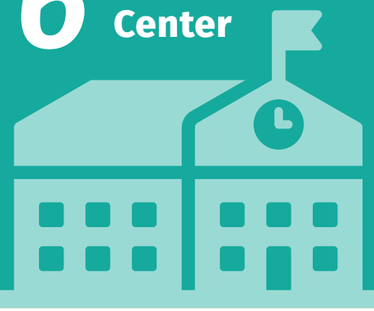
4 Natural Areas and Wildlife Habitat



5 Fitness and Exercise Facilities (Indoor)



6 Recreation/Community Center



7 Pavillions/Picnic Shelters



8 Splash Pads



9 Off-Leash Dog Parks



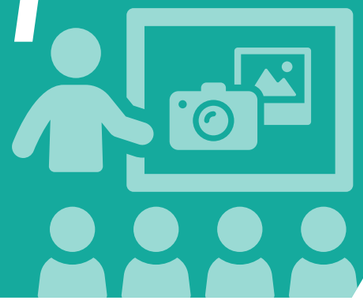
10 Fishing Areas



Note: Please reference Appendix C for full statistically-valid survey report

Top 10 Program Needs Based on Statistically-Valid Survey

1 Hobby/Interest Classes



2 Fitness and Wellness Classes



3 Art Programs



4 Free/Low-Cost Special Events



5 Outdoor Fitness Programs



6 Nature/Environmental Education



7 Senior Programs



8 Water Fitness Classes



9 Education Classes/ Lectures

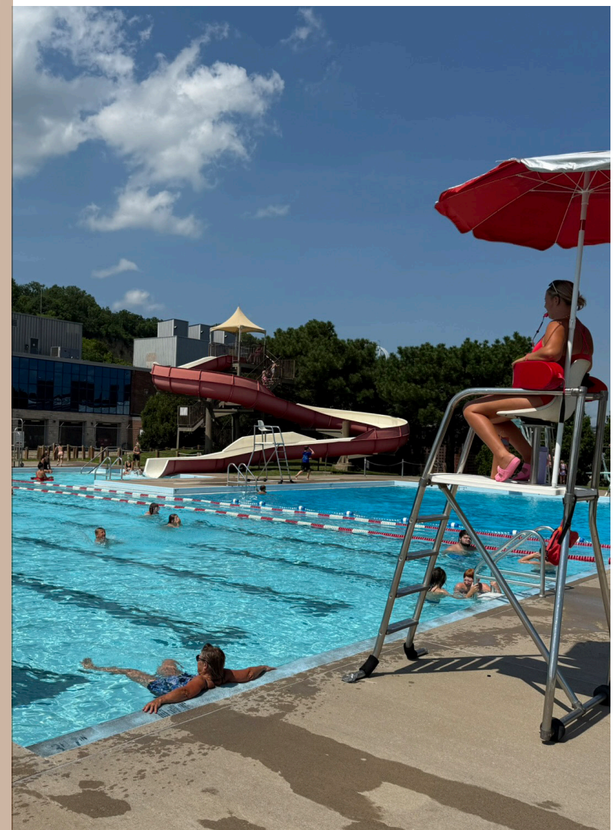


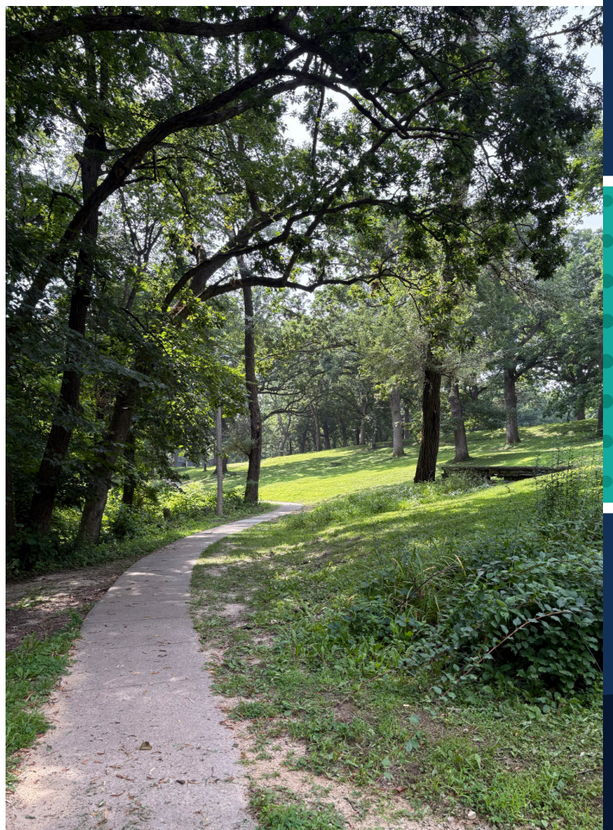
10 Adult Sports



Note: Please reference Appendix C for full statistically-valid survey report







Chapter 7

Implementation Plan

Putting Y(O)ur Story Into Action

Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

Organizational and Management Planning

To become more efficient and effective in the delivery of parks and recreation services, there is greater emphasis on organizational and management planning. The following information outlines organizational and management planning trends for consideration.

Organizational Structure

- Organizational structures have become more streamlined with direct lines of responsibility established. There are now fewer mid-management positions. This should not be to the detriment of handling administrative processes.
- While most agencies still include both parks and recreation functions, there continues to be a trend of placing parks functions within public works. This is particularly true for smaller cities.
- A number of cities have preserves, open space, and greenway divisions, some of which are separate departments within the organization.
- Facilities and recreation programming that can generate strong revenues are often placed outside the normal organizational structure as enterprise funds.
- Most organizational structures tend to be functionally based, but in larger communities there can also be a geographic structure as well. This can be based on areas or regions of a community where there are multiple facilities or parks that need to be managed or maintained.
- Hiring and retaining both full-time and part-time staff has become much more difficult and has resulted in significant increases in part-time pay rates as well as some increases in full-time salaries.
- There is a stronger focus on full-time staff to reduce the dependence on part-time staff. The level of movement to full-time staffing reflects the levels of service that have been established, any seasonal operations, and the budget requirements of the department.
- There is a formal communications protocol in place. Staff meetings for all segments of the organization are held on a regular basis and the minutes and actions are documented.
- There is greater emphasis on having strong leadership at the administrative level that is supported by an overall team concept. Mid-managers (or supervisors) have the primary responsibility for directly managing line staff and facilities.
- There are conduct standards in place for all.
- There is a formal, annual, staff training program with adequate levels of funding.
- To minimize the reliance on paid staff, establishing a strong volunteer program is often in place. To effectively make use of volunteers, there must be a staff person who is responsible for managing and recruiting volunteers. If the program becomes large enough, then a full-time volunteer coordinator position is often necessary.



Staffing Philosophy

- Agencies have a well-defined staffing philosophy that clearly defines the role and responsibilities for all staff.
- A determination of key positions that need to be full-time and those that are appropriate for part-time status is made to ensure a strong staffing plan.
- Job descriptions for all full-time and part-time staff are in place that accurately describe the job requirements and skills that are necessary for the position.
- There are basic staffing standards for common facilities such as community and recreation centers as well as aquatic centers and other facilities (senior centers, etc.).
- The role of contract positions is growing, especially for program instructors and specialized services.
- Union issues often dictate staffing plans, schedules, and management practices.
- Staff is empowered and expected to make important management and supervisory decisions but are also held accountable for the performance of their areas. Supervisory staff have budget responsibilities as well.
- Levels of service are established based on the number of full-time employees (FTEs) per thousand of population, acreage maintained, and facilities operated.
- Full-time staff are cross trained to handle most operational or supervisory responsibilities for a variety of program areas and facilities.
- The staffing philosophy is backed up by a comprehensive staff manual that is updated regularly to guide staffing standards and regulations.
- Background checks are completed on all new hires, including volunteers, especially those that have direct contact with youth.
- Agencies have developed succession plans to ensure staffing knowledge is not compromised when they leave employment of retirement.

Performance Evaluation

- Full-time staff have an annual performance review completed that clearly indicates areas of excellence, areas of compliance and where improvements should be made. Detailed and specific annual work plans are developed for each full-time and major part-time staff member, and these are monitored by their direct supervisor on a regular basis. The work plans cover issues such as budget development, financial transactions, programming, marketing, community outreach, and staff interaction and communication. It is important to have measurable benchmarks and outputs for each plan. Staff are then held accountable to meet these goals.
- There is a strong staff training and education program in place to provide opportunities for staff growth and improvement. The staff training program focuses on financial transactions, customer service, program development, budgeting, revenue growth, and maintenance functions, emergency procedures, safety concerns, and facility operations. A specific training program for new hires, including part-time and seasonal staff, is also in place.

Maintenance of Parks and Recreation Facilities

Over the last 10-15 years there have been significant changes in how maintenance of parks and recreation facilities is accomplished. Some of the more significant trends include:

- The responsibility for maintenance and custodial services now varies considerably by agency. As has been noted, many municipalities have moved parks maintenance functions to public works departments and recreation facilities maintenance and custodial services to a separate facilities maintenance department or a division within public works.

  Specialized facility maintenance (athletic fields, aquatic centers, etc.) still often remain the responsibility of parks and recreation departments or even the recreation division.

  On the other hand, functions such as right-of-way maintenance are now being moved from public works to parks operations.

- The development of a comprehensive maintenance management plan for parks, open space, trails, and recreation facilities is now considered essential. This document must not only deal with an overall plan for the parks and recreation agency but also specific plans for each park or facility. This plan should include:
  - Classification of outdoor parks preserves and open space into six levels of maintenance standards (see Chapter 3: Parks).
  - A listing of specific maintenance tasks that need to be performed, their frequency and the quality level that is expected.
  - A schedule of daily or weekly documented inspections of parks, facilities, and equipment.
  - A determination of manpower, equipment and operating supplies that are required to complete the tasks.
  - Tracking of maintenance tasks, overall performance, and costs by location.
  - The establishment of a preventative maintenance plan.

Creative Staffing Solutions

Dubuque's in-house mechanic staff member takes care of all equipment within the parks and forestry realms. With 28 vehicles, 200 pieces of equipment, and 60-80 small line trimmers and other items owned by the City, keeping up with repairs is a major effort. As a dedicated and self-sustaining arm of the Park and Recreation department, the mechanic is a critical piece of Dubuque's management staff; their dedication has been instrumental to the department, and has ultimately allowed for beneficial regular maintenance and resulting extensions of life of major equipment.

- The maintenance division develops specific levels of service for each facility that is under their responsibility utilizing the NRPA's maintenance standards (or other LOS standards that may have been developed) that divides outdoor park maintenance into 6 different levels. These include:

Level 1	**High-visibility areas that require the highest level of maintenance.**
Level 2	**Is the normal standard and what an individual expects to see on a regular basis.**
Level 3 and 4	**These two levels are just below the norm and include reductions in frequency of maintenance with a focus on safety. These levels are often utilized when there are budget and manpower reductions.**
Level 5	**This level is one step above allowing the land to return to its original state.**
Level 6	**This level allows the land to return to its original natural state or open space that is already in its natural condition.**

Some agencies have reduced the levels to only 3 or 4 to make maintenance more streamlined and easier to understand.

- When assigning levels of maintenance to a park, it is acceptable to have varying levels within different areas of the same park. Highly developed areas often have a higher level assigned while less developed areas have a lower level.

  For indoor facilities, there is usually a similar three level classification for building maintenance functions. Each existing indoor facility would then be classified in the same manner as parks.

- More parks maintenance functions are now being contracted. As a result, agencies are developing specific guidelines to determine which maintenance functions or activities could possibly be considered for contract service. A primary aspect of this plan is a cost/benefit assessment of providing a function in house vs. contracting for the service. General guidelines often include:
  - Basic maintenance functions that occur on a regular basis usually are not contracted if they occur in highly visible locations or for facilities where there is a very strong level of public use. However, other basic functions such as trash removal and mowing are often contracted regardless of the location.
  - Specialized functions that require special training or equipment are inherently dangerous, or do not occur on a regular basis could be considered for contract service. This could include functions such as tree trimming, fertilization, and chemical applications.
  - Basic maintenance functions that occur in remote or low use areas could be considered for contract.
  - Very small parks (under 2 acres) that require the allocation of a high level of time and resources are often considered for contract.
  - Remote locations that take significant travel time to maintain could also be considered for contract.

- Many parks and recreation agencies are contracting for custodial services for indoor facilities as well as restrooms and other amenities in parks.
- Developing strong contracts that detail specific tasks to be completed, the frequency and expected quality of service is essential. Contracts must have specific performance standards to ensure that recreation facilities are adequately cleaned. Contract maintenance also must be supervised, managed, and evaluated on a regular basis.
- Parks maintenance (and even facilities maintenance) either have their own maintenance centers or yards or share with public works. For larger communities which cover significant geographic areas, there is often the need to develop smaller satellite maintenance yards to reduce travel time and the trailering of equipment.
- A maintenance cost assignment system is developed that tracks costs by major parks or recreation facilities so that the true costs of maintaining these facilities are known. This system is also valuable in estimating future costs for any new or renovated parks or facilities. Cost assignments are also done by task (mowing, sweeping, fertilization, etc.) to develop costs per function or for determining a cost per acre or mile.
- Agencies are establishing lifecycle cost estimates (capital replacement) for major capital assets associated with parks and recreation facilities and equipment. An asset inventory is established for all major equipment as well.
- For each new proposed park or recreation facility, a detailed projection of the cost of maintaining the amenity on an annual basis is completed. This usually includes not only additional manpower requirements but also equipment, operating supplies, and necessary contractual services. An on-going system with specific procedures is often in place to accomplish such estimates in a consistent and organized fashion.
- Maintenance supervisors and administrative staff are becoming more actively involved in the design review process for all new planned facilities. The review process often focuses on materials and surfaces/finishes being specified, maintenance equipment required to maintain the amenity, access for maintenance equipment, and brand of materials for continuity.
- Many parks and recreation agencies develop an energy management plan for all buildings and structures, which attempts to not only control energy costs but promotes energy conservation and attempts to utilize alternative forms of energy. Agencies in the western area of the country are also developing water management plans to reduce water usage in parks and facilities.
- Most agencies have a risk management plan that deals with safety, security, and an emergency action plan. This responsibility is usually in parks or agency administration.
- Agencies have multiple Certified Playground Safety Inspectors (CPSI) on staff. For aquatic centers, in addition to the aquatic staff, at least one maintenance person is a Certified Pool Operator (CPO).
- Maintenance tasks, schedules and costs are managed by a maintenance management software system. This includes work order management and preventative maintenance tracking.

DEPARTMENT BY THE NUMBERS

The following pages highlight information about the Department (budget, staffing, facilities, etc.). In addition to those data points, when available, comparative data from the National Recreation & Park Association (NRPA) is included.

The following is the organizational chart for the Department per budget documents:

In addition to the organizational chart, from conversations with staff and referencing budget documents, the following is the breakdown of full-time equivalents for the Department.

Parks and Recreation Department

Recreation | **Civic Center** | **Parks** | **Grand River Center**

For comparative purposes, NRPA agencies with similar population to the City have the following staffing within parks and recreation:

42.86 Parks | **39.98** Recreation

82.84 Full-Time Equivalents

City of Dubuque Comparison 82.84

45.1	74.4	128.1
Lower Quartile	Median	Upper Quartile

Full-Time Equivalents with a 50,000-99,999 Population

Category	FT Benefited	FT Temporary	Total Full-Time Equivalents
Parks	27.35	12.63	**39.98**
Recreation	9.93	32.93	**42.86**

Interpretation: This data would suggest that the City is above the median but below the upper quartile for FTE positions. The reality is that part-time and temporary positions are becoming more challenging to fill. As such, the City may want to look at transitioning some of those positions, specifically in Parks to full-time, year around, benefited positions.

For the City to continue to maintain the current system they will need to consider a combination of the following:

- **Increase in full-time staffing**
- **Increase in department funding**
- **Adjustment in services provided through contract**
- **Adjustment in maintenance standards**

It is important to note that the suggested adjustments are for the existing system, and do not account for any potential future expansion.

The total operating budget for the department (FY2026) can be broken down in the following way.

Category	Total	Percentage
Parks	$4,726,519	$814,381
Recreation	$4,044,637	$2,018,030
Total	**$8,771,156**	$2,832,411

The budget number used for comparison is $8,771,156.

That figure can be compared in the following ways to the most recent NRPA data set.

$8.8M City of Dubuque Comparison

$5.83M	$8.38M	$14.7M
Lower Quartile	Median	Upper Quartile

Annual Operating Budget with a 50,000-99,999 Population

$105K City of Dubuque Comparison

$100.4K	$118.2K	$144.9K
Lower Quartile	Median	Upper Quartile

Annual Operating Budget Comparison with a 82.84 FTE and $8,771,156 Operating Expenditure

$146.46 City of Dubuque Comparison

$80.67	$126.23	$205.08
Lower Quartile	Median	Upper Quartile

Per Capita Operating Budget with a 50,000-99,999 Population

That figure can be compared in the following ways to the most recent NRPA data set.

Interpretation: This data would suggest that the City is well above the median in terms of annual operating budget, but short of the upper quartile.

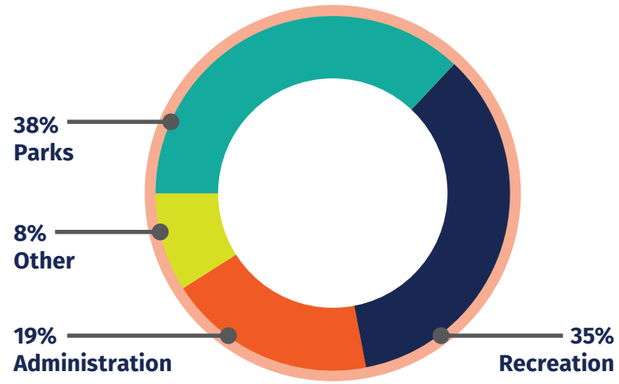
The consulting team would suggest that this speaks to the inventory of amenities that they offer to residents. It also begins to emphasize the idea that the City is more of a regional provider of parks and recreation. And while their operating budget is significant, it is likely insufficient for the inventory they currently manage.

If one uses the 82.84 FTE for parks and recreation and the operating expenditure of $8,771,156 the following comparison is possible.

If one uses the 82.84 FTE for parks and recreation and the operating expenditure of $8,771,156 the following comparison is possible.

Interpretation: While this would appear to be a positive figure, it again points to the need for more full-time staffing.

The following pie chart outlines the average distribution of operating expenditures of NRPA member agencies.



Currently, within the department parks accounts for 25.3% of the total budget and recreation accounts for 28.6% of the total budget.

Sources of Operating Expenditures (average distribution)	NRPA Average
General Fund/Appropriations	63%
Earned Revenue	20%
Special Taxes/Levies (voter approved)	8%
Special Taxes/Levies (non-voter approved)	4%
Other	3%
Operating Grants from Public Agency	2%
Sponsors, In-Kind Donations, Private Operations Grants/Donate	1%

The City reports the following levels of self supporting by revenue-generating area (2025 Actuals):

Category	Expense	Revenue	Cost Recovery
Parks	$4,726,519	$814,381	17.3%
Recreation	$4,034,637	$1,946,559	48.3%
Total	**$8,761,156**	**$2,760,940**	**31.5%**

As a point of comparison, the NPRA offers the following department-wide revenue as a percentage of operating expenditure.

31.5% City of Dubuque Comparison

19.8%	32.8%	50.7 %
Lower Quartile	Median	Upper Quartile

Department-Wide Revenue Percentage of Operating Expenditure with a 50,000-99,999 Population

Interpretation: This indicates that the cost recovery for the City is slightly above the lower quartile. Given the median income level in the City, it is not surprising that there is a lower cost recovery level.

The Department currently does not have a cost recovery goal or policy. The project team would strongly recommend that the Department formalize their cost recovery goals by program category, and further develop some processes for developing new programs, and eliminate under-performing programs.

The City has a Capital Improvement Plan and requests are made annually as part of the budget process.
The following are their department-specific fiscal allocations:

2023	2024	2025	2026	TOTAL
$1,822,000	$677,112	$660,000	$2,546,611	$5,705,723

The Department will want to continue to seek both traditional and non-traditional avenues and likely increase the dollars that are spent annually.

As a point of comparison, the NPRA offers the following 5-year capital budget spending for similar sized agencies.

$5.7M City of Dubuque Comparison

$4.75M	$13.8M	$28.9M
Lower Quartile	Median	Upper Quartile

5-Year Capital Budget Spending for a 50,000-99,999 Population

The chart above suggests what the City should be spending on a 5-year average based on the size of their community.

Level of Service

The Department currently manages the following inventory:

53	Parks (1,246 acres)
31	Park Shelters
22	Restroom Buildings
4	Accessible Fishing Piers
13,000	Street Trees
45	Miles of On-/Off-Street Trails
1,000	Picnic Tables
15	Tennis Courts
9	Pickleball Courts
6	Volleyball/Pickleball Overlay Courts
3	Skate Parks
1	Pet Park
288	Units of Play Equipment
1	Disc Golf Course
1	In-Line Hockey Rink
10	Softball Fields
1	All-Inclusive Baseball Field
1	Baseball Field
7	Basketball Courts
8	Half Basketball Courts
1	Splash Pad
2	Amphitheaters
17	Horseshoe Pits

The following page uses data from the NRPA and provides an estimate of the number of amenities needed based on the city's population.

Outdoor Parks and Recreation Facilities	% of Agencies	50,000 to 99,999	City of Dubuque
Playgrounds	94.0%	3,643	16.4
Basketball Courts - Standalone	85.0%	8,447	7.1
Diamond Fields	80.0%	4,560	13.1
Rectangular Fields	77.0%	4,659	12.8
Tennis Courts - Standalone	74.0%	5,818	10.3
Dog Park	70.0%	55,250	1.1
Community Garden Plots	54.0%	56,367	1.1
Swimming Pools	49.0%	48,064	1.2
Skate Parks	47.0%	61,384	1.0
Pickleball Courts - Standalone	45.0%	8,592	7.0
Volleyball Courts - Standalone	51.0%	29,214	2.0
Fitness Zones	39.0%	32,500	1.8
Multi-Use Courts	38.0%	25,512	2.3
Splash Pads	38.0%	51,000	1.2
Multi-Use Racquet Courts	38.0%	13,339	4.5
Walking/Running Tracks	36.0%	19,700	3.0
Disc Golf Courses	35.0%	56,150	1.1
Driving Range Stations	31.0%	7,774	7.7
18-Hole Golf Courses	31.0%	62,756	1.0
Synthetic Fields	17.0%	33,799	1.8
Ice Rinks	17.0%	28,500	2.1
9-Hole Golf Courses	16.0%	64,937	0.9
Overlay Fields	15.0%	25,500	2.3
Water Parks	12.0%	64,304	0.9
Racquetball/Handball/Squash Courts	9.0%	70,796	0.8

Sample Interpretation: 38.0% of agencies submitting data to the NRPA offer splash pads to their communities and it is estimated that in communities with a population of 50,000 to 99,999, one splash pad serves the needs of 51,000 individuals. Subsequently, Dubuque, with its 2025 estimated population of 59,818 would support 1.2 splash pads.

The Department does not currently operate any of the standalone indoor facilities outlined in the following chart.

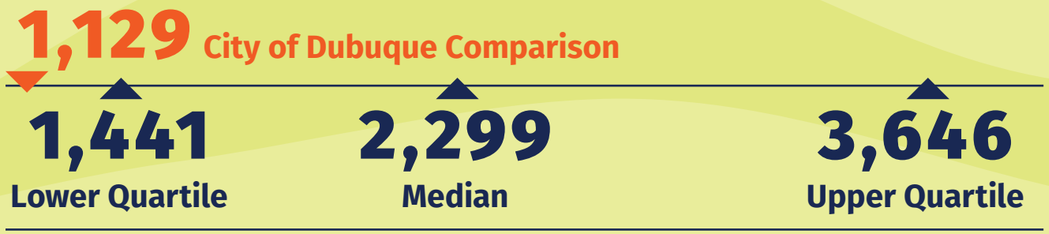
Indoor Parks and Recreation Facilities	% of Agencies	50,000 to 99,999	City of Dubuque
Multi-Use Courts	29.0%	24,000	2.5
Competitive Swimming Pools	23.0%	64,000	0.9
Basketball Courts - Single Sport	21.0%	25,598	2.3
Leisure Pools	20.0%	63,418	0.9
Walking/Running Tracks	18.0%	63,671	0.9
Pickleball Courts - Single Sport	17.0%	14,818	4.0
Multi-Use Racquet Courts	15.0%	15,015	4.0
Therapeutic Pools	13.0%	63,610	0.9
Racquetball/Handball/Squash Courts	10.0%	40,708	1.5
Tennis Courts - Single Sport	5.0%	10,428	5.7

The City does have permanent restrooms, amphitheaters, and an ice rink (managed via contract).

Indoor Parks and Recreation Facilities and Amenities	% of Agencies	50,000 to 99,999	City of Dubuque
Recreation Centers (including gyms)	63.0%	31,805	1.9
Community Centers	60.0%	50,284	1.2
Permanent & Semipermanent Restrooms	52.0%	5,521	10.8
Performance Amphitheaters	43.0%	60,594	1.0
Senior Centers	41.0%	64,937	0.9
Nature Centers	35.0%	64,672	0.9
Aquatic Centers	30.0%	60,770	1.0
Facilities with Restrooms Available Free to Use to Public Not Included Above	27.0%	14,282	4.2
Stadiums	19.0%	62,575	1.0
Indoor Ice Rinks	12.0%	51,896	1.2
Teen Centers	11.0%	59,694	1.0
Arenas	9.0%	59,630	1.0

While there is a YMCA in the community, the data would suggest that the City could support an indoor facility that could fall into the categories of recreation center, community center, or fieldhouse. The reality is that without an indoor facility of that nature, it will be very difficult for the Department to expand their program offerings.

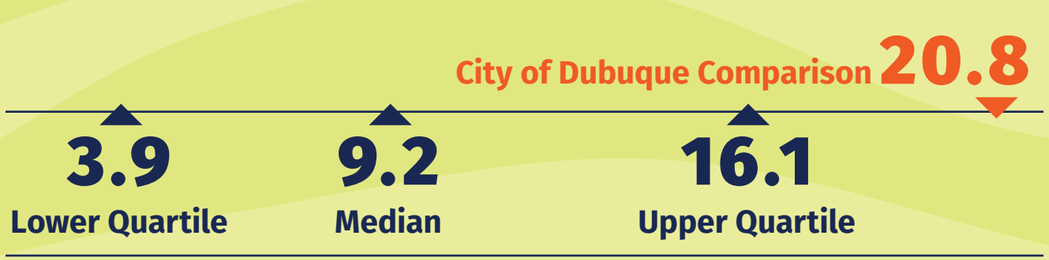
Using the total of 53 parks, and a projected 2025 population of 59,818, the following comparison can be made.



Resident per Park Comparison with a 50,000-99,999 Population

Interpretation: The number of City parks and subsequent population per park places the City below the median and the lower quartile. However, this interpretation can be deceiving as a lower number is a positive attribute in this case, meaning that there is an abundance of park land in comparison to the population.

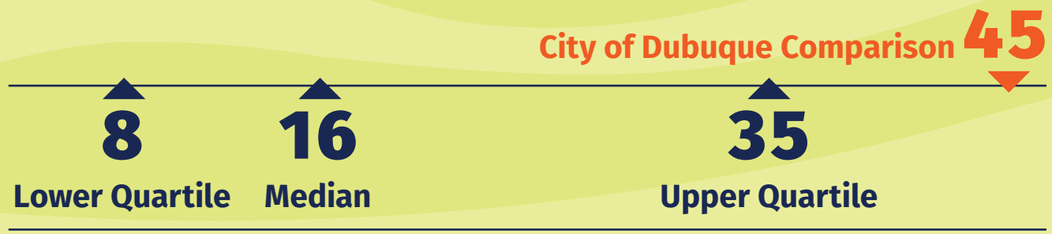
Using a total of 1,246 acres and a projected 2025 population of 59,818, the following comparison can be made.



Acres of Parkland Comparison with a 50,000-99,999 Population

Interpretation: This would indicate that City is well above the median and the upper quartile.

Using a total of 45 miles of trails and a projected 2025 population of 59,818, the following comparison can be made.



Miles of Trails Comparison with a 50,000-99,999 Population

Interpretation: This data would suggest that the City is well above the median and the upper quartile in terms of miles of trails in their inventory.

This would indicate to the consulting team that funding associated with maintenance of this amenity should also be higher than most.

The following table reports responsibilities of park and recreation agencies based on data from the NRPA. This information can be compared to what the City currently does.

Amenity	Percent of Agencies
Park Sites	98.0%
Recreation Programming and Services	93.0%
Indoor Facilities	93.0%
Trails, Greenways, and/or Blueways	88.0%
Jurisdiction-Wide Special Events	82.0%
Racquet Sport Activities/Courts/Facilities	80.0%
Special Purpose Parks and Open Spaces	76.0%
Non-Park Sites	70.0%
Outdoor Swim Facilities/Water Parks	67.0%
Tournament/Event-Quality Outdoor Sports Complexes	56.0%
Community Gardens	50.0%

Amenity	Percent of Agencies
Tourism Attractions	40.0%
Golf Course	38.0%
Large Performance Outdoor Amphitheaters	35.0%
Indoor Swim Facilities/Water Parks	32.0%
Beaches (all waterbody types)	27.0%
Farmers Markets	22.0%
Campgrounds	22.0%
Tournament/Event-Quality Indoor Sports Complexes	21.0%
Indoor Performing Arts Centers	19.0%
Marinas	13.0%
Professional or College-Type Stadium/Arena/Racetrack	10.0%
Fairgrounds	6.0%

Plan Recommendations

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Parks								
System Wide			**System Wide**					
Introduce prairie in strategic areas throughout the parks system where native	Short							
Partner with City Police to implement proactive measures and safety infrastructure to increase park safety	Short							
Provide interpretive signage with all prairie establishment within parks to educate users on the natural environment	Short							
Conduct a systemwide parks and recreation lighting assessment to strategically prioritize LED lighting replacement	Short							
Explore opportunities to co-steward public lands with tribes who at one time called Dubuque home	Short							
Conduct a systemwide parks and recreation signage master plan and begin implementing updated signage as part of asset management replacement plan	Short							
Provide more fishing opportunities and accessible fishing areas	Mid							
Improve accessibility of the greenhouse to open it to the public for educational purposes	Long							
Generally focus investment on planning and further amenitizing regional and community parks. Based on site conditions like topography, some neighborhood parks may evolve to offer only passive recreation opportunities.	Long							
Eagle Point Park			**Eagle Point Park**					
Create a site-specific master plan for Eagle Point Park	Short							
Reclassify Eagle Point Park to a regional Park	Short							
Create a dedicated "Friends of Eagle Point Park" group to assist in park advocacy, volunteer coordination, and fundraising	Short							
Create a dedicated funding source for Eagle Point Regional Park improvements	Mid							
Explore partnerships for concessionaire at Eagle Point Park	Mid							
Study Feasibility of Winter Holiday Experience Event at Eagle Point Park	Mid							
Create trail loops within Eagle Point Park	Mid							
Create a bike and surrey rental program at Eagle Point Park	Mid							
Introduce camping event opportunities at Eagle Point Park	Mid							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Allison-Henderson Park			**Allison-Henderson Park**					
Repair cracked sidewalks	Short							
Add edging around sand playground pit and ensure ADA access to playground	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Replace worn/rusted playground equipment that is becoming safety hazard	Short							
Re-stripe rink surface	Short							
Add sidewalk routes to playground elements and hockey rink (ADA compliant wherever possible)	Mid							
Add concrete pads at benches, picnic tables, BBQs, and other areas that would benefit from being accessible	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
Avon Park			**Avon Park**					
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid							
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Mid							
Repair basketball court asphalt surface and re-stripe	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
A.Y. McDonald Park			**A.Y. McDonald Park**					
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short							
Connect walkways to amenities and assets, including benches and picnic tables (ADA compliant wherever possible)	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground equipment	Long							
Bee Branch Greenway			**Bee Branch Greenway**					
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Burden Park			**Burden Park**					
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Cancer Survivor Park			**Cancer Survivor Park**					
Fix rusting lighting	Short							
Add edger around playground and ensure proper wood fiber play surfacing depth for safety	Short							
Create accessible route to pavilion and make necessary updates to aging structure	Mid							
Add sidewalk routes to all amenities (ADA compliant wherever possible) and ensure ADA access at playground	Mid							
Add level pads under picnic tables to make them accessible	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
Center Grove Open Space			**Center Grove Open Space**					
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short							
Add amenities such as seating, pathways, and trash cans	Short							
Add trails that would connect to Medical Associates Greenbelt and Welu Park for a more complete trails network/walking loop	Mid							
Implement standard signage at all parks	Long							
Cleveland Park			**Cleveland Park**					
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Repair and replace rusted/damaged assets	Short							
Repair or replace rusted playground elements that could become a safety hazard	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Ensure ADA access at playground	Mid							
Add concrete pad around BBQ and picnic table for accessibility	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Comiskey Park			**Comiskey Park**					
Create ongoing maintenance and ranger/visitation schedule to improve safety and cut down on vandalism	Short							
Fix parking lot cracking	Short							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Creek Wood Park			**Creek Wood Park**					
Add signage with parking instructions	Short							
Eagle Point Park			**Eagle Point Park**					
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short							
Repair/replace rusted play equipment and swings that could become a hazard	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Add edging around sand playground area	Short							
Repair sidewalk cracking and trip hazards where needed	Short							
Continue prairie restoration and reforestation efforts throughout park, as well as eradication of invasive species	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Add concrete pad around key BBQs and picnic table for accessibility	Mid							
Ensure ADA access at playgrounds	Mid							
Repair/resurface parking areas where needed (cracking, potholes)	Mid							
Add educational signage about history, ecological restoration, and habitat	Mid							
Add mapping and wayfinding signage throughout park	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Refinish tennis courts	Mid							
Implement standard signage at all parks	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Add shade over playground elements	Long							
Update chain link fencing to more aesthetic, lower-height safety view fencing at overlook areas	Long							
Continue high-level preservation efforts, including funding and maintenance planning	Long							
Examine and implement green infrastructure techniques where feasible to positively impact effects of flow and infiltration of water	Long							
Create more dynamic splash pad	Long							
Modernize lighting throughout	Long							
Eagle Valley Park			**Eagle Valley Park**					
Add signage with parking instructions	Short							
Add shade over playground elements	Long							
Elmwood Green Park			**Elmwood Green Park**					
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short							
English Ridge Park			**English Ridge Park**					
Add signage with parking information	Short							
Falk Park			**Falk Park**					
Repair/replace rusted play equipment and swings that could become a hazard	Short							
Add signage with parking information	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Modernize lighting	Long							
Flat Iron Park			**Flat Iron Park**					
Repair/replace rusted play equipment that could become a hazard	Short							
Add signage with parking information	Short							
Ensure ADA access to playground area	Mid							
Add shade over playground elements	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Flora Park			**Flora Park**					
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short							
Repair skate park cracking	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Repair/replace rusted play equipment that could become a hazard	Short							
Add handrails where needed at stairs/steps	Short							
Address asphalt potholes, cracking, etc. within parking lot and interior drives	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible) and create walking loops	Mid							
Re-grade and resurface tennis courts	Mid							
Resurface baseball/softball fields	Mid							
Ensure ADA access to playground and improve sand/playground mulch separation	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Modernize lighting throughout	Long							
Implement standard signage at all parks	Long							
Add new maintenance yard, building, and restroom	Long							
Add shade over playground elements	Long							
Consider adding dog park	Long							
Four Mounds Park			**Four Mounds Park**					
Implement standard signage at all parks	Long							
Gay Park			**Gay Park**					
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Repair/replace rusted play equipment that could become a hazard	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access to playground	Mid							
Resurface ball field	Mid							
Repair/replace playground equipment with wear	Mid							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Grandview Green Space			**Grandview Green Space**					
Implement standard signage at all parks	Long							
Grant Park			**Grant Park**					
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short							
Granger Creek Nature Trail			**Granger Creek Nature Trail**					
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Mid							
Add amenities such as seating, pathways, and trash cans	Mid							
Implement standard signage at all parks	Long							
Ham House Historic Site			**Ham House Historic Site**					
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Implement standard signage at all parks	Long							
Continue historic preservation efforts including funding and maintenance	Long							
Harvest View Park			**Harvest View Park**					
Add playground edging/curbing and ensure ADA access into playground	Short							
Add sign with parking information	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Repair/replace playground platforms that are beginning to peel/rust	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
Hillcrest Park			**Hillcrest Park**					
Repair/replace rusted play equipment and swings that are becoming a hazard	Short							
Add edging around playground areas	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Resurface/re-stripe parking lot	Mid							
Add concrete pad with BBQ and picnic table for accessibility	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Hilltop Park			**Hilltop Park**					
Add signage with parking information	Short							
Add edging around playground areas	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Add level concrete pads at BBQ, benches, and picnic tables for accessibility	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
Jackson Park			**Jackson Park**					
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short							
Ensure ADA access into playground	Mid							
Replace faded/scratched playground equipment	Mid							
Connect all assets and amenities to sidewalks (bench, picnic table, and BBQ pads, etc.)	Mid							
Community garden beds mostly empty; consider an alternate plan for these or make more of a feature (and accessible)	Mid							
Repair fountain or make it a planter/other feature	Long							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							
Jefferson Park			**Jefferson Park**					
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short							
Add signage with parking information	Short							
Create border between play fiber and sand play areas and around whole playground, and ensure ADA access into playground	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Ensure ADA access to park	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
John G Bergfeld Recreation Area			**John G Bergfeld Recreation Area**					
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Repair sidewalk cracking	Short							
Paint/repair wood that is chipping/flaking on pavilion	Short							
Repair asphalt cracking and spalling in parking lot	Mid							
Replace/repair play elements that are starting to rust	Mid							
Replace rusting/warping amenities/assets over time	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Investigate flow of water that is moving through area with benches	Long							
Madison Park			**Madison Park**					
Repair/replace rusted playground equipment that are becoming a hazard	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Repair/paint aesthetically damaged play equipment	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Restore and repair pavilion, including stairs, posts, and roof	Long							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Marna Ridge Children's Forest			**Marna Ridge Children's Forest**					
Consider adding a clear entrance with signage and parking information. Many people would not assume that this was accessible land by the public	Short							
Add amenities such as seating, pathways, and trash cans	Short							
Implement standard signage at all parks	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Marshall Park/Dubuque Arboretum and Botanical Garden			**Marshall Park/Dubuque Arboretum and Botanical Garden**					
Add playground rules/safety signage	Short							
Install header curb around playgrounds and keep sand and fiber separate. Ensure ADA access into playgrounds	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Add shade over playground areas	Long							
Maus Park			**Maus Park**					
Master plan how to make this park more friendly to the public. For example, it needs parking, clear signage, lighting, seating, and other amenities to make it into a usable park that feels safe.	Short							
McAleece Park and Recreation Complex			**McAleece Park and Recreation Complex**					
Replace rusted bike racks, trash receptacles, BBQs, fencing, drinking fountains, and other assets where necessary	Short							
Fix or replace netting to protect spectators from foul balls	Short							
Replace rusted playground equipment that could become a hazard	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible), including all benches and bleachers	Mid							
Fix cracking, spalling, erosion, and potholes in asphalt driveways and walkways	Mid							
Resurface areas around baseball complex to fix water ponding, uneven surfaces, cracking, and accessibility issues	Mid							
Add edging around playground area and ensure proper depth of wood fiber safety surfacing in playgrounds	Mid							
Replace worn amenities and assets	Mid							
Make sure the concessions building is ADA accessible	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add shade over playground elements	Long							
Implement standard signage at all parks	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Medical Associates Greenbelt			**Medical Associates Greenbelt**					
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short							
Add amenities such as seating, pathways, and trash cans	Short							
Add trails that would connect to Welu Park and Center Grove Open Space for a more complete trails network/walking loop	Mid							
Implement standard signage at all parks	Long							
Miller Riverview Park			**Miller Riverview Park**					
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short							
Add edging around playground areas and ensure ADA access into playground	Short							
When listing pavilions as accessible, make sure picnic tables are ADA friendly	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Create/modify sites to include more ADA-compliant camping spots	Mid							
Implement standard signage at all parks	Long							
Modernize lighting	Long							
Add shade over playground elements	Long							
Murphy Park			**Murphy Park**					
Replace edging around playground area	Short							
Replace rusted BBQ grills, benches, trash cans, and picnic tables that are becoming safety hazards	Short							
Replace rusted play equipment that is becoming a hazard	Short							
Repair tennis court lighting	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Add accessible routes to buildings and pavilions	Mid							
Ensure ADA access into playgrounds	Mid							
Repair/refinish tennis courts	Mid							
Add accessible concrete pads under picnic tables, benches, and BBQs	Mid							
Repair cracking/spalling on interior drives	Mid							
Replace aging/faded playground equipment	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Modernize lighting	Long							
Update restroom building near tennis courts	Long							
Oakwood Park			**Oakwood Park**					
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short							
Orange Park			**Orange Park**					
Replace rusting benches that are a hazard	Short							
Ensure wood fiber surfacing in playgrounds meets safe depth requirements; current levels are inadequate, and edging may need to be raised.	Short							
Replace rusting play equipment that is becoming a hazard	Short							
Ensure ADA access into playground	Short							
Connect pathways to bench pads, drinking fountain pads, etc. so that they are accessible	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Replace worn play equipment	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Pet Park			**Pet Park**					
Add concrete pads beneath picnic tables and benches so that they are accessible	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Implement standard signage at all parks	Long							
Pinard Park			**Pinard Park**					
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Ensure ADA access into playground	Short							
Repair/replace rusting play surfaces that could become a hazard	Short							
Add signage with parking information	Short							
Replace worn playground equipment	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Riley Park			**Riley Park**					
Add signage with parking information	Short							
Replace rusted caps on fencing	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Replace rusted playground equipment that could become a hazard	Short							
Ensure ADA access into playground	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Replace worn playground equipment	Mid							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Rocco Buda Jr. Park			**Rocco Buda Jr. Park**					
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Replace rusted playground equipment that could become a hazard	Short							
Add signage with parking information	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access into playground	Mid							
Add concrete pads under benches to make them accessible	Mid							
Replace worn playground equipment	Mid							
Revitalize pavilion	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Rustic Point Park			**Rustic Point Park**					
This park was still in development/construction during the time of site visits and evaluation	Short							
Sister City International Park			**Sister City International Park**					
Connect bench pads to walkway for accessibility	Mid							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Replace benches that are rusting and will become a hazard	Mid							
Replace rusting trash cans and signage posts	Mid							
Implement standard signage at all parks	Long							
Southern Park			**Southern Park**					
Add playground edging	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access into playground	Mid							
Add a bench/seating	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Teddy Bear Park			**Teddy Bear Park**					
Ensure proper depth of wood fiber safety surfacing in playground and remove turf growing within it	Short							
Replace rusting playground equipment that is becoming a hazard	Short							
Add edging around sand play area and remove grass growing within it	Short							
Ensure ADA access into playgrounds	Short							
Add signage with parking information	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access into playground	Mid							
Replace worn/faded playground equipment	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Usha Park			**Usha Park**					
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Replace playground equipment that is rusted or damaged, impacting safety and usability	Short							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access into playground	Mid							
Replace worn/faded playground equipment	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add bleachers to make cricket field more of a destination	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Valentine Park			**Valentine Park**					
Resurface asphalt walking trail	Short							
Ensure proper depth of wood fiber safety surfacing in playground	Short							
Replace rusted playground elements that could become a hazard	Short							
Fix tipping/damaged fencing at baseball field that is a hazard	Short							
Remove turf growing into baseball dugouts and diamond	Short							
Fix dugout benches sinking into earth; consider a concrete pad	Short							
Fix upheaving/tipping basketball hoops	Short							
Resurface parking lot	Mid							
Resurface basketball courts	Mid							
Connect playground to sidewalk for accessibility, and ensure ADA ramp access into it	Mid							
Add seating around basketball courts and playground areas	Mid							
Replace worn/damaged playground elements	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Consider baseball field improvements: refreshed diamond surfacing, new pitcher's mound, paved dugouts, foul poles, distance markers, yellow capping on fencing, new benches and bat holders, etc.	Long							
Further develop community garden	Long							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Valley High Park			**Valley High Park**					
Add edging around playground areas	Short							
Replace rusted play equipment that is becoming a hazard	Short							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Ensure ADA access into playground	Mid							
Replace worn/faded playground equipment	Mid							
Add concrete pads at benches for accessibility	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Veterans' Memorial Park			**Veterans' Memorial Park**					
Replace ripped safety netting at Miracle League Field	Short							
Replace missing edging around playground areas	Short							
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Replace rusted playground equipment that is becoming a hazard and broken pieces	Short							
Repair parking lot potholes	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Replace faded/worn playground equipment	Mid							
Add pads under picnic tables and benches to make them accessible	Mid							
Ensure ADA access into playground	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Waller-Cooper Park			**Waller-Cooper Park**					
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short							
Fix tipping bench	Short							
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid							
Replace faded/worn playground equipment	Mid							

Park/Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Add pads under picnic tables, BBQs, and benches to make them accessible	Mid							
Ensure ADA access into playground	Mid							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid							
Update basketball court to true half-court dimensions with smooth surface and striping	Mid							
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Washington Park			**Washington Park**					
Replace rusting benches and trash cans that could become a hazard	Short							
Implement standard signage at all parks	Long							
Welu Park			**Welu Park**					
Implement standard signage at all parks	Long							
Add shade over playground elements	Long							
Westbrook Park			**Westbrook Park**					
Add shade over playground elements	Long							

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Recreation								
Aquatics			**Aquatics**					
Master Plan for new recreation facility and aquatics facility	Short							
Repair rusted pool equipment and lighting	Short							
Repair pool surfacing and deeper cracks	Short							
Repair water slide hazards	Short							
Provide further screening at Flora and Sutton Pools via screen wall and/or landscape buffer	Short							
Repair water slide issues	Short							
Repair leaks/rusting equipment/surface cracking	Short							
Master Plan for new recreation facility and aquatics facility	Short							
Provide further screening at Flora and Sutton Pools via screen wall and/or landscape buffer	Short							
Develop a plan to add shade to the pool decks at Flora and Sutton Pools. Existing shade is sparse and in pool condition	Mid							
Modernize restroom/shower facilities	Long							
Resurface parking lot	Long							
Modernize lighting throughout	Long							
Add shade over playground elements	Long							
Create a new recreation facility	Long							
Revitalize or create a new outdoor aquatic facility	Long							
Modernize concessions building and changing/shower rooms at pool	Long							
Create a new recreation facility	Long							
Revitalize or create a new outdoor aquatic facility	Long							
Implement standard signage at all parks	Long							
Golf Course			**Golf Course**					
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short							
Examine opportunities to remove turf and restore/re-vegetate with native plants	Short							
Conduct a business plan to further develop F&B program	Short							
Expand program offerings at Bunker Hill Golf Course	Short							

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Refinish/repair parking lot (cracking, potholes)	Mid							
Refinish/repair asphalt cart path (cracking, erosion)	Mid							
Develop a driving range at Bunker Hill Golf Course	Long							
Partner with user groups to create a classroom building and hitting bay at driving range	Long							
Marina			**Marina**					
Create website with ordering mechanism for marina convenience store	Short							
Paint floodwall to advertise marina/gas/store	Short							
Host one annual event at the marina	Short							
Marketing campaign for marina and available seasonal slip spaces	Short							
Patrol restrooms/lock restroom after hours to ensure safety and positive user experience	Short							
Create dedicated branding and a website for the marina with a dedicated reservations system	Short							
Partner with restaurant to put on a regular summer event series	Short							
Work with Public Safety to evaluate feasibility of boat ramp near marina	Mid							
Further activate the marina by adding a boat ramp	Mid							
Reconfigure existing parking to support boat ramp parking	Mid							
Partner with Travel Dubuque to create welcome center hub at store for cruiseline visitors	Mid							
Amenitize seasonal slips with options like covers and boat lifts	Mid							
Enhance connection between marina store and Riverfront Path	Mid							
As agreement allows, make maximum slips available for seasonal rental	Mid							
Create dedicated areas for accessible fishing	Mid							
Create program for marina boating in-and-out service	Long							
Programming			**Programming**					
Explore partnerships with County and US Fish and Wildlife options for increased environmental education opportunities	Short							
Expand program offerings to include more youth sports league offerings	Short							
Conduct a fee study to determine competitive and accessible program fees	Short							
Discuss with youth soccer groups the possibility of using outfields as small soccer fields for introductory programs, specifically in the fall.	Short							

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
The clubhouse is inadequate for the number of rounds played annually and is reaching the end of its useful lifecycle. The City will need to make a choice between significant reinvestment in the existing structure, including expansion, and contrast that will new construction.	Short							
Expand program offerings to include more special interest classes	Mid							
Provide additional recreation programming at the existing Flora Schoolhouse site	Mid							
Expand adaptive recreation programs for all ages	Mid							
Partner with senior services providers to expand senior program offerings	Mid							
Start a formal special events program	Mid							
Expand upon current senior programming partnership with Hills & Dales Lifetime Center	Mid							
Create dedicated indoor space to support increased programming	Long							
Discuss with youth soccer groups the possibility of using outfields as small soccer fields for introductory programs, specifically in the fall.	Long							
Trails and Connectivity								
Extend Heritage Trail connectivity	Short							
Add exercise stations along urban trails	Short							
As part of the master plan, evaluate existing trail conditions for all trails, including surface conditions, signage locations and quality, and existing amenities.	Short							
Construct a trail extension south from Bee Branch at the solar field (funding already exists).	Short							
Develop a comprehensive citywide trails master plan to further evaluate trail connections and gaps, maintenance standards, and identification of grant opportunities with a dedicated matching funding source in order to develop a connected trail network.	Short							
Develop an asset management platform utilizing the City's robust GIS database.	Short							
Add trees and landscape beautification along the NW Arterial Trail.	Short							
Develop/update a trail map that can be used by residents and visitors alike and has paper and digital versions.	Short							
Implement urgent maintenance solutions needed at Southern Levee Trail and Miller Riverview Trail to improve usability.	Short							
Perform a signage inventory and analysis (including places like Bergfeld Trail parking lot and Granger Creek Trail that currently don't have signage, but need it) and create a plan for consistent sign types, sizes, and messaging.	Short							
Establish a trail connection between Eagle Point Park and Four Mounds	Mid							
Further riverwalk connections	Mid							

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Link new trails to existing trails to fill in gaps within the existing trail system and develop a comprehensive trail and pathway network.	Mid							
Create a trail connection from city to landmarks like Mines of Spain	Mid							
Link the multi-use trail network to key access points utilizing the existing bicycle lanes, road diets and proposed multi-model network improvements as developed in the Dubuque Regional Bicycle and Pedestrian Network Plan.	Mid							
Connect residents and tourists to points of interests throughout the city.	Mid							
Include interactive features such as educational interpretive signage, fitness stations and art installations along the trail network.	Mid							
Conduct a citywide ADA assessment to ensure trail access points and points of connection are ADA compliant.	Mid							
Update the existing trailhead map kiosks at all locations around the community (15 signs).	Mid							
Replace existing bike route signs with MUTCD standard bike route signs.	Mid							
Conduct an alignment study update for a Catfish Creek multi-use path	Long							
Build a multi-use path along Catfish Creek	Long							
Develop a connected park system through multi-use trail network. A connected park system includes developing a looped pathway system that provide multi-model/ walkable access to the city's park system.	Long							
Develop a looped trail that closes the southeast and west gaps between the Heritage Trail, Bee Branch, Northwest Arterial and Bergfeld Trail.	Long							
Continue to evaluate trail crossings with surface streets to develop safe at grade crossings as per the ECIA's Dubuque Regional Bicycle and Pedestrian Network Plan.	Long							
Develop rest areas/trailheads with seating, shade and water fountains.	Long							
Design for universal access (pedestrians, hikers, and biker users).	On-Going							
Continue to maintain the City's robust park and trail GIS database and mapping.	On-Going							
Open Space and Natural Resources								
Adopt and regularly update a comprehensive tree program that invests heavile in new tree plantings and existing tree maintenance and addresses invasive plant species	Short							
Urban Forestry staff to take part in the Iowa Arborist Association to provide staff with opportunities for continuing education and safety trainings	Short							
Hold monthly or bi-monthly safety trainings on operations best practices and equipment regularly used	Short							
Improve Maus Park for wildlife habitat and low-impact uses	Mid							

Recommendation	Term		City of Dubuque Task Lead(s)	City of Dubuque Departments Involved	External Partners/ Stakeholders	Start Date	End Date	Project Status/ Notes
Educate and assist citizens in order to establish more Mowing to Monarchs pocket prairies within the City	Mid							
Have all or strategic staff members become cardiopulmonary resuscitation (CPR) certified	Mid							
Partner with public safety on a plan for aerial rescues	Mid							
Survey all existing trees within city-maintained areas for a thorough inventory of assets along with a lifecycle replacement program	Mid							
Create and implement a preventative maintenance schedule for all city-maintained open spaces								
Create and implement a workload tracker that allows maintenance staff, forestry staff, and staff with related skill sets to balance work and intentionally implement large scale projects.	Mid							
Create and implement a regular communication plan to help staff execute workload balancing and intentionally broaden on-the-job training opportunities and skill set development.	Mid							
Implementation								
Create and maintain a parks infrastructure asset replacement plan	Short							
Implement a formal volunteer program	Short							
Partner with ImOn Arena to study feasibility of second sheet of ice to better accommodate programming demand.	Short							
Dedicate resources to coordinate volunteer programs	Short							
Dedicate resources to a parks and recreation-dedicated communications professional that will assist in marketing parks events, programs, and venues	Short							
Communicate the importance of strong partnerships that exist within the city and provide funding for diverse recreation opportunities	Short							
Further partnership with Travel Dubuque and tourism agencies to educate visitors on parks and recreation offerings	Short							
Identify dedicated staffing to support partnerships and third-party operated civic centers	Short							
Implement a formal park ranger program	Mid							
Identify partnerships to begin a "Friends of" parks group to assist in park advocacy, volunteer coordination, and fundraising	Mid							
Dedicate resources to coordinate special events	Mid							
Track ecosystem asset mapping as part of GIS mapping maintenance in key parks and open spaces	Long							



THE CITY OF
DUBUQUE
Masterpiece on the Mississippi

Dubuque Parks and Recreation Comprehensive Plan

Executive Summary

February 2026









Y(OUR) STORY

RE-IMAGINE
REVITALIZE

Dubuque
Parks and Recreation
Comprehensive Plan

THE CITY OF
DUBUQUE
Masterpiece on the Mississippi

INTRODUCTION

The Dubuque Comprehensive Parks and Recreation Master Plan's purpose is to offer strategies that provide guidance in order to meet the needs of current and future City of Dubuque residents. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services. The plan defines opportunities, challenges, and recommendations for the next 10 years and beyond. The second phase of community feedback received input on the draft plan from over 360 people.

The theme of the plan is Y(O)ur Story, based on the idea that a well-crafted Comprehensive Parks and Recreation Master Plan tells the story of a city, where we were, where we are, and where we are going. Over the past 8 months, an extensive outreach effort was conducted, including meetings with the community, numerous stakeholder organizations, user groups, and City leaders. In-person opportunities for input were conducted, a statistically-valid survey was administered, and an interactive project-dedicated website collected online feedback. Community participation is critical to the success of the plan and thousands of residents shared their thoughts to craft the collective story of Dubuque Parks and Recreation.

The Master Plan enables the City to continue telling this story and continue engaging in a public process to ensure future parks and recreation priorities and goals are resident driven and meet the community's evolving demands over the next decade. To tell this story, the plan has been organized around the following goals:

- Creating a comprehensive and compelling vision and direction for Parks and Recreation
- Identifying our community's needs and priorities regarding our city's facilities, programs, parks, and services
- Addressing land use planning, community needs and desires, environmental management, and resource assessment
- Gaining understanding of current and desired levels of service and facilities in order to demonstrate more equitable services and opportunities
- Identifying, assessing, and prioritizing the deferred maintenance of parks, pools, and facilities
- Evaluating operations and maintenance practices and staffing with an aim to generate long-term sustainability and resilience benefits

CRAFTING THE STORY

Y(O)ur Story, the city's Comprehensive Parks and Recreation master plan to date, included a robust community engagement strategy that resulted in thousands of community inputs. The values, goals, and recommendations that will be put forward by this plan will be truly shaped by the community. It is clear the City of Dubuque residents value and recognize the importance of parks and recreation. Dubuque's strong parks and recreation system, ample opportunities to connect with nature, and riverfront location, sets it apart from neighboring cities and provides the opportunity for Dubuque to be known as a great parks and recreation city. The development of this plan lays the groundwork to reinvigorate the parks system, continue a legacy of great parks and open spaces, recreation, and utilize parks, recreation, and open spaces as a catalyst for growth and economic development.

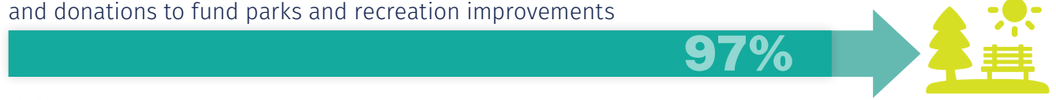
A CITY OF PARTNERSHIPS

Dubuque delivers its residents exceptional amenities and experiences that exceed expectations given its size and population. This is largely due to long-standing and successful partnerships. For decades, Parks and Recreation has sought out creative ways to deliver recreation opportunities to the community utilizing their limited resources, facilities, and funding to their full extent. To this day, the City of Dubuque and its residents have been greatly benefiting from these partnerships and solution-based decisions. Parks and Recreation leverages numerous partnerships, internally and externally, that allow the City to be good stewards of the land, a good neighbor, beautify the city, host regional-scale events, and utilize indoor facilities for programs. The City has a responsibility to preserve, maintain, and advance these partnerships while also recognizing the limitations of these partnerships and, in some cases, the need for parks and recreation dedicated facilities and additional staff. Parks and Recreation continues to build positive partnerships and seek out others with similar goals. Residents support these existing partnerships and seeking new partnerships to improve the parks and recreation system.

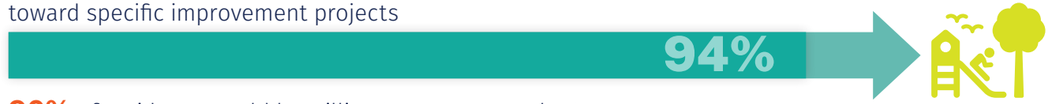
98% of residents would be willing to support grants from state, federal, or private sources to fund parks and recreation improvements



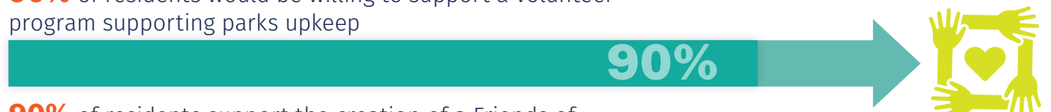
97% of residents would be willing to support corporate sponsorship and donations to fund parks and recreation improvements



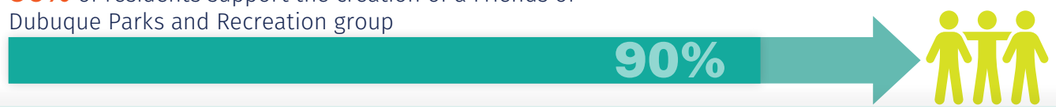
94% of residents would be willing to support fundraising toward specific improvement projects



90% of residents would be willing to support a volunteer program supporting parks upkeep

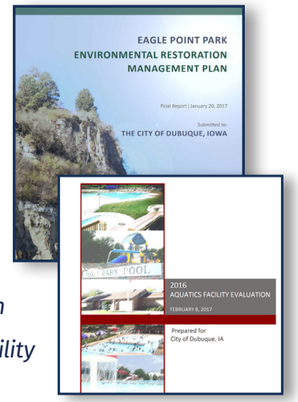


90% of residents support the creation of a Friends of Dubuque Parks and Recreation group



ALIGNMENT WITH KEY PLANNING DOCUMENTS

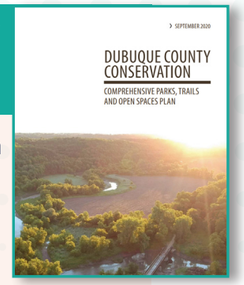
Recent planning efforts by Dubuque and its key partners demonstrate the City's commitment to planning for a successful future. This plan aims to align its values, goals, strategies, and recommendations in the context of the following key planning documents relating to parks and recreation.



2017 Eagle Point Park Environmental Restoration Management Plan

2016 Aquatics Facility Evaluation

2020 Dubuque County Conservation Comprehensive Parks, Trails, and Open Spaces Plan



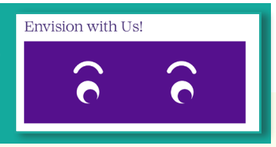
The 2020 Dubuque County Conservation Comprehensive Parks, Trails, and Open Spaces Plan aims to enhance the county's natural resources by improving parks, expanding trail networks, and preserving open spaces. The plan emphasizes sustainability, accessibility, and community involvement to ensure the recreational and conservation needs of current and future residents are met.

2024 Historic Millwork District Master Plan Update



The Historic Millwork District Master Plan Update focuses on revitalizing the district by preserving its historic character while promoting mixed-use development, including residential, commercial, and cultural spaces. The updated plan emphasizes environmental resilience, improved infrastructure, and community engagement to create a vibrant, walkable urban neighborhood.

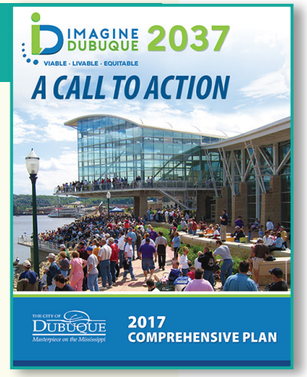
Community Foundation of Greater Dubuque Envision 2030 (In Progress)



The Envision 2030 initiative by the Community Foundation of Greater Dubuque is a strategic plan aimed at creating a thriving future for the Dubuque region. It focuses on addressing key areas like education, health, economic opportunity, housing, and community engagement. The goal is to build a resilient, inclusive, and vibrant community by 2030. This initiative involves collaboration with local organizations, businesses, and residents to ensure that the region's development is comprehensive and sustainable.

2016 — 2017 — 2020 — 2023 — 2024 — 2030

2017 Imagine Dubuque 2037: A Call to Action



Imagine Dubuque 2037: A Call to Action is the city's comprehensive plan focused on sustained growth and development, emphasizing community resilience, economic vitality, and environmental stewardship. The plan involved active community engagement to implement strategies that enhance quality of life, infrastructure, and cultural belonging in Dubuque by 2037.

2023 Dubuque Regional Bicycle and Pedestrian Network Plan

2020 City of Dubuque Climate Action Plan





2024 Schmitt Island Development Plan and 2025 Schmitt Island Sports Complex Feasibility Study



The Schmitt Island Development Plan aims to transform Schmitt Island into a vibrant recreational and cultural destination by enhancing public amenities, improving sports facilities, and promoting economic growth. The plan emphasizes environmental sustainability, accessibility, and community engagement to ensure the project's long-term success and benefit to the local community.

DUBUQUE PARKS AND RECREATION DEPARTMENT

Who We Are...

Mission Statement

Dubuque Parks and Recreation is dedicated to providing safe, accessible, and well-maintained parks, recreation programs, and outdoor spaces. We aim to foster community, promote healthy lifestyles, and preserve natural resources for all people and future generations.

Vision

To create and maintain vibrant community spaces and memorable experiences that improve the lives of all residents through opportunity and connection.

Guiding Principles

Community Belonging and Connection

Our programs, spaces, and services strengthen the bonds between neighbors through shared experiences and ensuring residents feel heard and valued.

Excellence in Care and Maintenance

We take pride in clean, safe, and well-maintained parks and facilities, reflecting our respect for both our system and the people who use it.

Lifelong Enjoyment and Discovery

We create opportunities for recreation, learning, and wellness at every age — from childhood adventures to lifelong passions.

Community Engagement and Ownership

We ensure our improvements are guided by active community participation and transparent processes. We empower residents to take ownership of their public spaces, ensuring our parks remain welcoming, dynamic, and responsive to community needs.

Viability and Innovation

We embrace sustainable and fiscally responsible practices and forward-thinking solutions to meet today's needs without compromising tomorrow's resources.

Active Stewardship

We protect and preserve the natural landscapes and amenities that make our city unique ensuring their beauty and vitality for generations to come.

Pride of Place

We foster a deep sense of local pride — where every playground, trail, and park tells the story of our region's natural heritage and resilient spirit







PARKS AND RECREATION

The Parks and Recreation Department is responsible for a number of diverse offerings and elements. The department supports the following functions:



**Note: Not included in the master plan effort but a part of the Parks and Recreation Department is Grand River Center, Five Flags Civic Center, and ImOn Arena.*

DEMOGRAPHIC AND TRENDS ASSESSMENT

Parks and recreation services will need to strategically invest, develop, and maintain parks and recreation facilities in relation to current and future resident needs and trends.

Recreation Trends

The activities with the highest participation rates in Dubuque include walking for exercise, hiking, and swimming

Dubuquers participated in fishing more than the national average. Less active youth and seniors are also most likely to participate in fishing as a means to get active.

PARKS AND RECREATION PRIORITY ASSESSMENT

91% of residents believe parks and recreation provides access to green space and nature

91%

89% of residents report visiting City of Dubuque Parks and Recreation facilities within the past year

89%

81% of residents believe parks and recreation preserves open space and protects the environment

81%

71% of residents believe parks are age-friendly and accessible to all age groups

71%

70% of residents believe parks and recreation offers childhood education opportunities

70%

COMMUNITY ENGAGEMENT SUMMARY

The Y(O)ur Story Dubuque Parks and Recreation Master Plan utilized a comprehensive and widespread process to engage the community, understand needs, and analyze results of community feedback. The Master Plan's robust outreach process gathered input from staff, stakeholders, user groups, and thousands of residents to obtain diverse and well-rounded feedback on Dubuque Parks and Recreation currently and what opportunities exist for the future. A second phase included sharing a draft of the master plan with the community for feedback.

Focus Groups and User Groups

In addition to touch points with the public via pop-up events, social media, public meetings, website visits, and intercept feedback, groups that provided input include, but are not limited to, the following:

- Audubon Society
- Black Men Coalition
- City Departments
- Dream Center
- Dubuque Arboretum Board
- Dubuque Area Land and Water Legacy
- Dubuque Community School District
- Dubuque County Conservation
- Dubuque Girls Independent League
- Dubuque Main Street
- Dubuque Pony League
- Dubuque Trees Forever
- Dubuque Zoo Boosters
- Friends of the Mines of Spain
- Greater Dubuque Development Corporation
- Iowa Department of Natural Resources
- Montessori School
- Multicultural Family Center
- NAACP
- Neighborhood Groups
- Program Partners
- Sierra Club
- Tri-State Trail Vision
- Youth Sports Groups

*These are not all groups, but represent a cross-section of those who were contacted and participated.

Project Dedicated Website

The interactive, project-dedicated website is yourstorydubuque.com. The website provides updates on the project, events where community members can provide input, and interactive tools that allowed for one or multiple methods of participation. Visitors were encouraged to provide input utilizing the following website tools:

- An electronic survey
- Interactive mapping tool
- Share your big idea on a public forum
- Help determine priorities with an interactive budgeting tool
- Submit general comments or inquiries

Statistically Valid Survey

A statistically valid survey is one that uses proper sampling techniques to ensure that the results accurately and proportionally represent the entire City of Dubuque population demographically. Performing this type of survey helps in making informed decisions by providing reliable and unbiased data insights.

The community engagement results of the statistically valid survey and the website survey were incredibly well aligned, meaning the community is unified in the perception of the top capital needs and programming needs for Dubuque Parks and Recreation. This alignment also indicates the website survey results were not highly influenced by one specific special interest group and truly reflect the opinion of the broader community.

Community Outreach

The community engagement process prioritized meeting residents where they are and ensuring multiple ways to participate and provide feedback for the Comprehensive Parks and Recreation Master Plan. The total number of inputs represents the number of touches with the community through website comments, business cards, survey responses, dotocracy votes, and other engagements. The estimated number of participants that provided feedback is 12,598.

Total Inputs 35,384

***Estimated Participants:* 12,598**



108

Stakeholder and User Group Meeting Participants



48

Staff Participants



8

Pop-Up Events



920

Website Visits



3

Public Workshops



27,059

Social Media Engagements



1,274

Website Interactions



406

Statistically Valid Survey







KEY CAPITAL INFRASTRUCTURE AND FUNDING SUPPORT

Dubuque residents recognize the importance of a strong parks and recreation system and largely support dedicating capital funding to improve and increase parks and recreation facilities.

97% of residents support improving existing park infrastructure

96% of residents support improving existing large community parks

94% of residents support improving existing swimming pools

93% of residents support improving existing nature preserves

92% of residents support improving existing paved walking and biking trails

90% of residents support improving existing small neighborhood parks

88% of residents support developing new trails that connect to existing trails

88% of residents support the development of new indoor recreation centers

87% of residents support improving existing youth sports fields

**data source: statistically valid survey*

A detailed inventory and existing conditions assessment has been completed at all parks within the system. A detailed report will be provided as part of the master plan document. Infrastructure and major amenities at many parks in the system were improved in the early 1990s or prior. They have reached or are rapidly approaching the need for lifecycle replacement. Based on the high-priority capital needs, some parks and facilities would require reimagining and new amenities to meet current and future user needs.

High-Priority CAPITAL NEEDS

Statistically-Valid Survey:

1. Aquatic/Pool Facilities
2. Multi-Use Paths and Trails
3. Walking/Running Track
4. Natural Areas and Wildlife Habitat
5. Fitness/Exercise Facilities (Indoor)
6. Recreation/Community Center
7. Pavilions/Picnic Shelters
8. Splash Pads
9. Off-leash Dog Parks
10. Fishing Areas

Website and Intercept Surveys:

1. Aquatic/Pool Facilities
2. Multi-Use Paths and Trails
3. Splash Pads
4. Recreation/Community Center
5. Off-Leash Dog Parks
6. Campsites
7. Playground Equipment (Outdoor)
8. Natural Areas and Wildlife Habitat
9. Multi-Use Fields
10. Walking/Running Track

RECREATION PROGRAM ANALYSIS

The Recreation Program Analysis studied the Department's recreation program offerings to evaluate the effectiveness of its community recreation facilities and services. The evaluation aimed to answer key questions about the City's programs and services, such as:

- What are the core programs, and do they align with community desires?
- Does the mix of recreation programs meet community needs?
- What challenges might prevent the City from delivering high-quality programs/services?
- Does the City allocate an appropriate number of resources to recreation?

High-Priority PROGRAM NEEDS

Statistically-Valid Survey:

1. Hobby/Interest Classes
2. Fitness and Wellness Classes
3. Art Programs
4. Free/Low-Cost Special Events
5. Outdoor Fitness Programs
6. Nature/Environmental Education
7. Senior Programs
8. Water Fitness Classes
9. Education Classes/Lectures
10. Adult Sports

Website and Intercept Surveys:

1. Free/Low-Cost Special Events
2. Nature/Environmental Education
3. Learn-to-Swim Programs
4. Youth Sports
5. Art Programs
6. Outdoor Fitness Programs
7. Pickleball Lessons/Leagues
8. Youth Day Camps
9. Adaptive Recreation Programs
10. Adult Sports

ORGANIZATIONAL STRUCTURE ASSESSMENT

The organization structure assessment evaluates the Department's organizational and management structure, staffing, and financial investment in parks and recreation to assess its effectiveness and efficiency. Some staffing needs that have come from the assessment include:

Increase recreation programming staff to increase capacity for delivering program offerings. These include hobby/interest classes, more diverse programs for all ages., special events, and venue identification for programs.

Create a dedicated marketing role responsible for educating residents and other interested parties on the facilities, programming, and services offered by Dubuque Parks and Recreation. Most residents surveyed do not participate in parks and recreation activities because they do not know what is offered.

The city's parks assets have evolved and grown at a pace faster than the city has hired additional full-time employees (FTEs) needed to maintain these spaces. Adding staffing and resources for the adequate maintenance of parks will be critical for the system moving forward. Comparative analysis with the National Recreation and Parks Association has been completed.

MAJOR PLAN RECOMMENDATIONS

Parks

- Re-classify Eagle Point Park to a regional park
- Focus investment on planning and providing further amenities at regional and community parks
- Create a site-specific master plan for Eagle Point Park
- Create a dedicated "Friends of" group to assist in advocacy, volunteer coordination, and fundraising
- Create and maintain a parks infrastructure asset replacement plan

Recreation

- Revitalize or create a new outdoor aquatic facility
- Conduct a recreation center master plan for a new recreation facility
- Conduct a fee study to determine competitive and accessible program fees
- Start a formal special events program to expand opportunities directly through Parks and Recreation
- Further activate the Port of Dubuque Marina by adding a boat ramp
- Develop a practice facility at Bunker Hill Golf Course

Trails and Connectivity

- Create a trail connection from city to landmarks like Mines of Spain
- Conduct an alignment study to expand and further connect the existing trail network
- Establish a trail connection between Eagle Point Park and Four Mounds
- Further Mississippi River riverfront connections
- Extend Heritage Trail connectivity

Open Spaces and Natural Resources

- Add interpretive signage to prairie and forested areas in parks to further educate visitors
- Adopt and regularly update a comprehensive tree program and urban forestry plan that invests heavily in new tree plantings and adaptation
- Improve Maus Park for wildlife habitat and low-impact uses
- Identify partnership opportunities for increased environmental education programs
- Establish native landscape and low maintenance massings along Highway 20



Dubuque Parks and Recreation Comprehensive Plan

Y(OUR) STORY

RE-IMAGINE

REVITALIZE

THE CITY OF DUBUQUE

Masterpiece on the Mississippi

February 2026

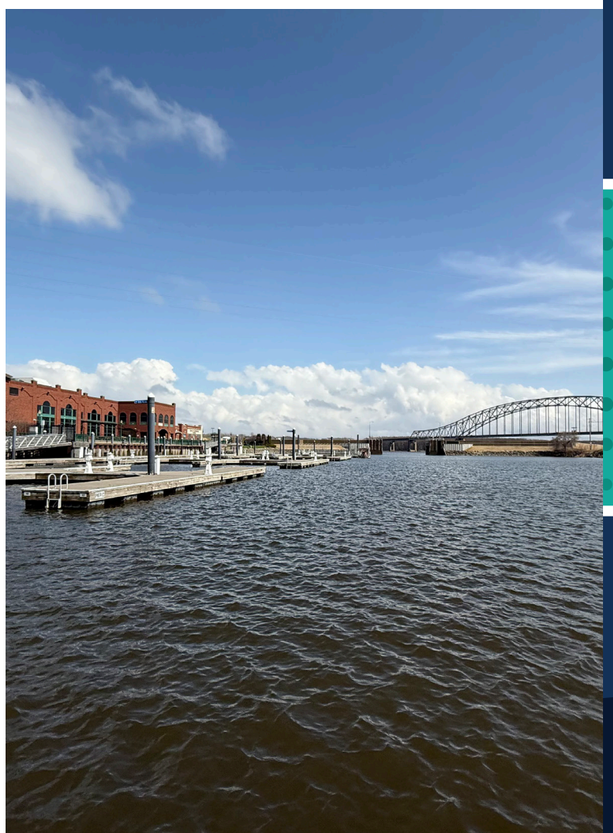
Scan to view the full master plan document



Appendix A

Park Inventory and Assessment Report



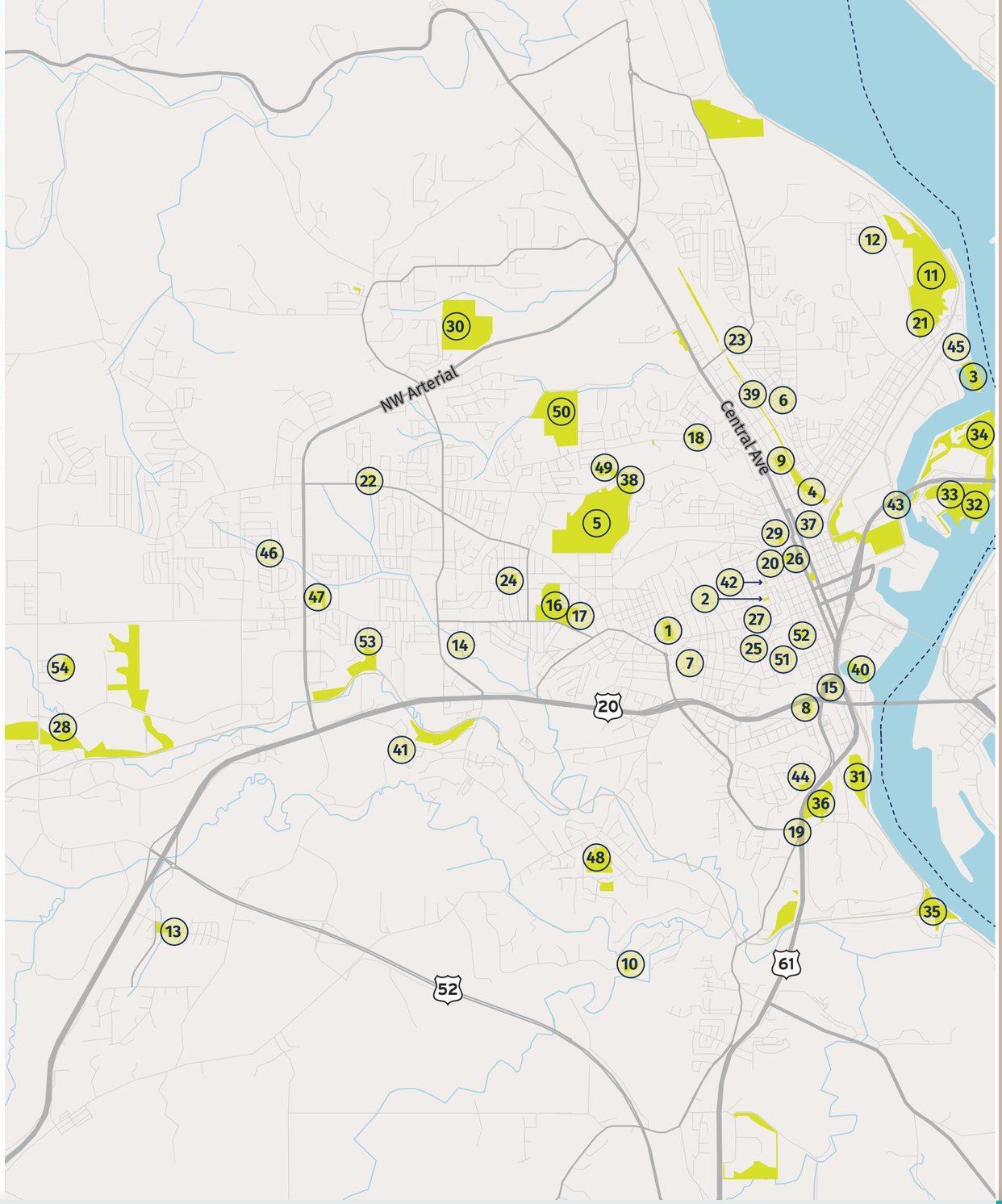


Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. English Ridge Park
14. Falk Park
15. Flat Iron Park
16. Flora Park
17. Flora Pool
18. Gay Park
19. Grandview Green Space
20. Grant Park
21. Ham House Historic Site
22. Harvest View Park
23. Heritage Trail
24. Hillcrest Park
25. Hilltop Park
26. Jackson Park
27. Jefferson Park
28. John G Bergfeld Recreation Area
29. Madison Park
30. Marshall Park/Dubuque Arboretum & Botanical Garden
31. Maus Park
32. McAleece Park and Recreation Complex
33. McAleece Park and Recreation Complex Veterans Memorial
34. Miller Riverview Park
35. Mines of Spain
36. Murphy Park
37. Orange Park
38. Pet Park
39. Pinard Park
40. Port of Dubuque Marina
41. Riley Park
42. Rocco Buda Jr. Park
43. Sister City International Park
44. Southern Park
45. Sutton Pool
46. Teddy Bear Park
47. Usha Park
48. Valentine Park
49. Valley High Park
50. Veterans' Memorial Park
51. Waller-Cooper Park
52. Washington Park
53. Welu Park
54. Westbrook Park



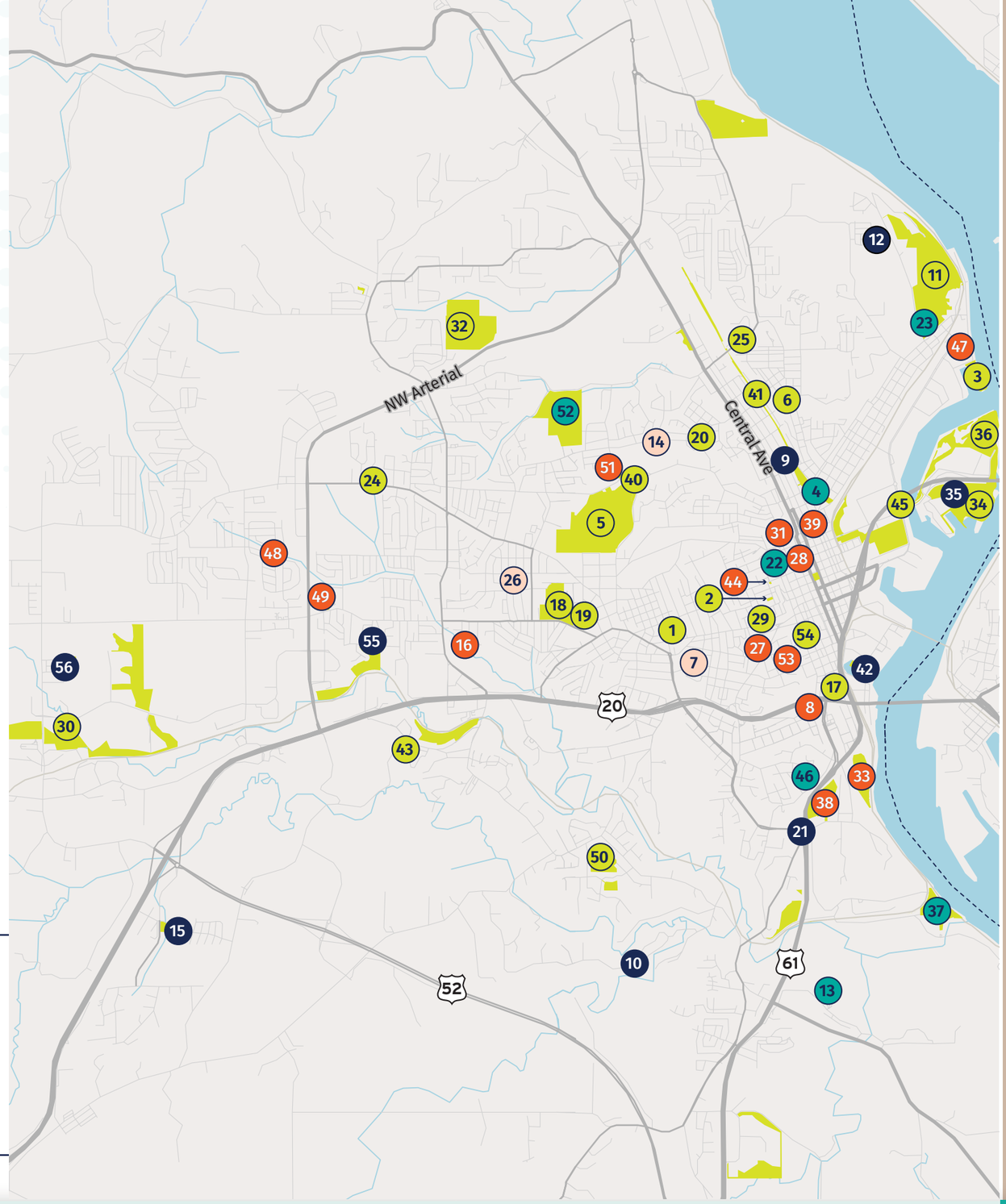
Dubuque Parks and Recreation Comprehensive Plan

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park

Legend:

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5



ALLISON HENDERSON PARK

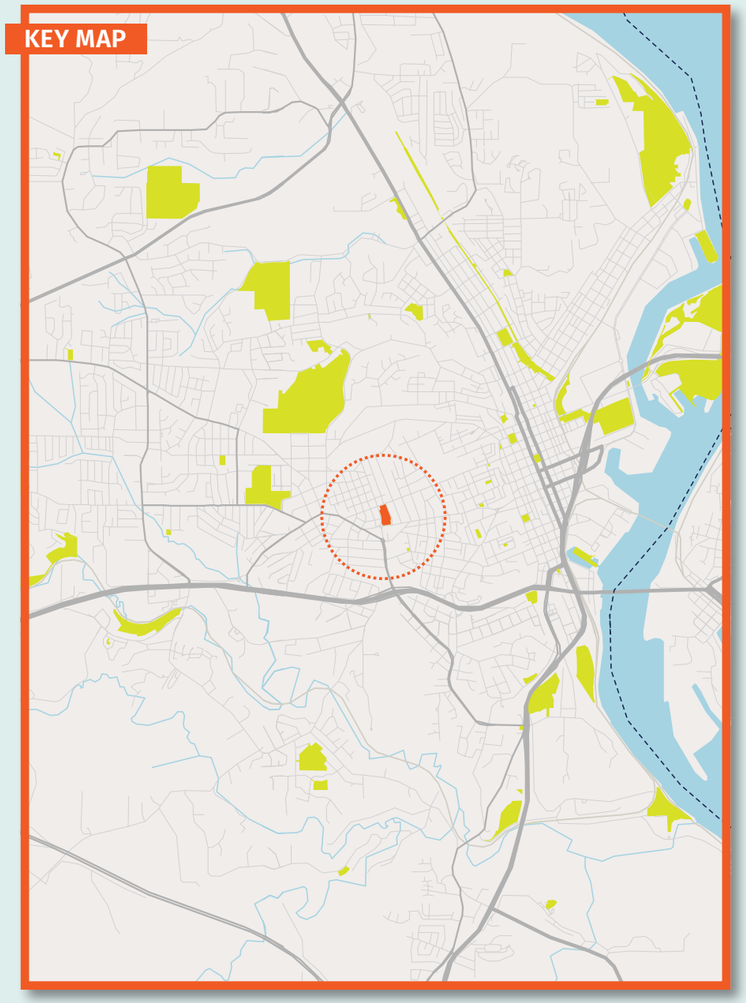
5.0 ACRES

1500 LORAS BLVD

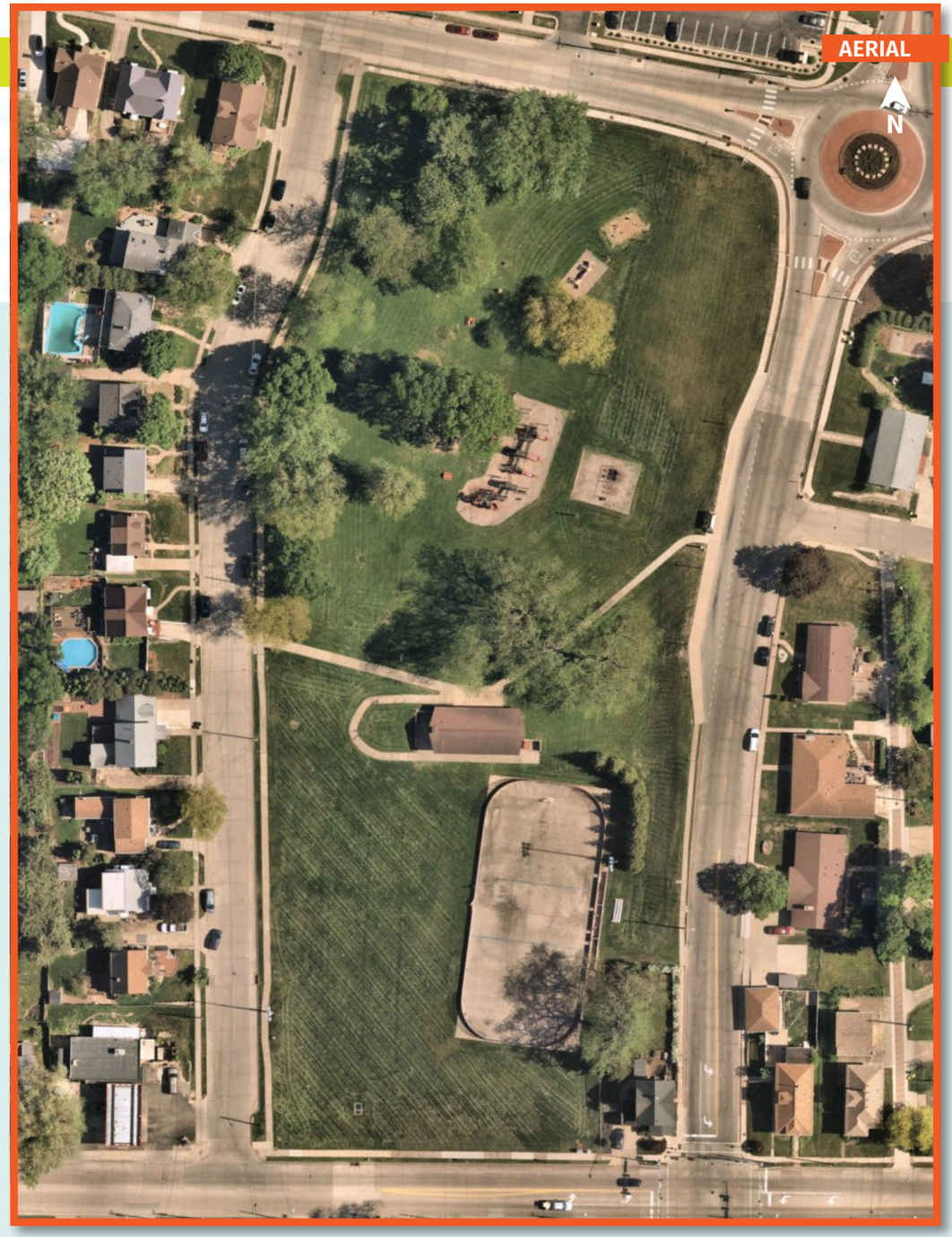
CURRENT CLASSIFICATION: **NEIGHBORHOOD**

Allison Henderson Park is a centrally located 5.2-acre park with various amenities. These include swing sets, playgrounds, a hockey rink, digging equipment for toddlers, and a multipurpose building with open classroom space. All the playground equipment is in decent shape with only minor wear present. ADA access to the play equipment, and most of the park is nonexistent. The park has large open spaces and big, mature trees provide nice shade to areas in the park.

KEY MAP



AERIAL



ALLISON HENDERSON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Drinking Fountain	1	4	ADA. Some wear and rusting.
Lighting	8	2	Major wear, not all LED/2 stadium lights around hockey rink.
Other	1	4	Hockey rink. Concrete is in good shape.
Other	2,135 SF	4	Multipurpose building, great condition.
Security Camera	1	5	Camera mounted on pole.
Other	1	4	Emergency 911 beacon. Minor wear.
Pet Waste Station	1	4	
Picnic Table (Metal)	2	3	Some wear, no ADA.
Picnic Table (Wood)	4	3	
Playground (5-12)	1	3	Lacks ADA access.
Playground (2-5)	1	3	2-5 age play area. Decent shape. No access.
Playground Equipment	4	3	2 spring rockers/2 sand diggers. Decent condition.
Playground Surfacing (Wood Mulch)	6,225 SF	1	Needs refreshed, but decent condition.
Retaining Wall (Railroad Tie)	85 LF	2	Appears to be failing/old.
Sidewalk (Plain Grey)	4,950 SF	3	Concrete sidewalk panels cracked, tripping hazard.
Swing (2 Bay)	1	3	Two regular, two tot swings. Wearing and rusting.
Sign (Monumentation)	1	4	Stone monument sign, good condition.
Sign (Traffic style with post)	4	5	Park hours sign, new.
Trash, Plastic Roller Bin	2	3	Decent condition











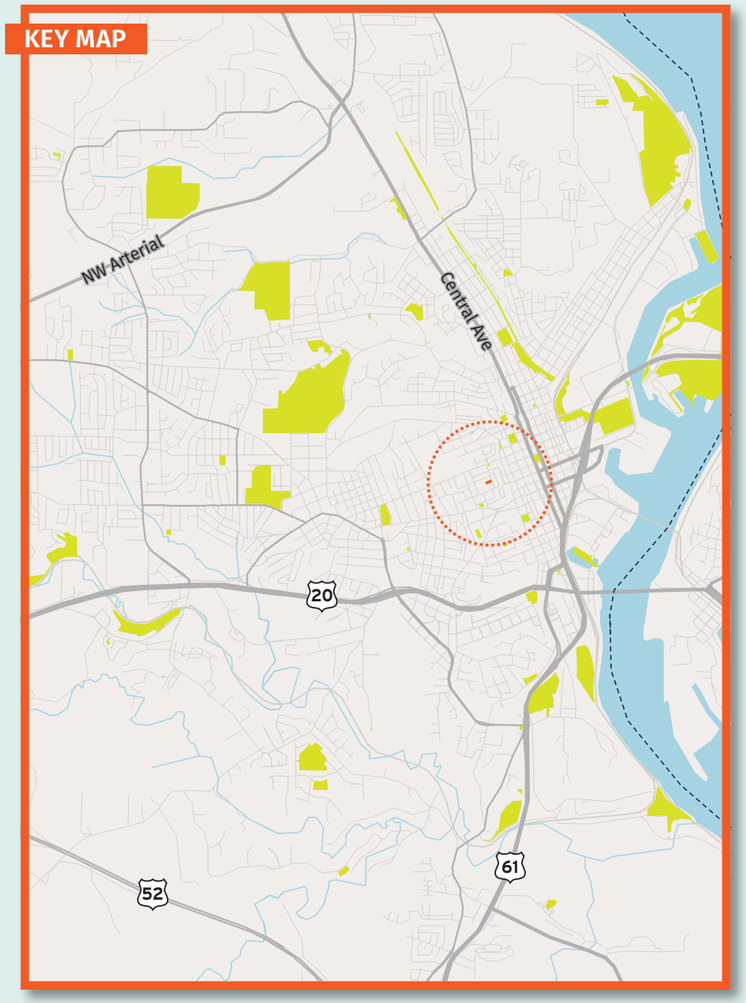
AVON PARK

1.0 ACRES

500 AVON ST

CURRENT CLASSIFICATION: **Mini Park**

Avon Park includes several amenities such as benches, trash receptacles, a playground, a drinking fountain, and a basketball court. The park's benches show varying conditions with chipping and some rusting. Trash bins are generally in decent shape. The playground is a small tot lot in new condition with a fresh rubberized surface but lacks shade. Walkway lighting fixtures, though older and with some paint chipping, are functional. The basketball court has an unscripted surface with minor heaving and cracking issues. The park has a cozy neighborhood feel and is flanked by a large beautiful retaining wall.





AVON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball Goal (Rim, Backboard, Net Pole)	2	4	Great condition.
Basketball Court Surface (Asphalt)	3,100 SF	3	No striping, some cracking.
Bench	3	2	Some rusting, chipping.
Chain Link Fence	455 LF	2	Okay condition, overgrown in some areas with plants.
Drinking Fountain 1 bubbler	1	3	Good condition.
Lighting Pathway	5	3	Older fixture model, some paint chipping.
Picnic Table (Wood)	2	3	Decent condition.
Playground Equipment (tot Lot 2-5 Years)	1	4	Small tot lot, new condition, new pour-in-place surfacing, no shade.
Playground Surface (Rubberized Surface)	1,280 SF	4	Good condition.
Playground curb turndown	150 LF		
Retaining Wall Stone <3 ft.	365 LF	3	
Sidewalk Plain Grey	670 SF	3	Decent condition.
Sign Specialty / Memorial	1	4	Park name sign attached to retaining wall.
Sign (Traffic style)	3	3	Traffic style park name signs and Park rules signs.
Trash Plastic Roller Bin	3	3	





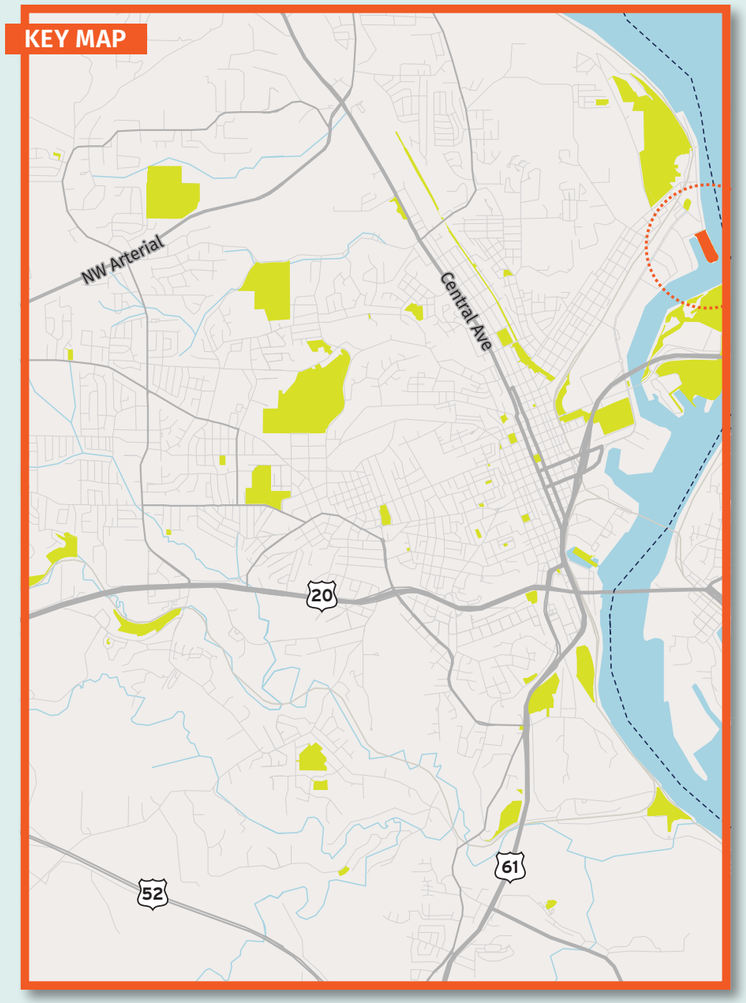
AY MCDONALD PARK

8.0
ACRES

1200 HAWTHORNE ST

CURRENT CLASSIFICATION: **Community**

AY McDonald Park is a very nice open community park directly on the Mississippi River. There are multiple lighted parking lots and extended parking spaces for boat trailers. Some of the play equipment feels dated but overall it is in great condition. ADA-accessible paths encircle the park offering access to all and plenty of opportunities to take in the amazing views of the river. Although it is slightly out of the way from residential areas, it is a key stopping point along the Dubuque bike paths.





AY MCDONALD PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	11	4	Three new benches, remainder are heavily worn.
Bike Rack	2	2	Rusting, exposed metal, chipped coating.
Bollard (Stone)	75	4	
Drinking Fountain with Bottle Filler	1	3	Building attached, ADA, regular and pet fountain.
Electric Pedestal (50 AMP)	10	N/A	
Lighting Bollard	11	3	Bollard lighting with concrete foundation. Decent condition, some wear present.
Lighting Parking	7	4	25' Light, LED. Some wear, decent condition.
Lighting Pathway	9	3	Metal pole with ornate glass housing.
Other	1	4	Art installation with plaque, not ADA.
Parking - Asphalt with Striping	117,000 SF	3	Faded striping, cracks present 1/4"+, drainage issues.
Picnic Table (Metal/ Wood)	8	2	4 metal picnic tables, 4 wood picnic tables rusting, exposed metal, chipped coating, no ADA.
Pier Dock	350 SF	5	
Playground 5-12 years	1	2	Lacks ADA access.
Playground Equipment (Small)	5	2	Small playground equipment, spinners and rockers.
Playground Equipment (Swings 1 - Bay)	2	2	
Playground surfacing (Wood Mulch)	3,600 SF	1	Wood mulch needs refreshed.
Railing	390 LF	4	Wrought iron railing around viewing platform. Good condition.
Restroom	1,385 SF	3	
Retaining Wall	405 LF	4	Type 2 <3 ft. 70LF, type 1 Concrete 245 LF, Type 3 Stone >3 ft, 90 LF
Sidewalk (Integral Color)	7,000 SF	4	
Sign (Specialty/Dubuque Bike Map/Interpretive Sign)	3	3	AY McDonald sign in parking area/Dubuque bike map and interpretive sign.
Sign (Traffic Style)	7	3	Different park signage, decent condition.
Swing (1 Bay)	1	3	Wear on frame.
Trail (Paved Asphalt)	3,000 LF	3	Decent condition.
Trash Plastic Roller Bin	9	3	Some rusting, some chipping, faded/worn.







AY MCDONALD PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Planter (Raised) Type 1 (24”)	75 LF	4	Raised Planter Limestone (Ht=24-inches)
Planter (Raised) Type 2 (36-inch)	100 LF	4	Raised Planter Limestone (Ht=32-inches)
Retaining Wall, Type 1 - Concrete	245 LF	5	
Retaining Wall, Type 2 - Stone (<3 ft)	70 LF	4	Block Retaining Wall (Ht=8ft)
Retaining Wall, Type 3 - Stone (>3 ft)	90	4	Block Retaining Wall (Ht=10ft)
Sign (Interpretive Display with Post and Footing)	1	4	
Sign (Plaque)	2	4	Plaque at AY McDonald Monument Sign and at Art Installation.









BEE BRANCH GREENWAY

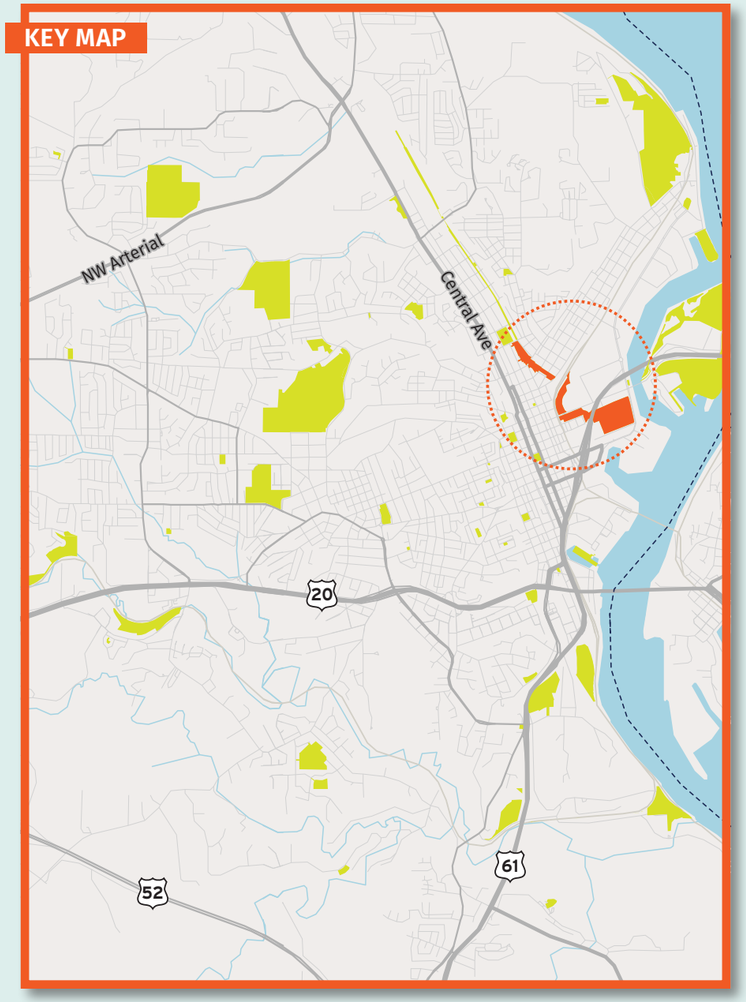
55.0
ACRES

1020 E 16TH ST

CURRENT CLASSIFICATION: **Community**

Bee Branch Greenway offers walking, biking, and play opportunities around a multi-use trail connecting Chaplain Schmitt Island with Dubuque's North End. The greenway functions as both a beautiful linear park and a green infrastructure system to control flooding. Various overlooks highlight views of the Mississippi River, and an outdoor amphitheater, rest and seating areas, and a bioswale board walk offer respite areas. Most amenities within the linear park are new or well-maintained, with minor wear and erosion. The greenway is part of the Bee Branch Watershed Flood Mitigation Project to help improve water quality and management, and stimulate investment within the Bee Branch Watershed.

KEY MAP



AERIAL



BEE BRANCH GREENWAY CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Amphitheater	2,275 SF	4	Concrete and stone block retaining steps. Great condition.
Backflow Preventer with Insulated Enclosure	2	4	
Bench	27	3	Decorative metal benches. Most in good condition, some minor wear.
Bicycle Repair Station	1	2	
Bike Rack	9	3	Most in good condition, some minor wear.
Concrete Ped. Bridge/ Overlook with Railing	25 LF	4	Great condition, provides great views into Bee Branch.
Concrete Ped. Bridge/ Overlook with Railing at Bee Branch Fountain	80 LF	4	
Combined Trash and Recycle Container with Decorative Metal	9	4	
Concrete Ribbon Curb	3,500 LF	4	
Concrete Stairs with Railing	620 SF	4	
Crosswalk Beacon	2	5	
Decorative Parking Lot Lighting	4	5	
Decorative Pedestrian Light Poles with Planters/ Irrigation	57	5	
Decorative Pedestrian Light Poles with Banners	52	5	
Decorative Street Lighting	10	5	
Drinking Fountain with Bottle Filler	4	3	Some surface scratching and rusting.
Emergency Call Box	3	3	
Flag Pole	12	4	Great condition.
Fountain Bee Branch	1	3	Spillway, fountain and internal Lights. Good condition.
Galvanized Railing (36” HT)	1,100 LF	4	
Irrigation System	635,670 SF	4	
Large Metal Awning	1,825 SF	4	
Metal Awning	225 SF	4	
Metal Awning (Bus Shelter)	320 SF	4	
Metal Awning with Electronic Display	150 SF	4	
Parking (Asphalt Pavement /with Striping	10,260 SF	4	
Parking (Concrete)	545 SF	4	Parking area by Nature Play
Parking Light Pavers	20,737 SF	4	
Pavilion Open	3	4	Lighted
Picnic Table (Metal)	3	2	Rusting, fading, surface scratching
Planter (Raised Type 2)	55 LF	4	
Playground Curb turndown	330 LF	4	
Playground Equipment (Nature play)	1	4	Great condition natural feeling play area.
Playground Equipment (Slides)	1	4	Four slides, Great Condition
Playground Surfacing	1,670 SF	4	Pour in place Rubberized surfacing
Retaining Wall (Type 2)	1,124 LF	4	
Retaining Wall (Type 3)	1,677 LF	4	
Security Cameras	98	5	
Sidewalk (Asphalt)	8,930 SF	3	Asphalt Pathway section, underpass - 16th St.
Sidewalk (Grey Concrete)	119,184 SF	4	
Sign (Specialty Memorial)	5	3	Light wear, fading (Storyboards)
Sign (Interpretive)	15	3	Some erosion on posts, light wear on signs, interpretive signs
Sign (Traffic with Post)	16	3	Wayfinding
Sign (Plaque)	1	5	
Trash	9	3	
Wrought Iron Fence - 30” HT	2,217 LF	4	
Wooden Split Rail Fence	1,100 LF	4	

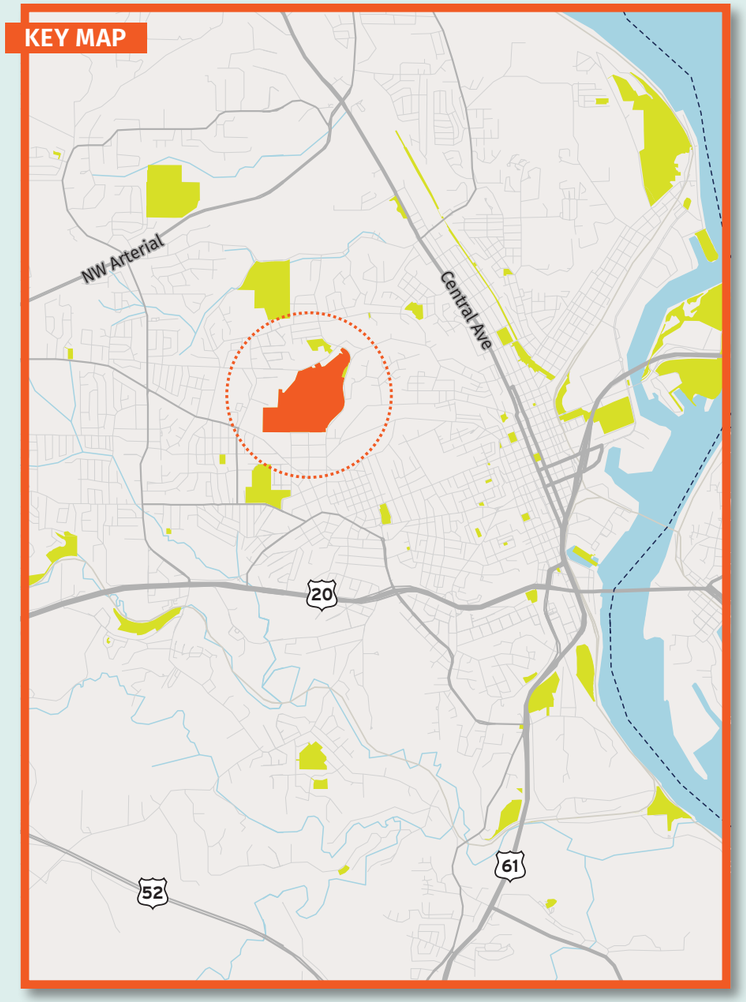
BUNKER HILL GOLF COURSE

11.0
ACRES

2200 BUNKER HILL RD

CURRENT CLASSIFICATION: **Golf**

Bunker Hill Golf Course offers affordable golf rates for the public and is overall a nice looking course. The clubhouse is warm and inviting with a stocked pro shop and lots of food and drink options. The parking lot was in poor shape and the surrounding maintenance areas, although functional, did not mirror the same beauty as the course.





BUNKER HILL GOLF COURSE CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench (Golf)	12	4	
Bench (Memorial)	1	4	Granite bench, great condition.
Bench (Wrought-Iron Without Back)	15	2	Rust and signs of wear present.
Golf Ball Washer With Trash Can	12	4	
Golf Irrigation System Complete	4,800,000 SF	3	
Lighting Parking	1	3	One fixture in parking lot, wooden pole.
Maintenance Yard	4,945 SF	2	Superficial damage to metal exterior, paint chipping on buildings.
Parking (Asphalt With Striping)	44,640 SF	3	Large cracks 1/2"+, has been patched previously.
Pavilion Open	2	4	
Retaining Wall, Type 4 - Keystone Block	60 LF	4	
Sign (Golf Hole)	18	4	
Sign (Monumentation With Planter)	2	4	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Sign (Traffic With Post)	10	3	Fading, cracking, signs of wear.
Trash Plastic Roller Bin	3	2	Rusting, fading.
Trail (Paved)	7,350 SF	4	8' Wide Asphalt pathway









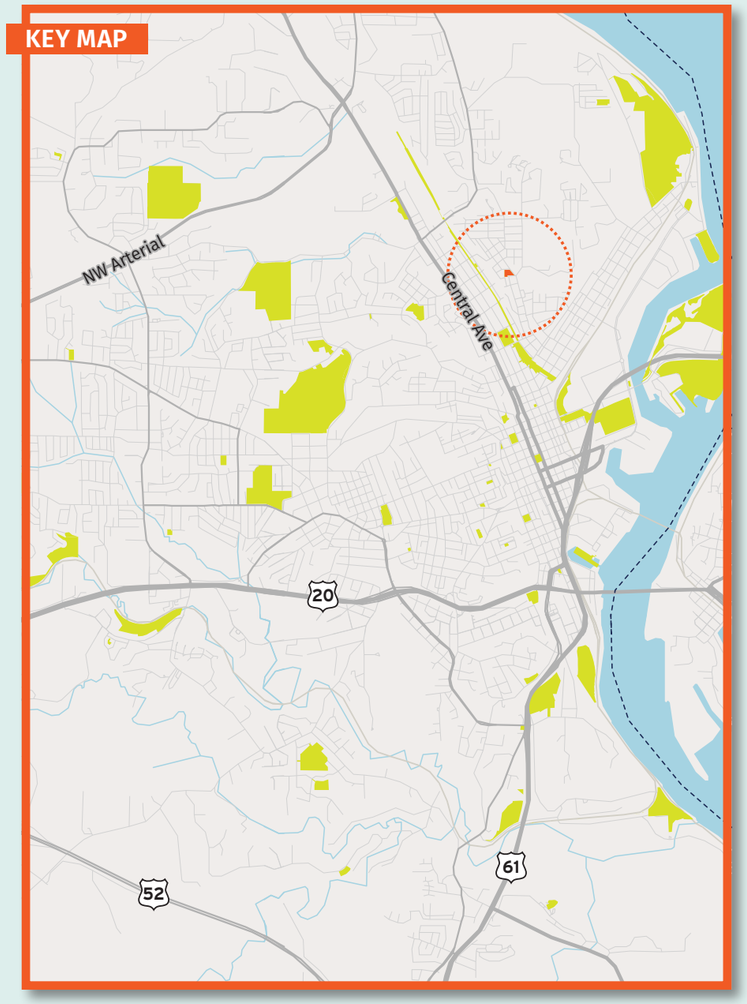
BURDEN PARK

1.0
ACRES

2701 BURDEN ST

CURRENT CLASSIFICATION: **Mini Park**

Burden Park offers amenities such as picnic tables, a swing set, playground, and basketball court. The swing set has rust issues and the playground equipment is visibly rusting, dented, and scratched, with low wood chip coverage. The picnic tables are severely rusting. The basketball court is in poor condition with cracked asphalt, no striping. Unfortunately ADA access ends at the park entrance and no amenities on site are readily accessible.





BURDEN PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball (Backboard, Net, Pole)	1	5	Good, looks new.
Basketball Court Surface	1,450 SF	2	Asphalt, cracking, not striped, no ADA access.
Bench (Wrought Iron w/o Back)	1	2	No ADA access.
Chain Link Fence	785 LF	3	
Picnic Table (Metal)	2	2	No ADA access, rusting.
Picnic Table (Wood)	3	3	
Playground 5-12 Years	1	2	No ADA access, rusting, denting.
Playground Surfacing (Wood Mulch)	4,365 SF	1	Wood mulch needs replaced.
Playground Equipment Swings (2 Bay)	1	2	Rust present.
Sign Monumentation	1	1	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Trash - Plastic Roller Bin	1	4	









CANCER SURVIVOR PARK

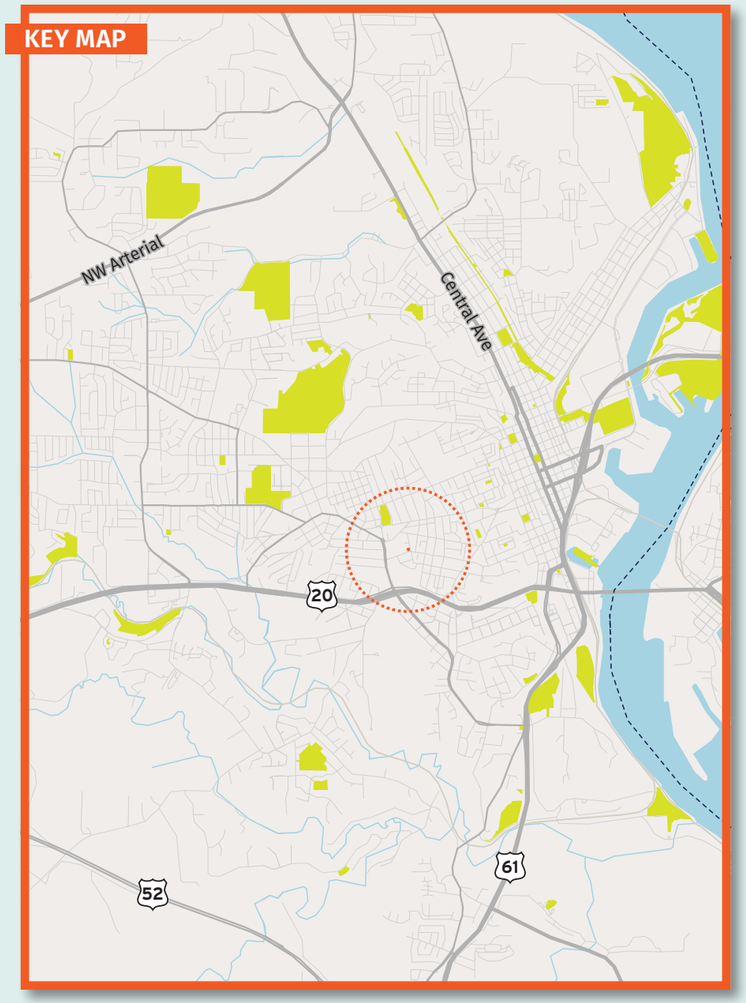
0.5
ACRES

1503 W 3RD ST

CURRENT CLASSIFICATION: **Mini Park**

Cancer Survivor Park is a small mini park located directly Southwest of the Finley Hospital. This park hosts only a few amenities that include benches, picnic tables, a pavilion, and a single small playground. The benches and picnic table are made of stone and are in decent condition. The pavilion is of open design and the condition is fair, showing signs of aging and chipping, and is not ADA accessible. The playground is in poor condition and shows signs of erosion around the play area, minimal wood fiber for fall support, and the metal structure is aged and rusted.

KEY MAP



AERIAL



CANCER SURVIVOR PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	2	3	Stone benches in fair condition.
Lighting Pathway	2	1	Rusting, aged lamp posts.
Pavilion (Open)	1	2	Signs of aging, chipping, no ADA access.
Picnic Table (Metal)	2	3	Stone picnic table in fair condition.
Playground equipment (Tot Lot 2-5 years)	1	1	No border around wood fiber surfacing, needs additional fiber, aging and rusting equipment.
Playground Surfacing	670 SF	1	Wood Mulch
Retaining Wall, type 4 - Keystone Block	190 LF	4	Good condition.
Sidewalk (Plain Grey)	860 Sf	3	







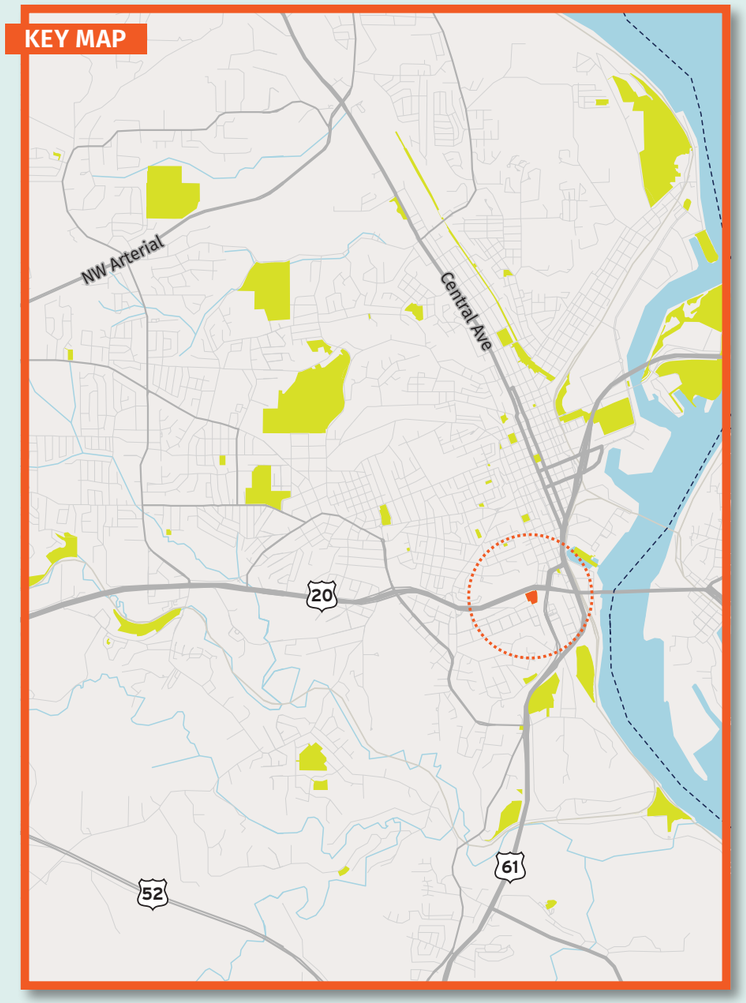
CLEVELAND PARK

4.0
ACRES

625 CLEVELAND AVE

CURRENT CLASSIFICATION: **Mini Park**

Cleveland park sits atop a tall hill overlooking the Mississippi River. The playground is in decent condition but unfortunately this and the other amenities on site lack ADA access. The best element this park offers is the views of lower Dubuque and the Mississippi River which can be enjoyed from a park bench or picnic table on site.





CLEVELAND PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	1	2	Rusted and dilapidated. No ADA access.
Bench	2	3	Good condition, no ADA access.
Picnic Table (Wood)	1	3	Metal picnic table.
Playground 5-12 Years	1	3	Mulch not to depth, not ADA, sun faded. Some shade provided on structure, no safety signs. Equipment surface chipping and fading.
Playground Surfacing (Wood Mulch)	1,515 SF	1	
Sign Monumentation	1	1	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Sign (Traffic Style)	3	3	Park hours and park safety signs.
Trash (City Bin with Metal Post)	1	3	
Wooden Deck with Railing	275 SF	3	Wooden open air deck with integrated picnic table. Feels solid, wood fading, no shade.







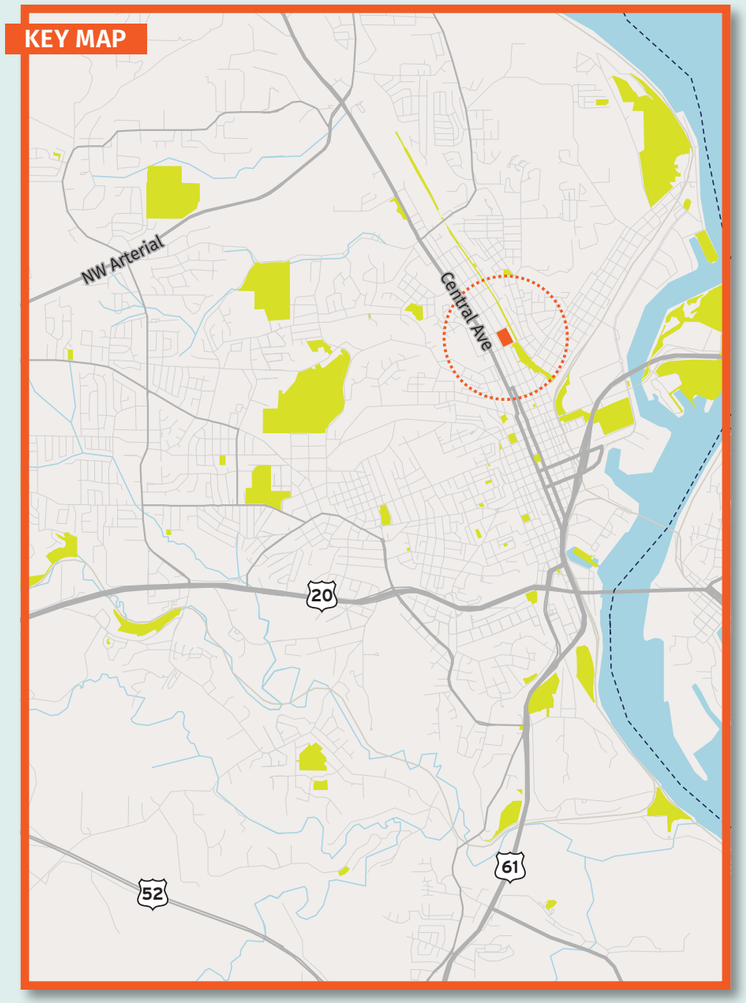
COMISKEY PARK

4.0
ACRES

255 E 24TH ST

CURRENT CLASSIFICATION: **Neighborhood**

Comiskey Park recently constructed new amenities and now boasts a beautiful playground, splash pad, basketball court, and ramadas. The overall theme is colorful and playful and all amenities are in impeccable condition. Due to this face lift, the Northern part of the park which includes a skate park, basketball courts, tennis courts, and a small baseball diamond, almost feel like they are no longer a part of the park and get subsequently neglected. The park is still nice and the events held here allow the Dubuque community to come together.





COMISKEY PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball Field	1	2	Not maintained.
Basketball (Goal, Net, Rim, Backboard, Pole)	10	4	Great shape, new hoops and posts. One court's asphalt is beginning to crack in areas.
Basketball Court Surface	7,700 SF	3	Old court's asphalt decent shape.
Basketball Court surface new	4,025 SF	5	Concrete Surface With Acrylic Surfacing.
BBQ Grill	3	5	Great condition.
Bench	21	4	Some show signs of fading and discoloration; however, all are in great condition.
Bike Rack	9	4	Great condition.
Chain Link Fence	1,060 LF	4	
Drinking Fountain (2 Bubblers and Pet)	2	4	Slightly dirty but great condition.
Lighting Sidewalk	13	5	Great condition.
Parking (Asphalt w/ Striping)	6,547 SF	3	ADA spots are great. Cracking and spalling prevalent throughout.
Pavilion Open	3	5	Great condition and lighted.
Picnic Table (Metal)	21	4	Minor wear and tear and some superficial damage but great overall.
Picnic Table (Wood)	3	3	
Playground 5-12 Years	1	5	Beautiful new equipment, some discoloration of pour in place.
Playground 2-5 Years	2	5	
Playground Equipment (Small)	4	5	
Playground surfacing	5,200 SF	5	
Railing	95 LF	5	
Rec Center	4,920 SF	3	
Security Cameras	4	5	
Sidewalk (Plain Grey)	17,250 SF	4	
Sign (Monumentation)	1	5	
Sign (Plaque)	1	5	Great condition.
Skate Park	3,825 SF	4	Some drainage issues but good condition.
Splash Pad	5,000 SF	5	Looks brand new and great condition.
Tennis	1	3	Wear and tear but still usable.
Trash Plastic Roller Bin	5	4	Some are showing signs of vandalism but good condition overall.



Dubuque Parks and Recreation Comprehensive Plan Appendix A

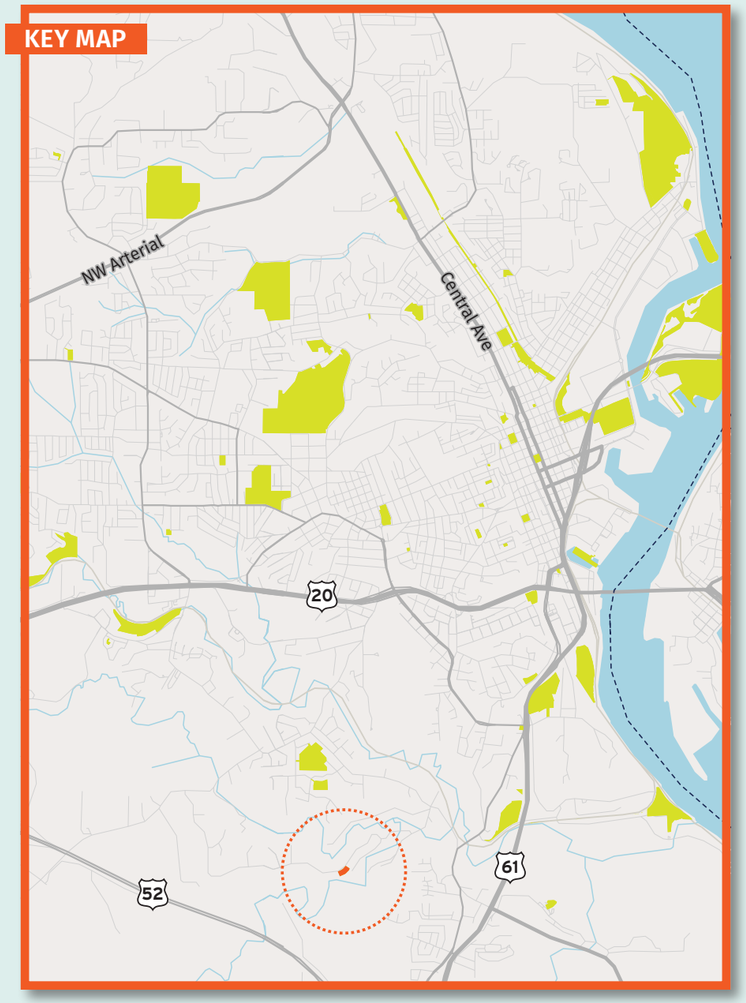
CREEK WOOD PARK

1.0
ACRES

1798 CREEK WOOD DR

CURRENT CLASSIFICATION: **Neighborhood**

Creek Wood Park offers amenities including benches, picnic tables, playground equipment, a bike rack, and lighting. The park's amenities are in excellent condition, with new benches and a well-maintained playground. The playground surface is pristine and, as a whole, this park is beautiful. The only issue is that it can only serve the immediate area, as no parking is available.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

CREEK WOOD PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	3	5	Great condition.
Bike Rack	1	5	New, great condition.
Lighting Pathway	2	5	New and nice.
Picnic Table (Metal)	1	5	New and great condition.
Playground 5-12 Years	1	5	Great new equipment.
Playground Equipment (Swing - 1 Bay)	1	5	Tire swing.
Playground Equipment (Small)	1	5	See-Saw
Playground Curb Turndown	240 LF	5	
Playground Surfacing	1,770 SF	5	Brand new rubberized surfacing.
Retaining Wall, type 4 - Keystone Block	30 LF	5	
Sign (Specialty / Memorial)	1	5	Great condition.
Sign (Traffic sign w/ Post)	2	5	Located on light pole.
Trash (Metal)	2	5	Trash and recycling, great condition.







Dubuque Parks and Recreation Comprehensive Plan Appendix A

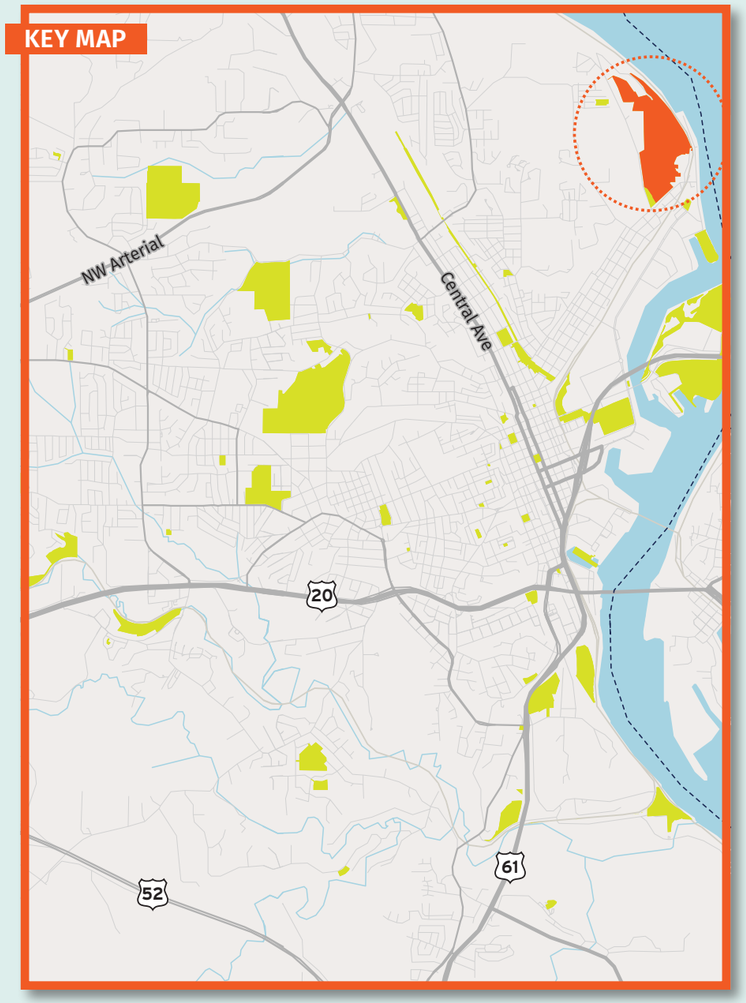
EAGLE POINT PARK

175.0
ACRES

2601 SHIRAS AVE

CURRENT CLASSIFICATION: **Community**

Eagle Point Park includes a diverse range of amenities, historical buildings, and landscape elements. Situated on a tall bluff overlooking the Mississippi River, the park itself is huge and offers a variety of experiences, views, and amenities. Unfortunately, as beautiful as this park is, a many amenities are in poor condition and cannot be used to their full potential, such as the tennis courts. This park is full of natural beauty and is amazing to walk through and enjoy.





EAGLE POINT PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Amphitheater	1,760 SF	3	Wear on bandshell ceiling and doors, drainage issues.
BBQ Grill	34	2	Rusting, poor condition.
Bench	45	3	Rust showing, wear and tear, most have no ADA access/1 memorial bench.
Bench (Memorial)	1	3	
Chain Link Fence	3,225 LF	3	
Drinking Fountain w/ Bottle Filler	8	2	
Horseshoe	6	2	Wood degradation.
Lighting Parking	39	3	Wooden poles show wear, LED, overall decent.
Lighting Pathway	86	3	Wooden poles showing wear, decent condition overall.
Water Feature	1	1	Potential safety issue at top of water reservoir.
Other	5	3	Metal optical binoculars, metal pitting and rusting. Still usable and in decent condition.
Parking Asphalt with striping	105,270 SF	3	Large cracks in some areas, potholing.
Pavilion Closed	1	4	
Pavilion Open	5	3	
Picnic Table (Metal)	4	3	
Picnic Table (Wood)	75	3	
Playground Surface (Wood Mulch)	16,475 SF	1	Mulch needs refreshed, not to depth.
Restroom	4,400 SF	3	One newly-renovated restroom building, remainder in need of updates.
Roadway (Asphalt)	134,130 SF	3	
Sidewalk (Plain Grey)	50,040 SF	3	
Sign (Traffic Style)	18	3	Parking, speed limit signage, and other park signs.
Sign (Specialty Memorial)	2	4	
Splash Pad	300 SF	1	Poor condition.
Swing Set	5	2	Rusting, no ADA access, chain replacement needed.
Tennis	6	1	Surfacing has degraded, broken nets, damaged striping, no ADA access, difficult to enter courts.
Trash Plastic Roller Bin	10	3	







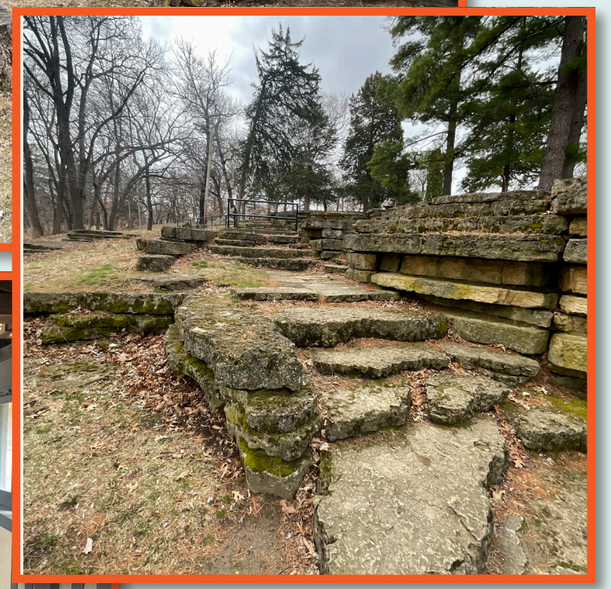
Dubuque Parks and Recreation Comprehensive Plan Appendix A

EAGLE POINT PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Retaining Wall, type 3 - Stone (>3 ft)	2,100 LF	3	
Sign (Interpretive Display with Post & Footer)	5	3	
Playground 5-12 Years	4	3	Rust showing, wear and tear, most have no ADA access/1 memorial bench.
Playground 2-5 Years	1	3	
Playground Equipment (Small)	4	3	2 Sand Diggers / 2 Spring Rockers
Playground Equipment (Swings - 2 Bay)	5	3	
Other	1	1	Pond Feature
Other	1	1	Water reservoir for water feature









Dubuque Parks and Recreation Comprehensive Plan Appendix A

EAGLE VALLEY PARK

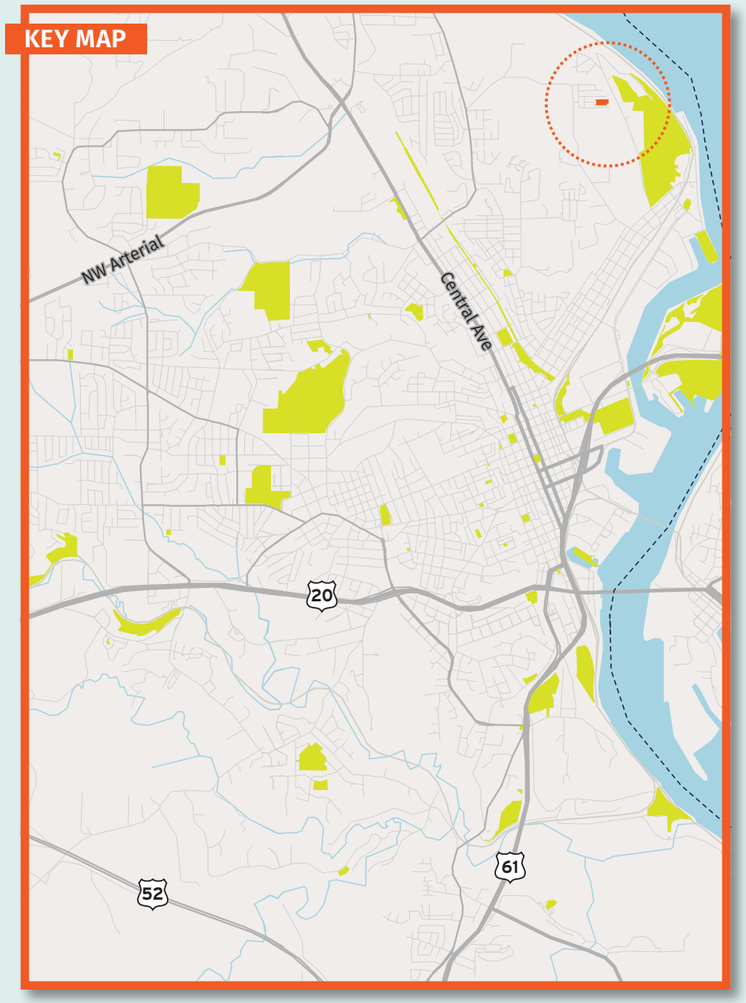
2.25
ACRES

2095 HARPY EAGLE CT

CURRENT CLASSIFICATION: **Mini Park**

Eagle Valley Park is a mini park located adjacent to Eagle Point Park. This park, located in a residential area, has great new accessible amenities such as playgrounds, pavilions, benches, and picnic tables. There is play equipment for all ages and shaded meeting spots. The overall feel of the park is cozy and safe. The play equipment is not shaded and there is no parking, so unfortunately the park can only be enjoyed by the surrounding residents.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

EAGLE VALLEY PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	2	5	Great condition.
Bike Rack	1	5	Would be better located at entrance to park. Great condition.
Pavilion Open	1	5	Great condition.
Picnic Table (Metal)	2	5	New and very vibrant color. Great condition.
Playground Equipment (Large 5-12 Years)	1	5	Missing signage for age ranges, new and in great shape.
Playground Equipment (Small 2-5 Years)	1	5	
Playground Surfacing	1,900 SF	5	Brand new rubberized surface.
Playground Curb Turndown	180 LF	5	
Railing (Wooden)	185 LF	5	
Sign (Monumentation)	1	5	Great condition just missing park information.
Sidewalk (Concrete)	2,470 SF	5	
Swing Bench	1	5	Brand new.
Trash Can (Metal)	1	5	Great condition.









EB LYONS NATURE PRESERVE

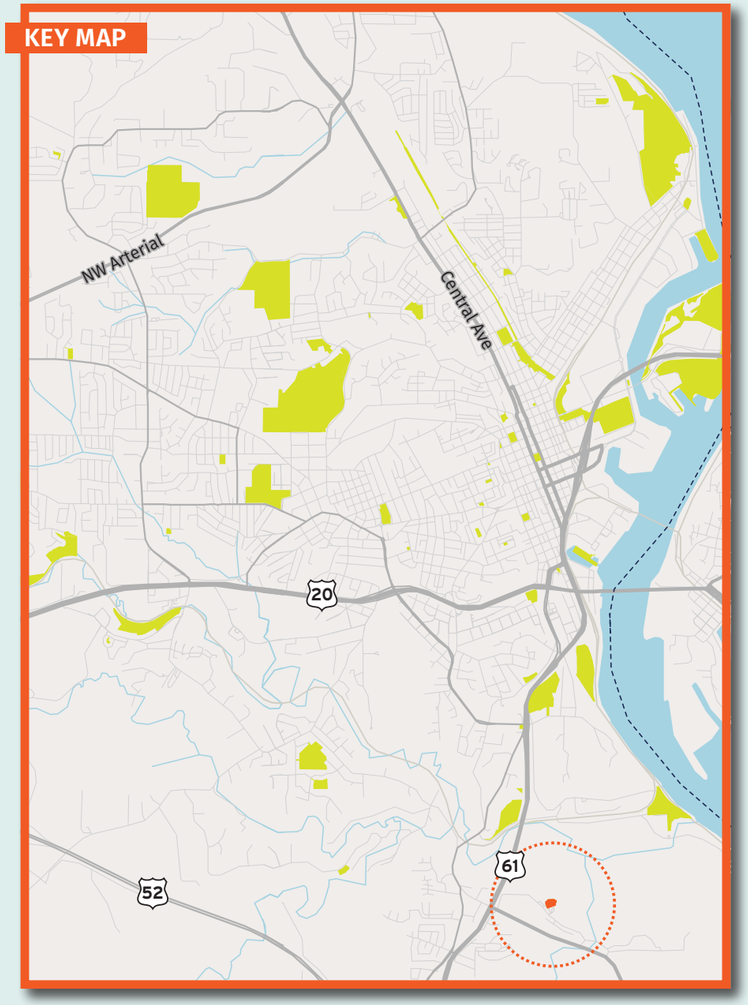
89.0
ACRES

2601 SHIRAS AVE

CURRENT CLASSIFICATION: **Community**

EB Lyons Nature Preserve features an interpretative center full of exhibits on the parks history and features about the park. The preserve also features a paved trail and multiple mowed paths throughout. Multiple story boards line the paths telling the story of the area that is being traversed.

KEY MAP



AERIAL



EB LYONS NATURE CENTER CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	2	3	Rusting, poor condition
Bench (Limestone Blocks)	20	3	Benches Aligned around Cardinal Terminus. Good condition
Bench (Wooden with Concrete Footer)	5	3	
Bike Rack	1	2	Metal Bike Rack
Cardinal Terminus	3,365 SF	4	Terminus of Trail, Colored concrete and Lettering Denotes Cardinal Directions. Great condition
Drinking Fountain (2 Bubblers and Pet Bowl)	1	3	2 Bubblers and Dog Bowl, Good condition
EB Lyons Interpretive Center Building	8,215 SF	4	
Flag Pole	1	4	
Kiosk	1	3	Kiosk located at trail head. Contains 4 interpretive signs.
Lighting Walkway (Bollards)	3	3	Metal Bollards with Light fixtures
Water Spigot	1	3	
Pavilion Open	1	4	
Picnic Table (Metal)	10	4	Metal Picnic Tables in Pavilion
Picnic Table (Wooden)	2	3	Wooden Picnic Tables located on trail
Restroom	375 SF	4	Vault restroom. Good condition
Sidewalk (Plain Grey)	21,550 SF	4	
Sign (Dubuque Bike Map)	1	3	
Signage (Interpretive with Metal Supports)	19	3	Interpretive Signs located along trail. Most are in good condition, some are very sun faded and cracking/
Sign (Traffic style on Post)	4	3	Pet Rules Sign, Trail Marker sign
Trashcan - Metal	2	3	Metal Bins located at pavilion







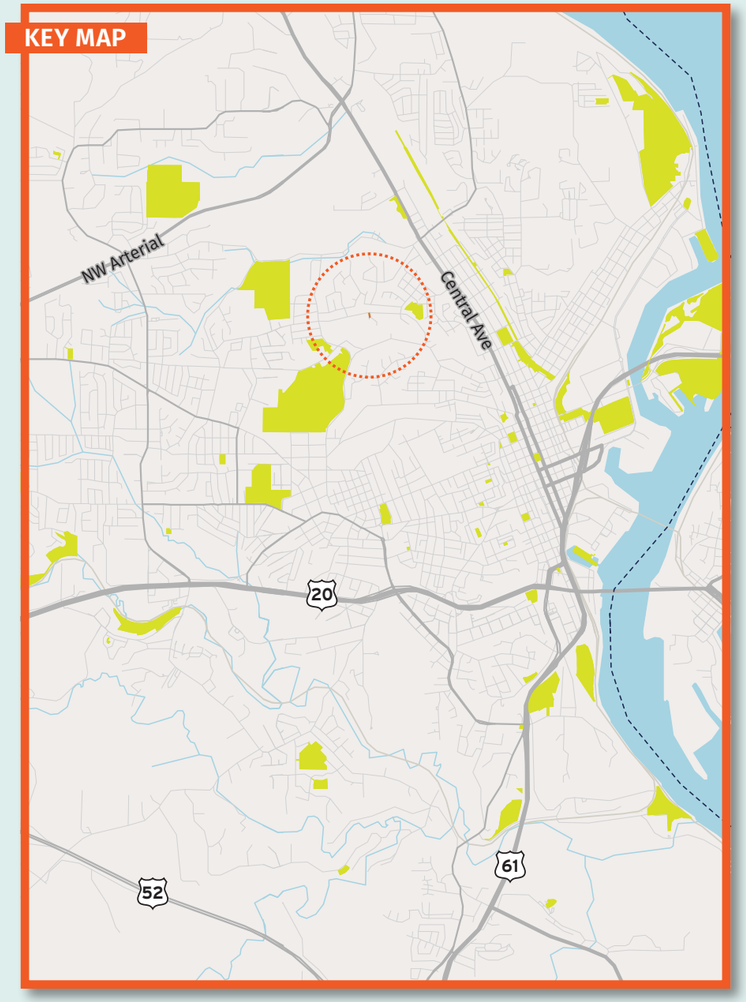
ELMWOOD GREEN PARK

0.2
ACRES

830 KANE ST

CURRENT CLASSIFICATION: **Mini Park**

Elmwood Green Park is a small wooded lot inside a residential neighborhood with no infrastructure present.





ELMWOOD GREEN PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Other	1	N/A	No amenities present.





ENGLISH RIDGE PARK

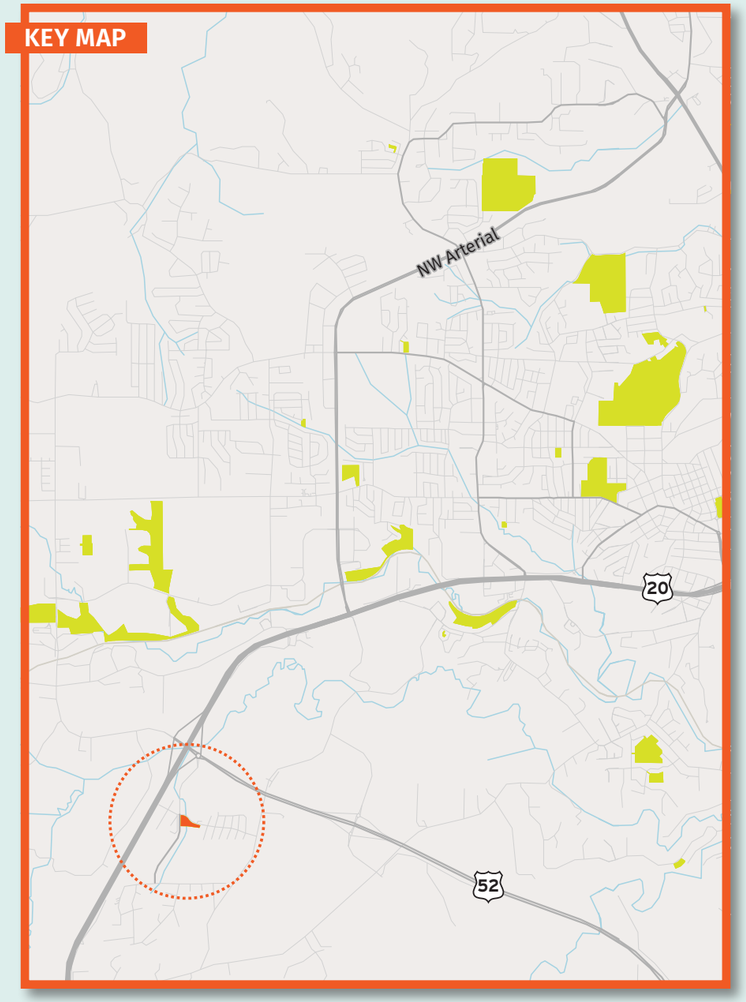
1.86
ACRES

Stone Valley Dr

CURRENT CLASSIFICATION: **Neighborhood**

English Ridge Park is a small cozy park serving the surrounding neighborhood. All of the equipment is new and in great shape. The ramada offers shade and seating options and is accessible to all. The park feels a little disconnected from the adjoining neighborhood and does not offer opportunities for parking.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

ENGLISH RIDGE PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Swing Bench	1	5	New swinging bench.
Bike Rack	2	5	Very decorative bike rack, not installed at time of inventory.
Drinking Fountain - 2 Bubblers and Pet	1	5	
Pavilion Open	1	5	New and very nice.
Picnic Table (Metal)	2	5	New and nice, ADA accessible.
Playground Equipment (Large 5-12 Years)	1	5	Very nice and new, missing regulation signage/ age descriptions.
Playground Equipment (Small)	1	5	
Playground Surfacing	1,140 SF	5	Brand new rubberized surface.
Playground Curb Turndown	130 LF	5	
Sign Monumentation	1	5	Nice new sign.
Trash (Metal)	1	5	New.









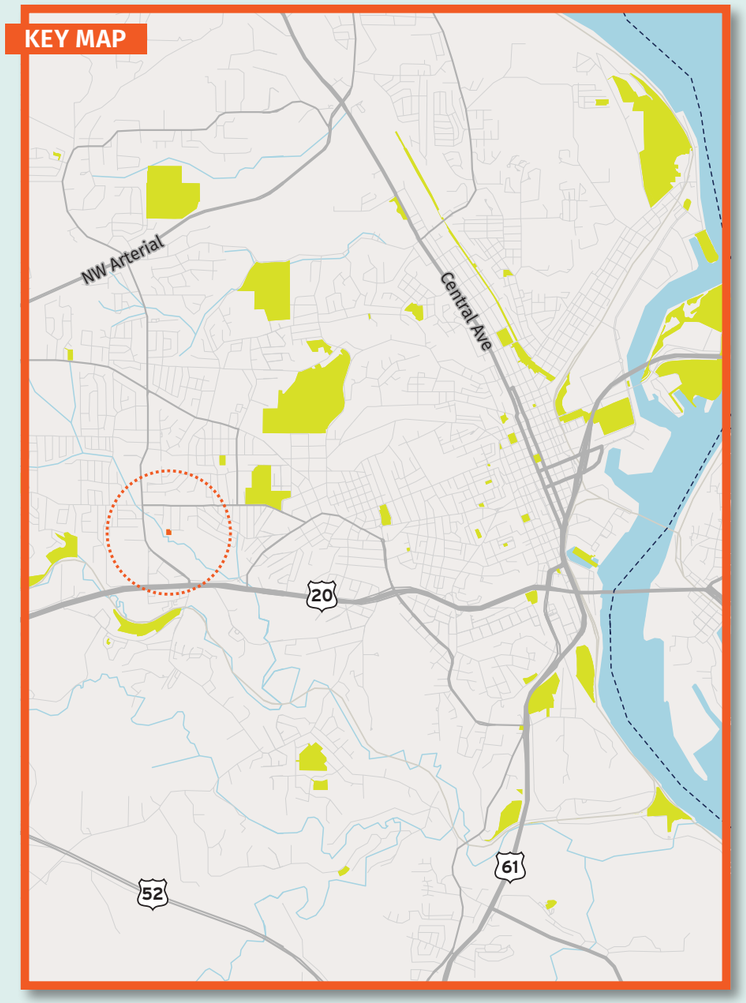
FALK PARK

1.0
ACRES

1701 EARL DR

CURRENT CLASSIFICATION: **Mini Park**

Falk Park features playground equipment, lighting, a trash receptacle, a basketball court, and signage. The playground area shows wear and rust, with faded paint and rusting chains on swings. The lighting for the playground is extremely dated with weathered wooden poles. The basketball court has an uneven asphalt surface and faded backboard with rusting metal poles. Park signage shows wear and has begun to lean. The park lies at the bottom of a hill with no ADA accessibility.





FALK PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball (Back Board, Rim, Net, Pole)	1	2	Rust was prevalent on hoop and pole, backboard faded.
Basketball Court Surfacing (Asphalt)	670 SF	3	Cracking , uneven surface, no border with turf.
Carsonite Property Posts	1	5	3 posts missing to determine park boundaries.
Playground Equipment (Large 5-12 Years)	1	3	No ADA access, some wear and tear. Walking surfaces are rusting.
Playground Equipment (Small)	3	2	2 sand diggers /1 rocker.
Playground Surfacing (Wood Mulch)	4,810 SF	1	
Swing (2 Bay)	1	3	Rust prevalent, decent condition.
Sign (Monumentation)	1	1	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Sign (Traffic Style with Post)	2	3	
Trash Container - City Roll off with post	1	2	Normal wear and tear, rust prevalent.









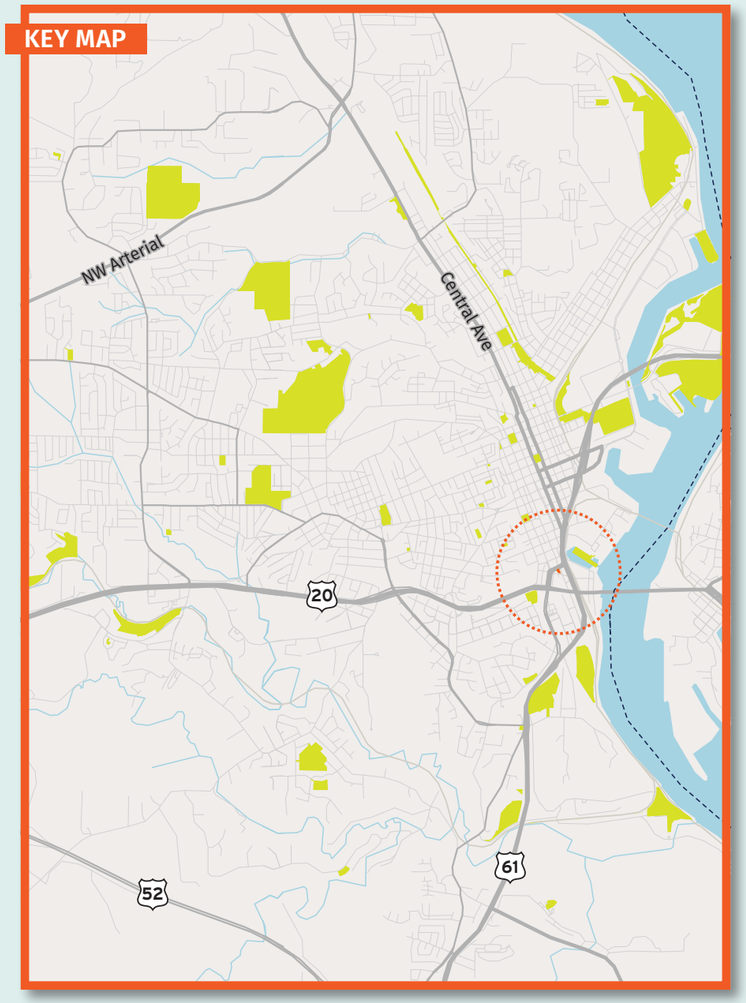
FLAT IRON PARK

1.0
ACRES

43 MAIN ST

CURRENT CLASSIFICATION: **Mini Park**

Flat Iron Park offers amenities including a picnic table, playground equipment, a bike rack, and a drinking fountain. The playground equipment shows chipping, wear, and rust, requiring additional wood fiber coverage for safety. The picnic table and bike rack are in good condition but show signs of rust and fading. The drinking fountain needs paint and rust repairs, although current water flow is off for the season. Its location offers a cozy outdoor break for the employees from surrounding businesses and gives access to Main St. Dubuque via a pedestrian bridge.





FLAT IRON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bike Rack	1	4	Slight wear, overall great condition.
Drinking Fountain - 1 Bubbler	1	3	Paint fading and rusting.
Electric Pedestal (50 AMP)	1	5	
Lighting Sidewalk	5	3	Worn but still good shape.
Pet Waste Station	1	3	Decent condition.
Picnic Table (Metal)	1	4	Great condition.
Planter (Raised) Type 1 (24”)	20 LF	5	
Playground Equipment (Large 5-12 Years)	1	2	Aesthetic damage on all pieces, walking surface is cracking and beginning to break apart.
Playground Surfacing (Wood Mulch)	2,340 SF	1	Needs replaced, not to depth.
Sidewalk (Plain Grey)	1,745 SF	4	
Sidewalk (Pavers)	525 SF	3	Decent condition but uneven.
Sign (Specialty)	1	5	Great condition, integrated lighting.
Trash Plastic Roller Bin	2	4	Great condition.





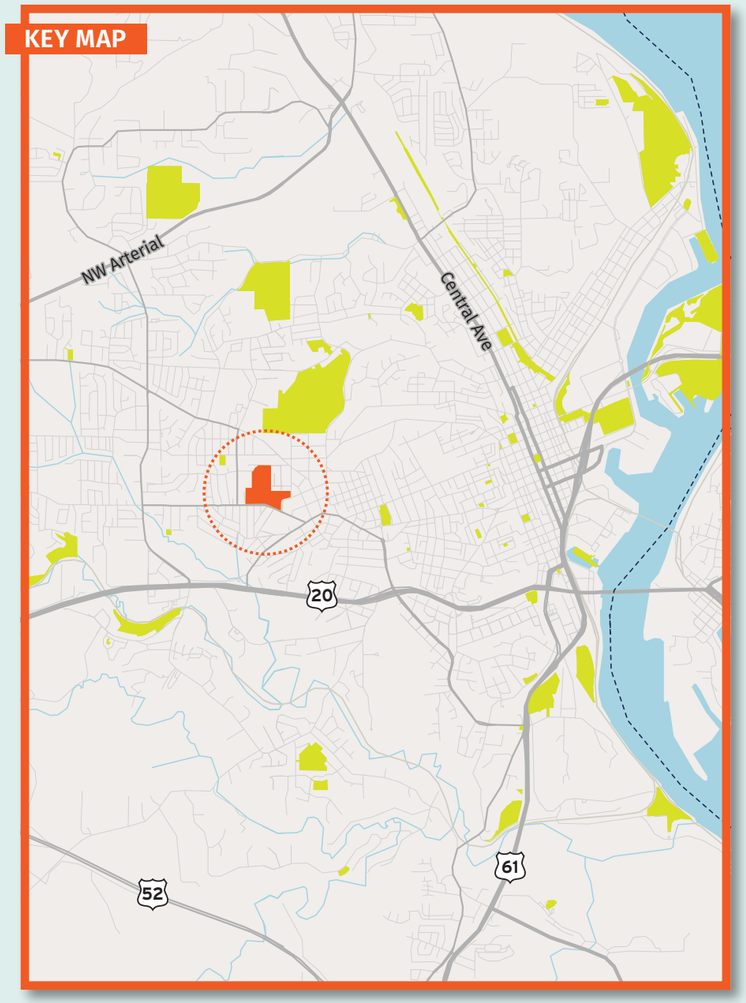
FLORA PARK

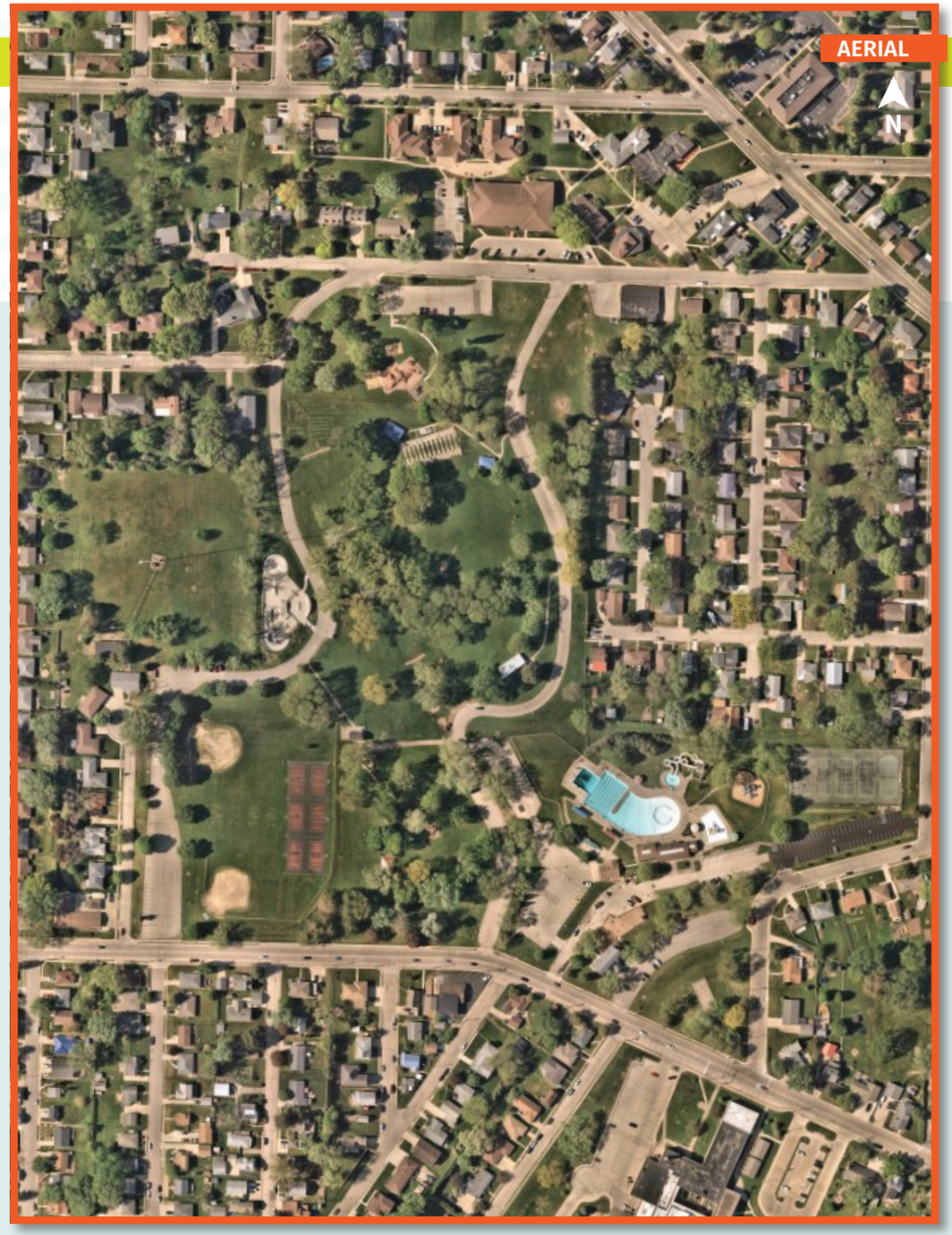
35.0
ACRES

2605 PENNSYLVANIA AVE

CURRENT CLASSIFICATION: **Community**

Flora Park is a large community park with multiple amenities to offer. Skate parks, playgrounds, multi-use courts, and plenty of ramadas and picnic tables make this an ideal community park. Flora Park also houses one of two pools located in Dubuque, making it an important destination for residents during the summer months. Large mature trees are prevalent throughout the park offering shade and protection for visiting patrons. This feels like a great destination park within Dubuque and appears well maintained.





FLORA PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball	2	2	Backstop not regulation standard, no lighting.
Chain Link Fence	2,050 LF	3	
Drinking Fountain	4	3	
Flag Pole	1	3	
Horseshoe	12	3	
Lighting Parking	12	2	
Lighting Pathway	4	3	
Maintenance Building	515 SF	1	
Multi Court	6	5	New condition, pickleball/volleyball.
Other	1	2	Backstop in open field
Other	4,350 SF	3	Barn Classroom
Parking (Asphalt Pavement w/ Striping)	104,895 SF	3	ADA spaces, striping, and access needed.
Pavilion Open	4	4	Good condition, some cracking in concrete surface.
Picnic Table (Wood)	45	3	
Playground Equipment (Large 5-12 Years)	2	2	
Playground Equipment (Tot Lot 2-5 Years)	4	2	
Playground Equipment (Small)	5	2	Diggers, spinners, climbing equipment.
Playground Equipment (Swings 1-Bay)	3	2	
Playground Surface (Wood Mulch)	12,980 SF	1	
Restroom	1,740 SF	2	Restrooms near multi-courts in very poor condition, other buildings are in moderate condition with some rusting.
Roadway (Asphalt)	46,620 SF	3	Decent condition.
Sidewalk (Concrete)	6,540 SF	3	
Sign (Traffic Style w/ Post)	7	3	ADA parking signs, speed limit signs, park hours, and rules sign.
Sign (Specialty / Memorial)	1	5	
Skate Park	14,750 SF	3	Some superficial cracking.
Storage Shed	50 SF	4	
Tennis	5	1	Large surface cracks in field of play, pooling water in field of play, no ADA access.
Trail Paved	5,280 LF	4	
Trail (Not Paved)	1,056 LF	3	
Trash Plastic Roller Bin	1	3	







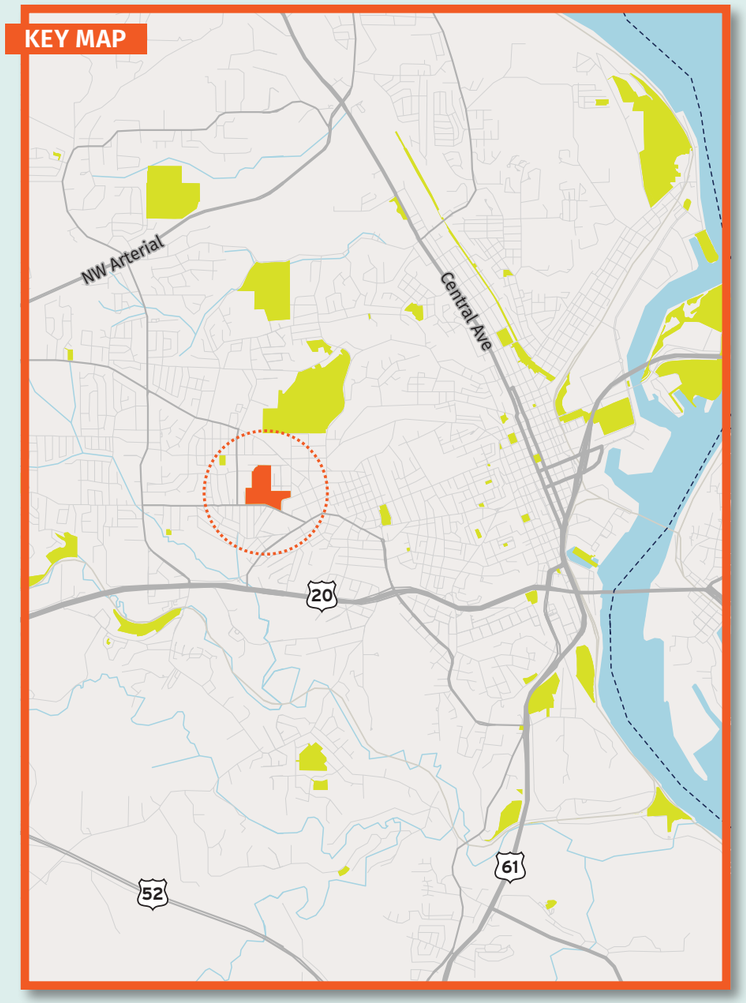
FLORA POOL

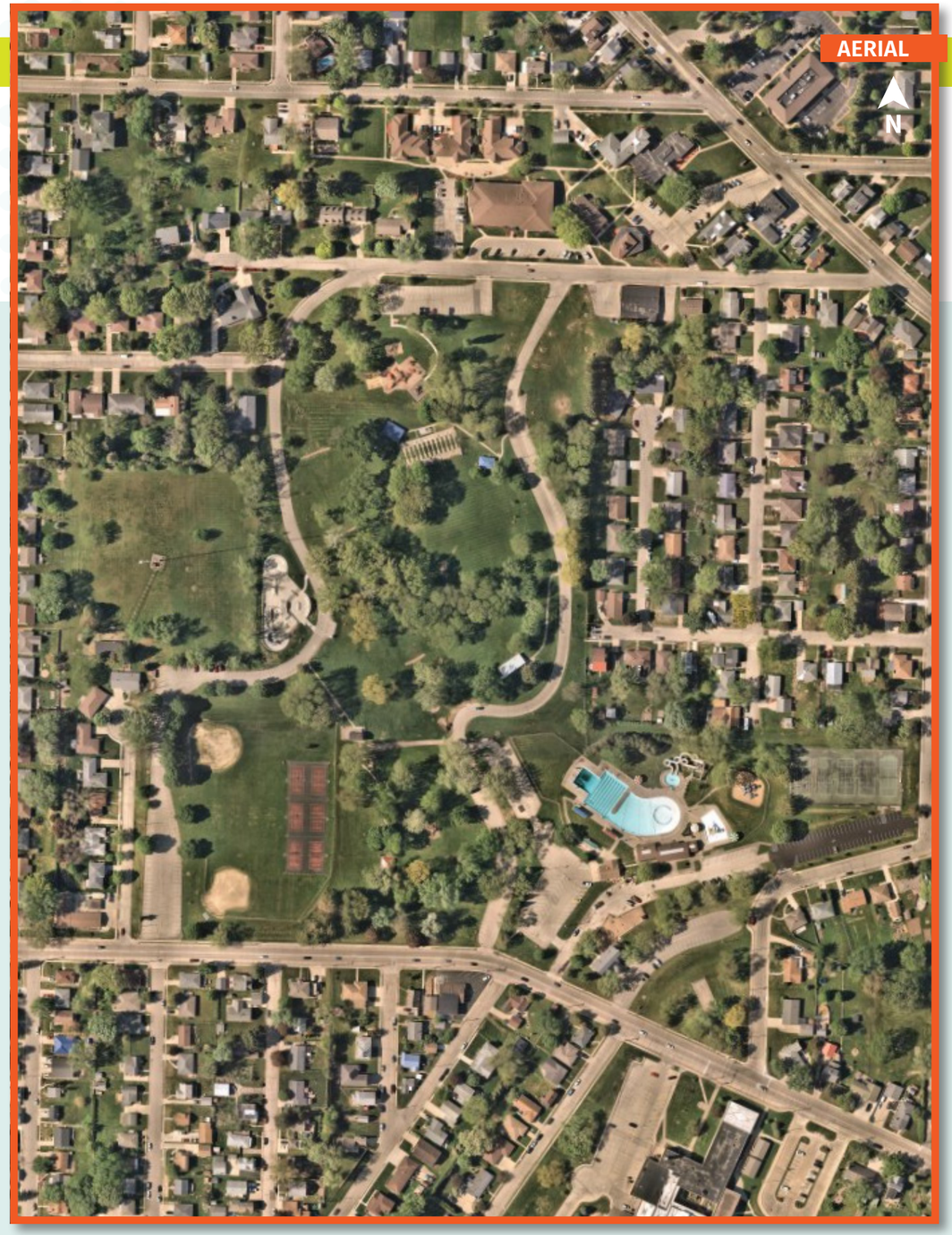
2.3
ACRES

2525 Green St.

CURRENT CLASSIFICATION: **Community**

Flora Pool is one of two pools located in Dubuque, making it an important destination for residents during the summer months. A fairly large pool with various amenities such as a concession stand, diving boards, tot pool, and plenty of seating, it really feels like a destination location within Dubuque. The pool overall appears to be in a decent condition and both patrons and employees seemed happy to be there.





FLORA POOL CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Aquatic Center (Pool)	45,900 SF	2	
Aquatic Slide Tower	1	1	Some wear and rust, critical condition, becoming a hazard.
Bench (Wrought Iron with Back)	4	3	Decent condition, some sun fading and cracking present.
Concession	1,520 SF	3	New roof, exterior in good condition.
Office building	1,650 SF	3	
Other	3	3	Large umbrella-shaped shade structure. Good condition, two seemed to be inoperable at time of inventory.
Other	3	2	Shade Canopies
Picnic Table (Metal)	9	3	
Playground	1	3	Decent condition, no ADA access. Some integrated shade present, equipment shows signs of wear.
Pool Building	1,500 SF	1	
Restroom / Locker Room	2,800 SF	1	Two changing/restrooms. Okay condition.
Sign (Traffic Style)	10	5	Pool rules/hours signs.
Storage Building	550 SF	1	
Trash	8	3	



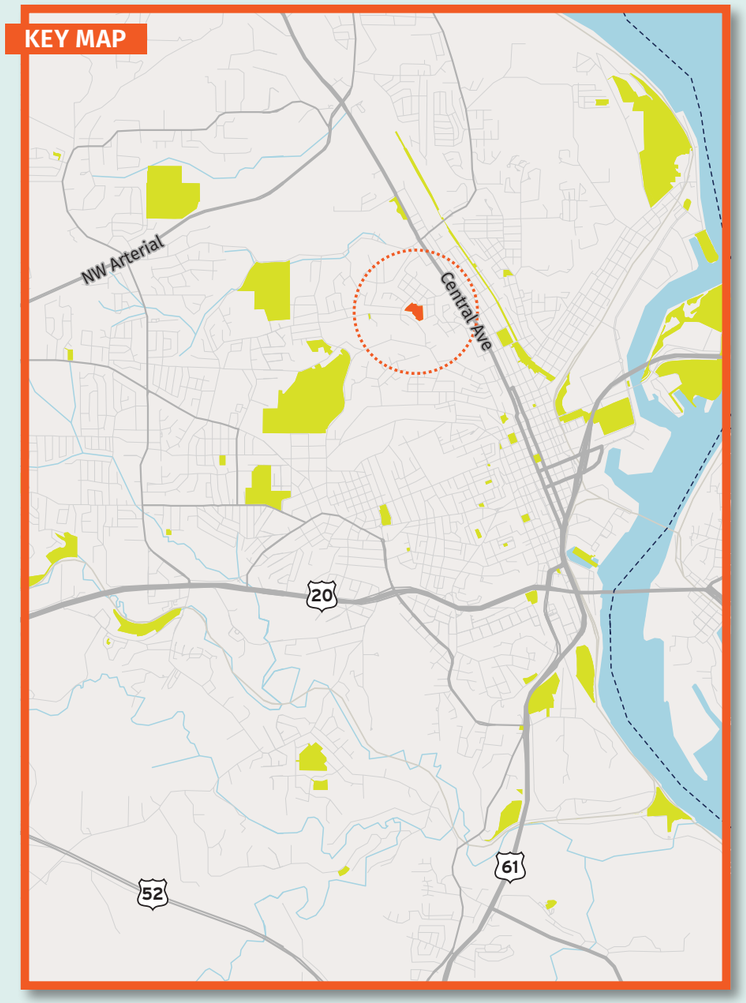
GAY PARK

9.0
ACRES

2833 BURLINGTON ST

CURRENT CLASSIFICATION: **Neighborhood**

Gay Park amenities include a baseball field, picnic tables, a playground, a basketball court, and trash receptacles. The baseball field features adequate base and backstop fencing but lacks walkways and seating, leading to ADA issues. Picnic tables show rusting and graffiti, while the playground equipment is significantly worn and rusted, with insufficient mulch and no ADA access. The basketball court lacks striping, has rusting backboards, and has no dedicated lighting or seating.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

GAY PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball	1	3	Field in decent condition, no walkways or seating.
Basketball (Backboard, Rim, Net, Pole)	1	5	Great condition.
Basketball Surfacing (Asphalt)	570 SF	3	Not true half court size, no ADA, chipping and cracking present.
Picnic Table (Metal)	1	2	Rusting.
Picnic Table (Wood)	1	3	
Playground Equipment (Large 5-12 Years)	1	2	No ADA access, paint faded and cracking. Rust prevalent.
Playground Surfacing (Wood Mulch)	2,750 SF	1	Needs refreshed.
Trash Plastic Roller Bin	2	4	Permanent post and removable plastic trash bin.











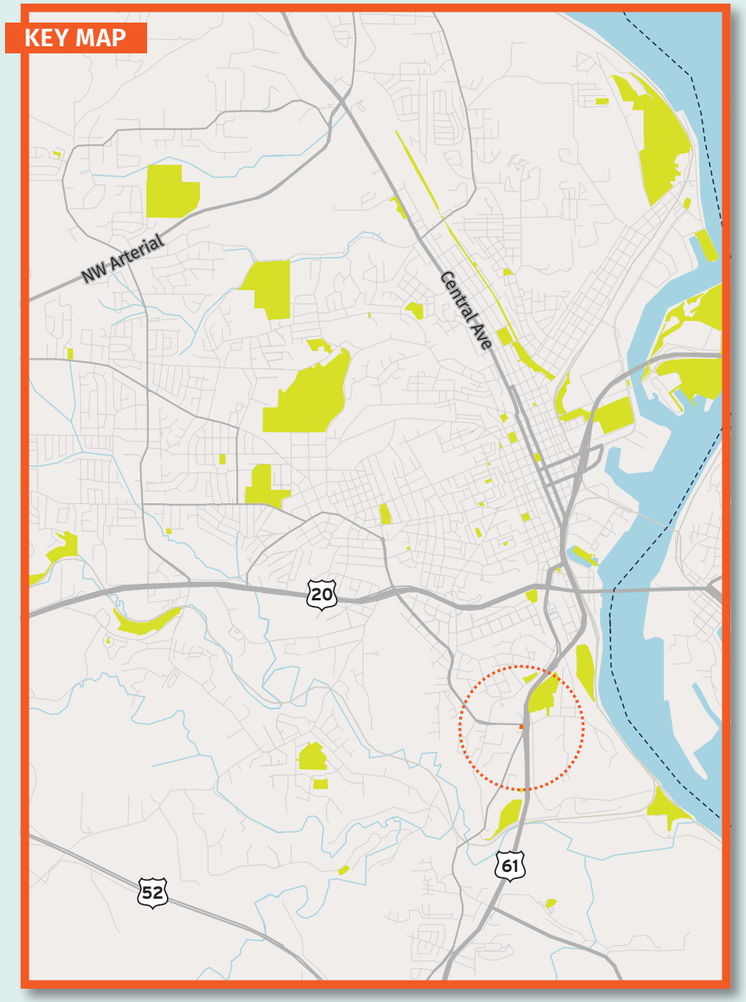
GRANDVIEW GREEN SPACE

0.5
ACRES

1545 S GRANDVIEW AVE

CURRENT CLASSIFICATION: **Other**

Grandview Green Space is a nice area that offers seating and a potential reprieve for those walking the sidewalk along Grandview Avenue. The area does not offer many amenities but it is a nice, well kept green space with attractive landscaping.





GRANDVIEW GREEN SPACE CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	4	3	Paint/enamel covering cracked and peeling.
Drinking Fountain (2 Bubblers - 1 Pet Bowl)	1	4	Great condition, slightly dirty.
Electric Power Pedestal (50 Amp)	1	5	
Flag Pole	3	5	Great condition.
Lighting Sidewalk	2	4	Paint slightly faded, great condition overall.
Pet Waste Station	1	5	
Sidewalk (Brick)	1,630 SF	4	Good condition, some unevenness.
Sign (Plaque)	5	5	
Trash Container - City Roll Off with Post	1	5	Great condition overall.









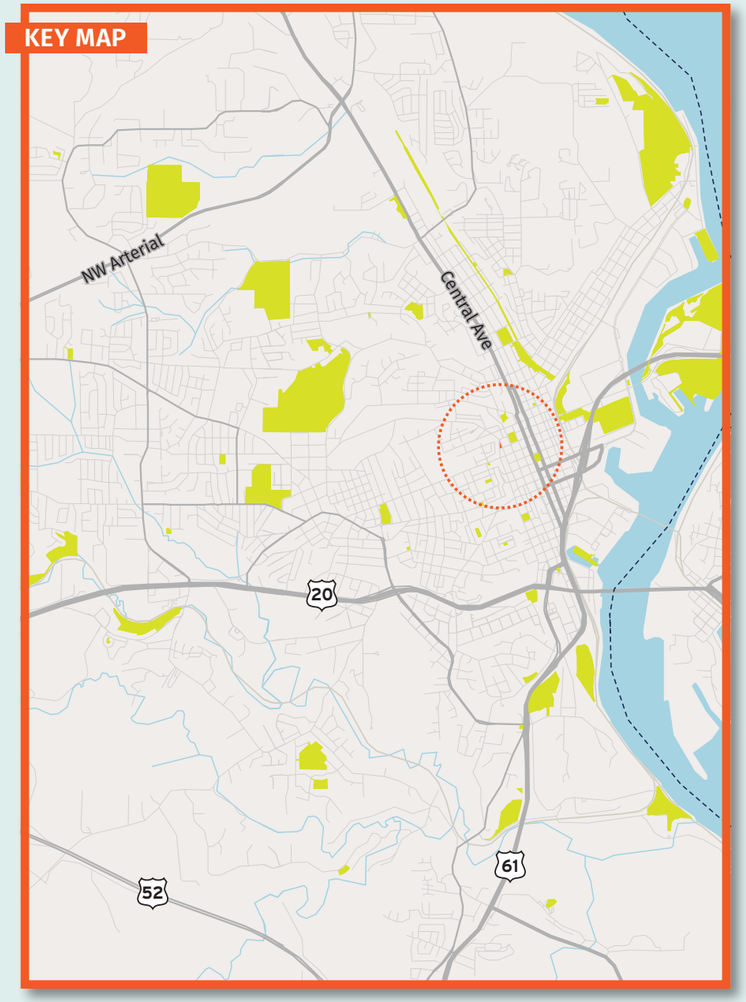
GRANT PARK

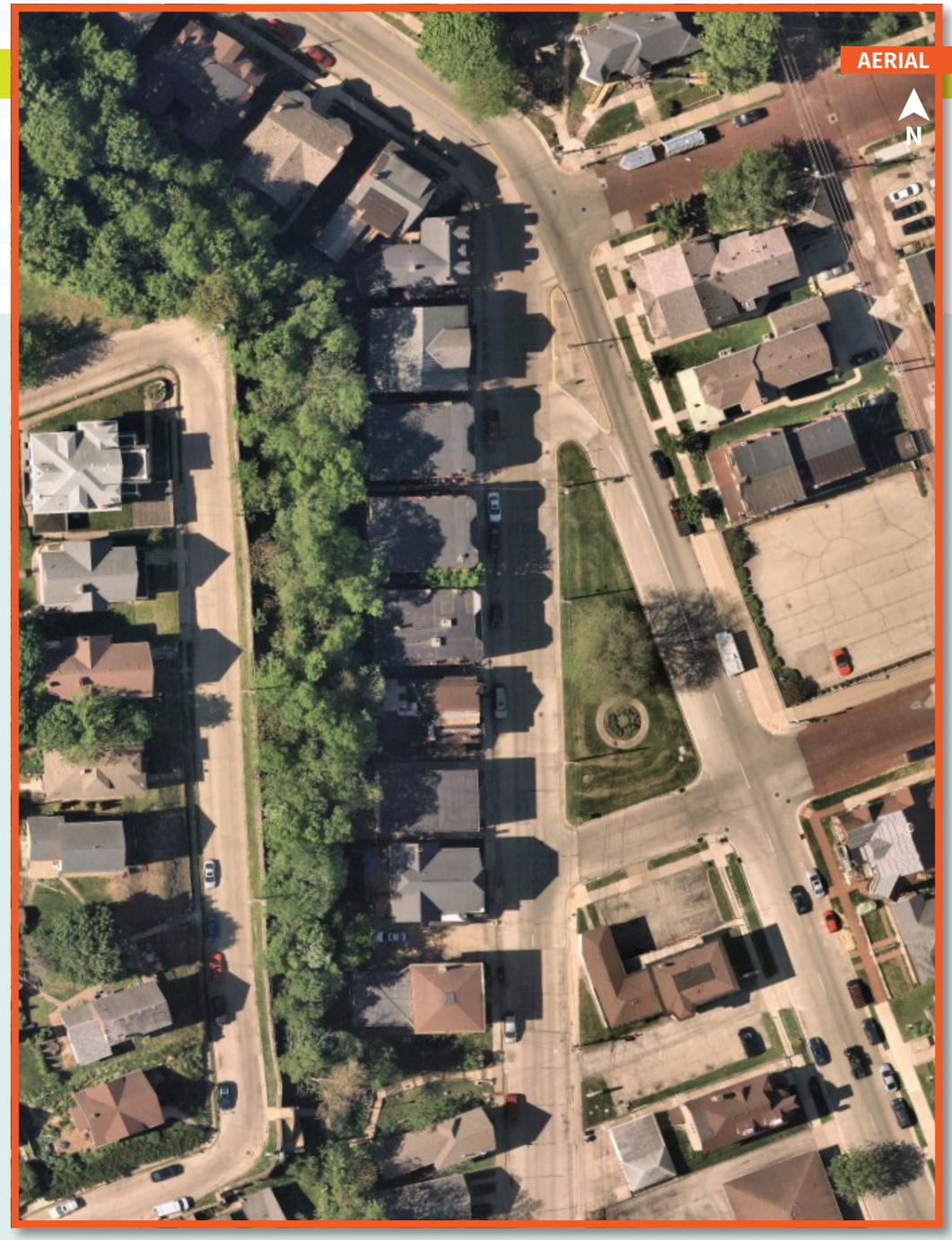
0.2
ACRES

1500 BLUFF ST

CURRENT CLASSIFICATION: **Mini Park**

Grant Park is a small landscaped island located in between Locust Street and Bluff Street. There are no amenities present except for a trash can and pet waste station.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

GRANT PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Pet Waste Station	1	4	
Sign (Traffic Sign with Post)	4	3	
Trash Container-City Roll Off with Post	1	4	Decent condition.







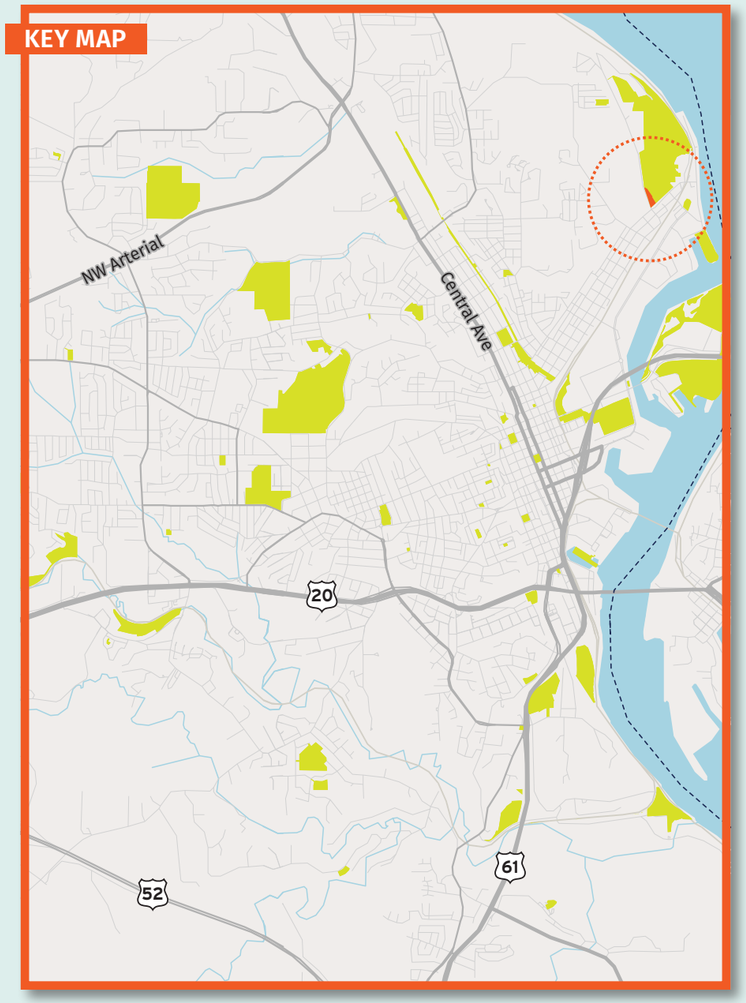
HAM HOUSE HISTORIC SITE

2.7
ACRES

2241 LINCOLN AVE

CURRENT CLASSIFICATION: **Other**

Ham House Historic site is a nice historical site with opportunities to glimpse and learn about Dubuque's past. Parking is adequate and the connectivity to Eagle Point Park only adds to the historical factor of this site.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

HAM HOUSE HISTORIC SITE CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Lighting Parking	1	3	LED light on wooden pole, wood is worn but decent.
Lighting Pathway	2	3	Flood-style light on metal pole, some rusting present.
Other	1	N/A	Historical Site
Parking (Asphalt Paving w/ Striping	6,600 SF	4	Great condition of surface and striping.
Sign (Interpretive Display with Post)	6	4	Ham House signage and info boards.











Dubuque Parks and Recreation Comprehensive Plan Appendix A

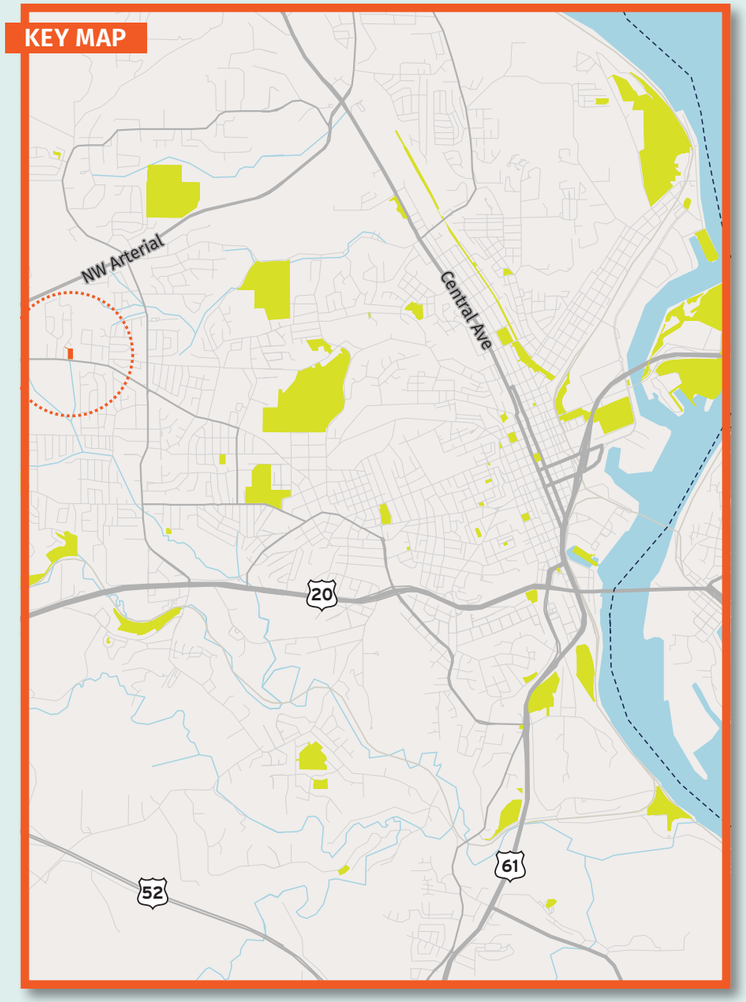
HARVEST VIEW PARK

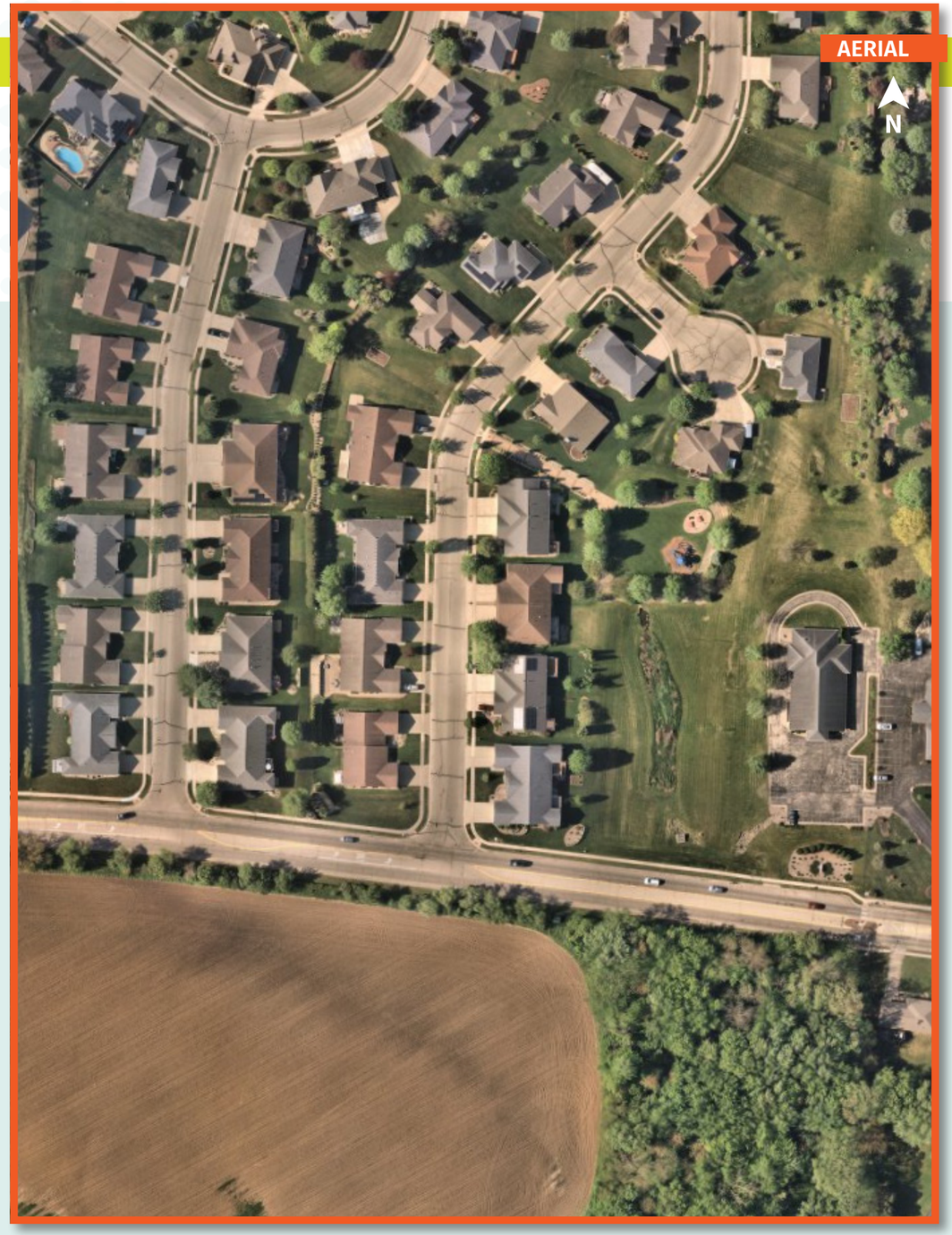
2.1 ACRES

2350 MATTHEW JOHN DR

CURRENT CLASSIFICATION: **Mini Park**

Harvest View Park is a quaint park situated on the outskirts of a neighborhood. Although it is located at the bottom of a hill, it offers ADA access to its amenities which are all in great condition. Its proximity to the surrounding homes makes it a great resource to the surrounding neighborhood.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

HARVEST VIEW PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	1	3	Decent metal bench.
Pavilion Open	1	4	Wooden pergola , overall great condition.
Picnic Table (Wood)	2	3	Decent condition, wooden tables.
Playground Equipment (Large 5-12 Years)	1	3	Surface rust on metal elements. Shade on structure is not adequate. Decent condition overall.
Playground Surfacing (Wood Mulch)	1,650 SF	1	Does not appear to be at depth, needs refreshed.
Sidewalk (Asphalt)	1,750 SF	3	Cracks and spalling present.
Sidewalk (Integral Color Concrete)	1,800 SF	4	Great condition integral color and stamped concrete.
Trash Plastic Roller Bin	1	3	











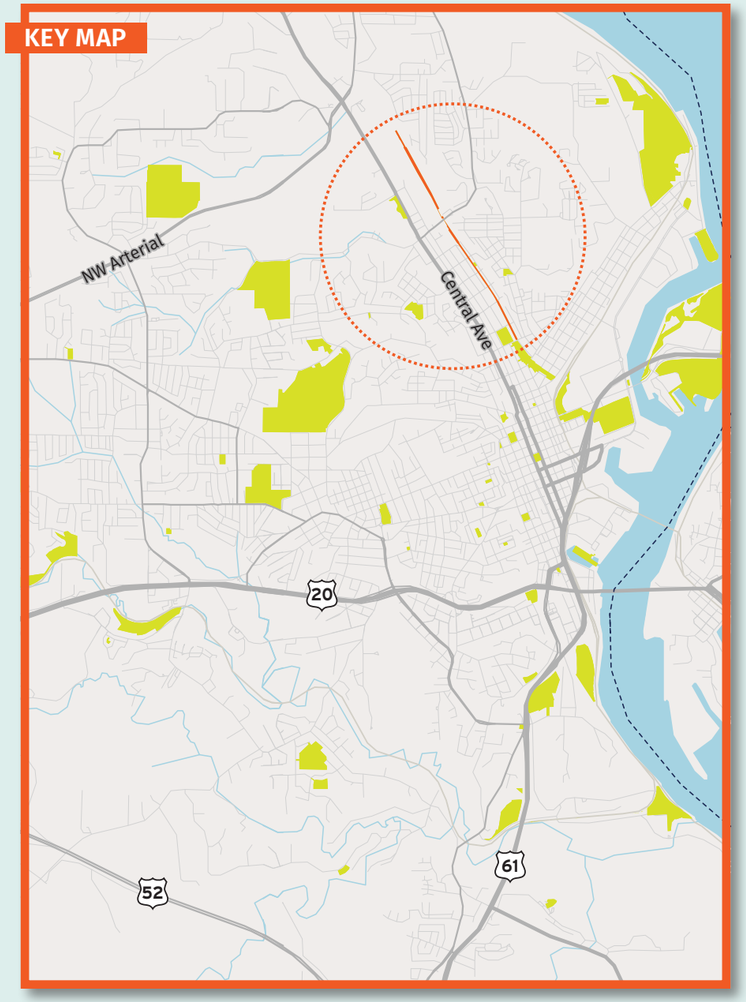
HERITAGE TRAIL PARKING

9.6 ACRES

GARDNER LN & JOHN DEER RD

CURRENT CLASSIFICATION: **Mini Park**

Heritage Trail is a 26-mile long multi-use trail connecting the Dubuque area with Dyersville, Iowa. It features benches, bike racks, picnic tables, signage, trash cans, and access to nearby parks. The trail surface is mostly compacted crushed limestone, with only the urban access portion in Dubuque paved.





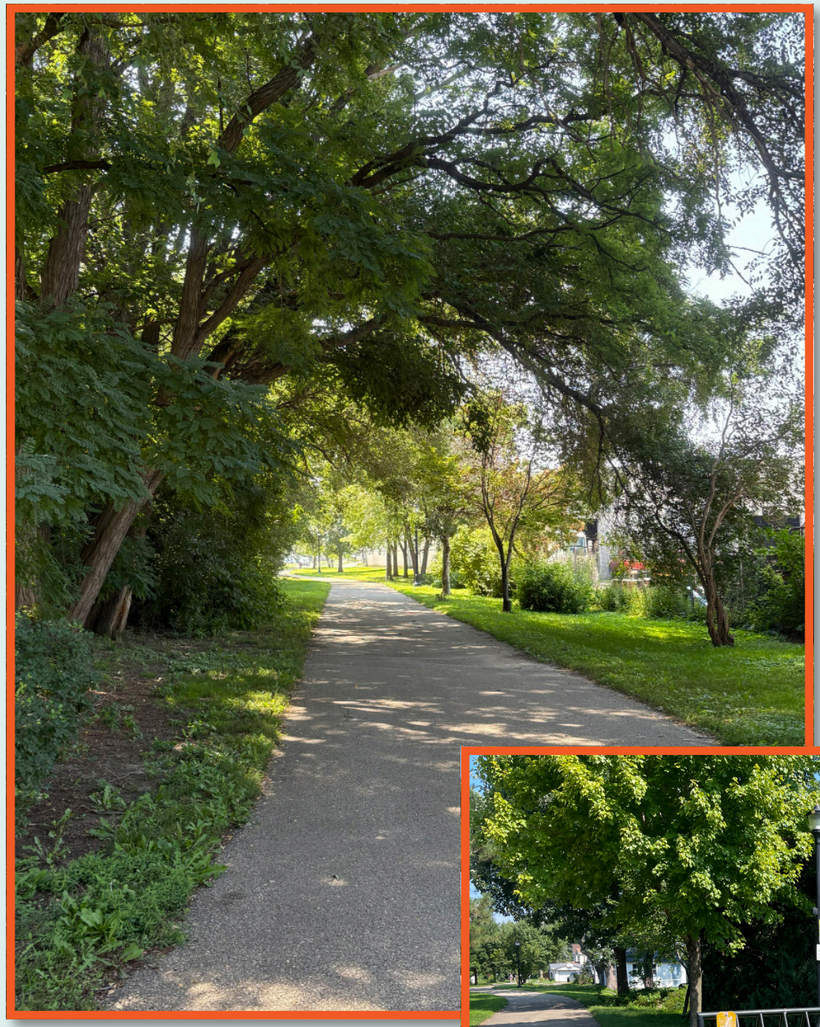
Dubuque Parks and Recreation Comprehensive Plan Appendix A

HERITAGE TRAIL PARKING CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	2	5	Some scratches but looks new.
Bike Rack	1	3	
Parking (Asphalt with Striping)	6,500 SF	3	
Picnic Table (Metal)	1	4	With roof, on concrete pad, ADA accessible.
Sign (Traffic Style)	3	3	ADA parking space sign, pet waste station sign, park sign.
Trash Plastic Roller Bin	2	2	Rusted, some on concrete pads some not.









HILLCREST PARK

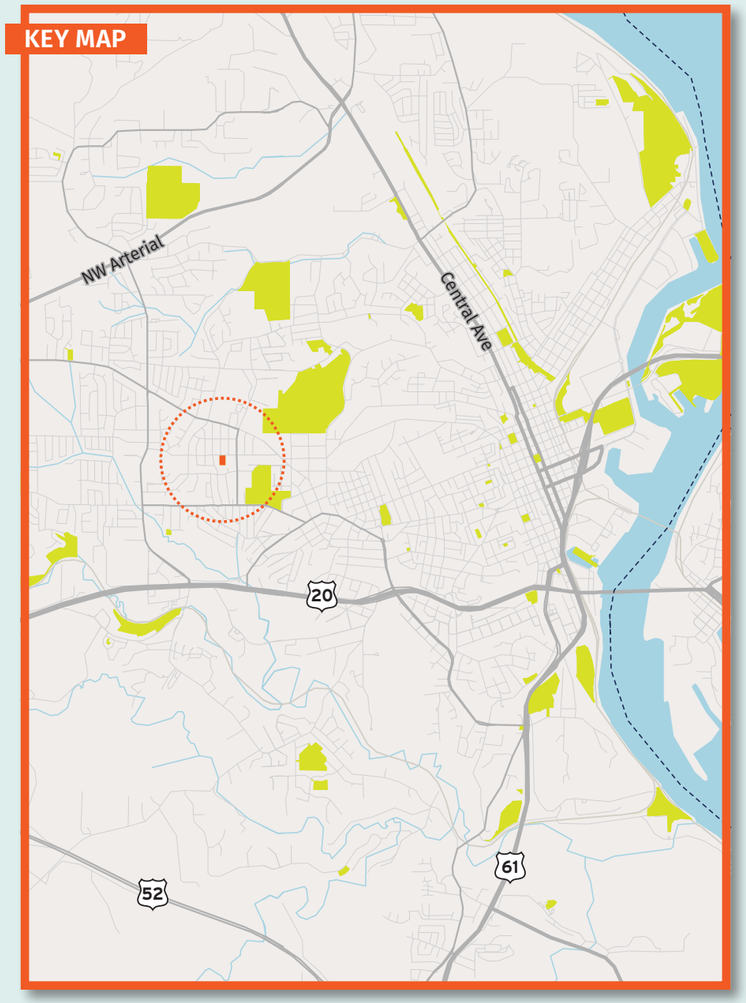
2.0
ACRES

2825 HILLCREST RD

CURRENT CLASSIFICATION: **Mini Park**

Hillcrest Park is a conveniently located park along the western side of Dubuque. It offers parking and is in close proximity to the surrounding neighborhood. Unfortunately, most of the amenities present are in a poor state of repair, some to the point they might pose a safety issue to the public.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

HILLCREST PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	1	2	Extremely rusted, no ADA access.
Parking (Asphalt Pavement w/Striping)	2,040 SF	2	Asphalt and striping are very faded.
Picnic Table (Wood)	2	3	
Playground Equipment (Large 5-12 Years)	1	1	Major rusting prevalent, no shade or seating. No ADA access. Wood chips in decent condition but no edging present.
Playground Surface (Wood Mulch)	4,810 SF	1	Mulch needs refreshed.
Playground Equipment (Small)	3	2	2 sand diggers/1 spring rocker.
Playground Equipment (Swings - 2 Bay)	1	2	
Trash Plastic Roller Bin	1	3	No ADA access.









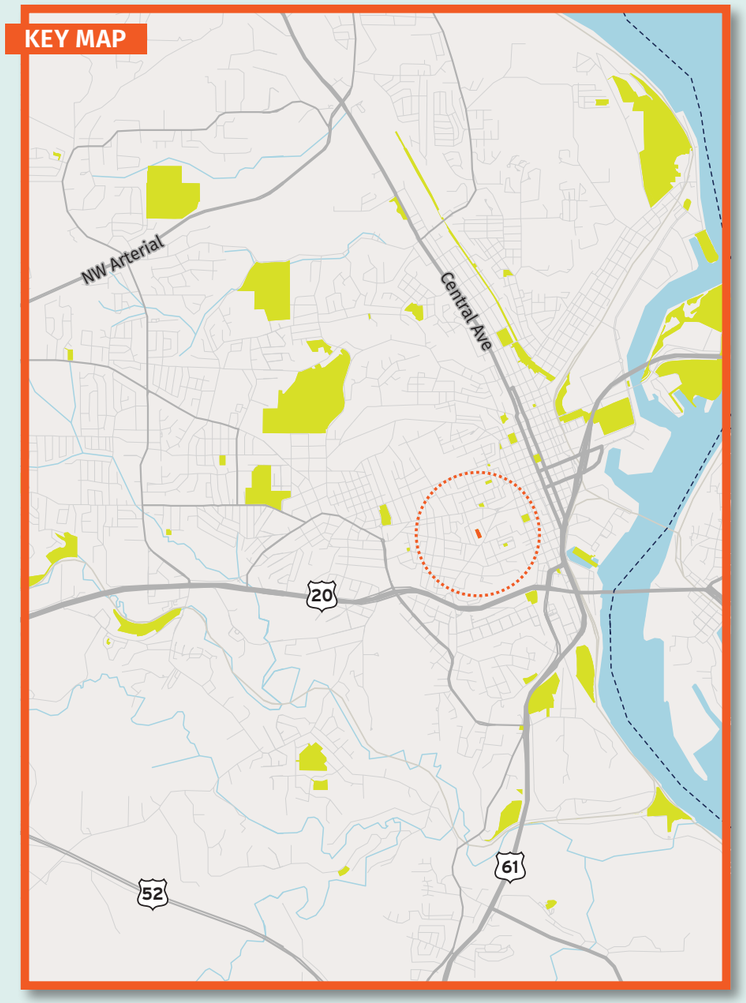
HILLTOP PARK

1.0
ACRES

600 WILSON AVE ALLEY EAST

CURRENT CLASSIFICATION: **Mini Park**

Hilltop Park includes a basketball court, swing set, playground equipment, and flag poles. The basketball court shows major cracking, lacks defined borders, and has no striping. The swing set and playground equipment exhibit rust and wear, needing additional wood fiber and lacking ADA access. The amenities are shaded by the surrounding wood line during certain parts of the day. There is plenty of open lawn space which provides lots of opportunities for play and provides a great resource to the surrounding neighborhood.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

HILLTOP PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball Goal (Backboard, Rim, Net, Pole)	1	2	Equipment is dated, rest prevalent.
Basketball Surface (Asphalt)	905 SF	2	Cracking, spalling present.
Flag Pole	3	4	Decent condition.
Parking	1	1	Only 1 space available, not ADA or paved.
Picnic Table (Wood)	2	2	Marked ADA but not accessible, wear and on slope.
Playground Equipment (Large 5-12 Years)	1	3	Very aged equipment, no shade, rusted and no ADA access.
Playground Equipment (Small)	2	2	Old jungle gym/spring rocker.
Playground Surface (Wood Mulch)	4,090 SF	1	Mulch needs refreshed.
Retaining Wall (Railroad Tie)	55 LF	2	
Sign (Traffic with Post)	1	3	
Playground Equipment (Swings - 2 Bay)	2	2	Poor condition.
Trash Plastic Roller Bin	1	3	









Dubuque Parks and Recreation Comprehensive Plan Appendix A

JACKSON PARK

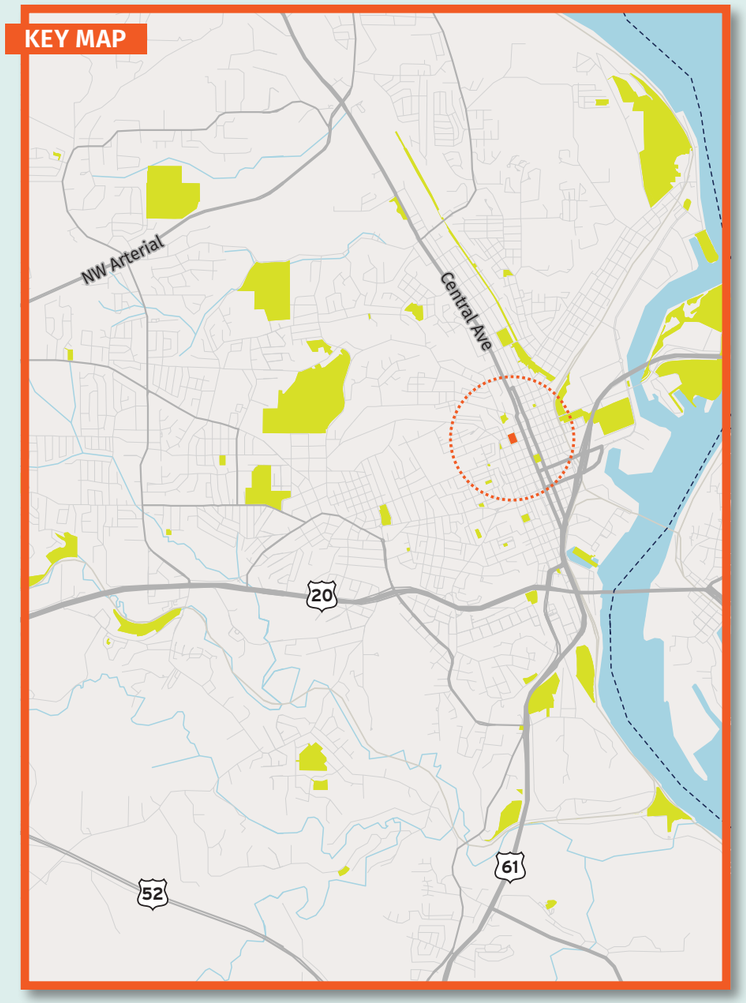
2.0 ACRES

1500 MAIN ST

CURRENT CLASSIFICATION: **Mini Park**

Jackson Park features, picnic tables, playground equipment, drinking fountain, benches, and a BBQ grill. The playground equipment and benches show fading, chipping, and rust. The BBQ grill exhibits wear and superficial damage. Signage is worn. There is a nice central lawn and ADA-accessible sidewalk that encompasses the park. However, although directly adjacent to the path, many of the play amenities are not ADA accessible.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

JACKSON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	1	3	Rust present. Decent condition.
Bench	7	3	Decent condition overall, some rust and fading present. ADA access on some but not all.
Bike Rack	1	3	Decent condition.
Drinking Fountain	1	2	Rust prevalent.
Lighting Pathway	14	4	Great condition, security cameras present.
Security Cameras	14	2	Pole-mounted security cameras.
Other	1	N/A	Electric pedestal, not graded.
Other	1	1	Memorial monument, appears to have been a fountain at one time.
Picnic Table (Metal)	4	3	Good condition metal picnic tables.
Picnic Table (Wood)	3	3	
Playground Equipment (Small 2-5 Years)	1	2	Severely faded and paint failing. Very dated. Shaded by surrounding trees.
Playground Surface (Wood Mulch)	3,250	1	
Playground Equipment (Swing - 1 Bay)	1	2	
Playground Equipment (Large 5-12 Years)	1	2	Severely faded and paint failing. Very dated. Shaded by surrounding trees.
Security Cameras	14	4	
Sidewalk (Plain Grey)	8,448 SF	3	
Sign (Interpretive Displays with Post & Footing)	4	3	Signs are fading.
Sign (Monumentation)	1	3	Park name Monumentation sign, metal sign on metal poles.
Sign (Traffic Style with Post)	4	3	
Swing (1 Bay)	1	3	Toddler swings. Some rust prevalent, decent condition.
Trash Plastic Roller Bins	3	3	







JEFFERSON PARK

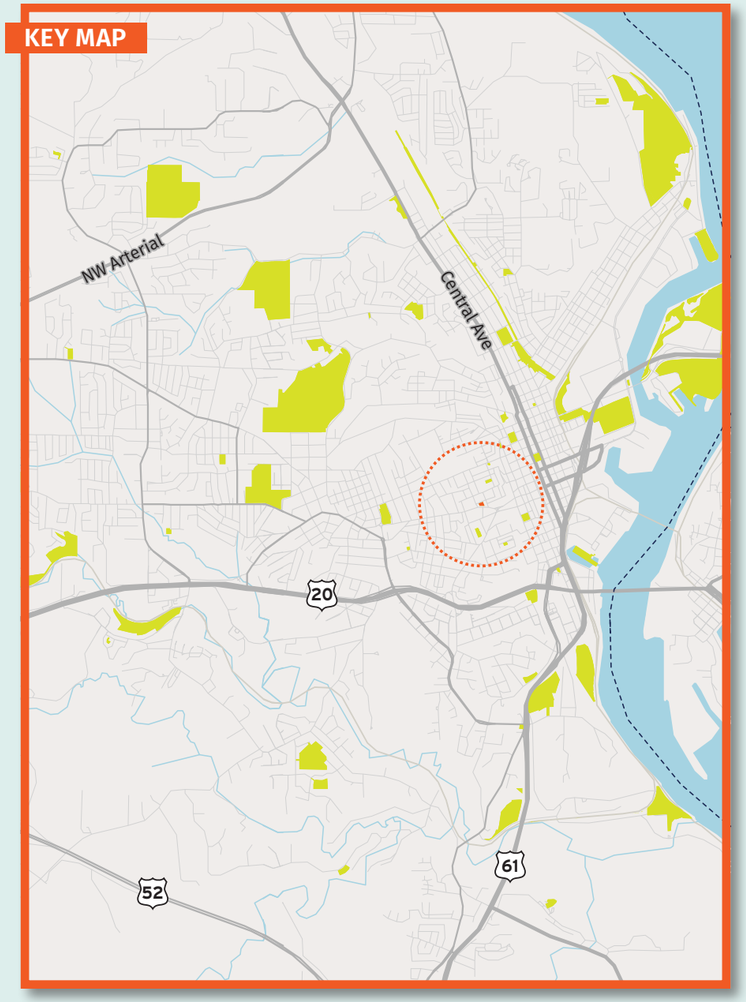
0.5
ACRES

665 UNIVERSITY AVE

CURRENT CLASSIFICATION: **Mini Park**

Jefferson Park is a very nice, centrally located park in Dubuque. It offers a variety of play equipment and a basketball court. Unfortunately, there is no ADA access to any of these amenities or to even get into the park. Despite this, the park is nice and adequately shaded by large mature trees.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

JEFFERSON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball (Backboard, Rim, Net, Pole)	1	4	Great Condition
Basketball Court Surface (Asphalt)	2,160 SF	2	Full of tree litter, cracks, spalling.
BBQ Grill	1	3	Decent condition.
Chain Link Fence	300 LF	4	
Picnic Table (Metal)	1	3	
Picnic Table (Wood)	3	3	
Playground Equipment (Large 5-12 Years)	1	2	Major signs of wear.
Playground Surface (Mulch)	1,915 SF	1	Needs refreshed, does not appear to be to depth.
Playground Equipment (Small)	5	1	3 spring rockers/2 sand diggers. Major wear and sun fading.
Railing	35 LF	5	Great condition.
Retaining Wall, Type 1-concrete	162 LF	4	
Sidewalk (Plain Grey)	250 SF	4	Great condition.
Sign Monumentation	1	5	Park memorial sign.
Trash Container - City Roll Off With Post	1	4	Good condition.









JOHN G BERGFELD RECREATION AREA

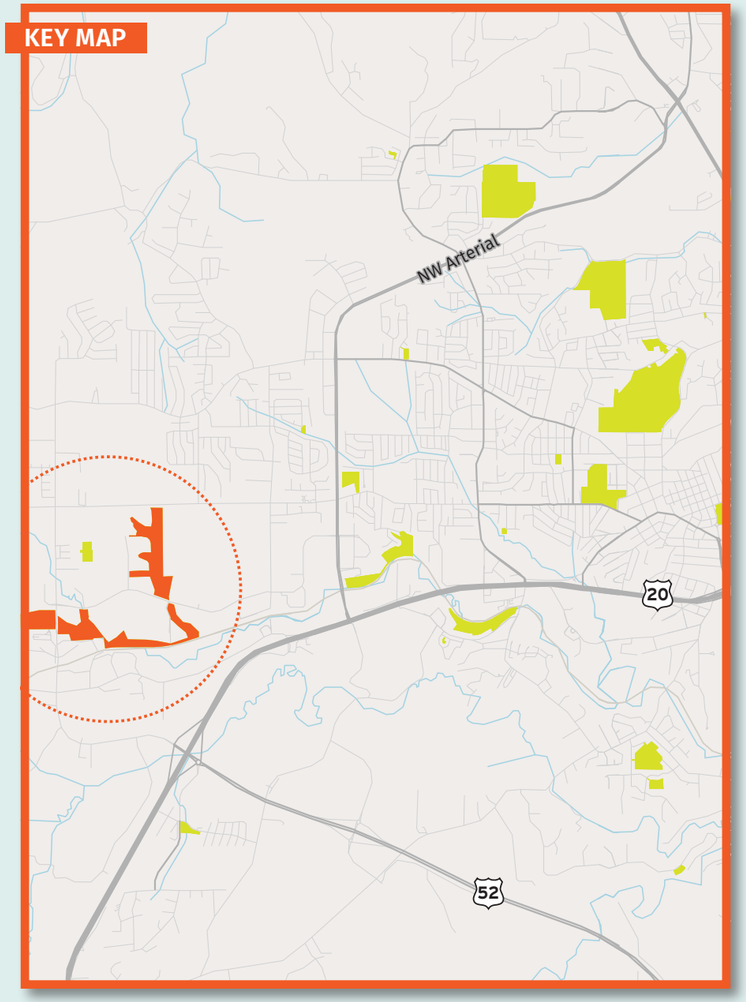
73.0
ACRES

7600 CHAVENELLE RD

CURRENT CLASSIFICATION: **Community**

John G Bergfeld Recreation Area features amenities such as restrooms, drinking fountains, parking, a playground, pavilion, flag poles, benches, pedestrian bridges, and a lake. Playground equipment shows light rusting. The parking area and restrooms exhibit surface cracking and spalling. The area is beautiful and offers a long biking path as a part of Dubuque's trail system; however, this path does not connect to the larger trail network.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

JOHN G BERGFELD RECREATION AREA CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	9	3	Most in good condition, three benches are rusting and severely faded.
Drinking Fountain - 2 Bubblers and Pet	2	4	Slight wear, includes a dog drinking fountain.
Flag Pole	3	4	Good condition.
Lake	9 AC	4	
Lighting (Parking)	2	3	
Pedestrian Bridge	2	3	Wood fading and some cracking, structural evaluation not performed.
Parking (Asphalt Pavement w/ Striping)	16,875 SF	3	Some cracking and spalling, decent striping.
Pavilion Closed	1	3	Wood is weathered, decent condition.
Picnic Table (Metal)	2	2	Severely faded, warping.
Playground Equipment (Large 5-12 Years)	1	2	Rusting at welds, surfacing starting to break.
Playground Surfacing (Mulch)	2,040 SF	1	Needs refreshed.
Railing	150 LF	3	
Restroom	890 SF	4	Light wear on roof, exterior evaluation only.
Retaining Wall, Type 3 - Stone (>3 ft)	125 LF	4	
Sidewalk (Plain Grey)	126,150 SF	3	Decent condition, cracks present.
Sign (Monumentation)	1	1	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Sign (Interpretive Display with Post	3	2	
Sign (Dubuque Bike Map)	1	4	
Sign (Traffic Style with Post)	7	3	
Trash plastic Roller Bin	1	3	







Dubuque Parks and Recreation Comprehensive Plan Appendix A

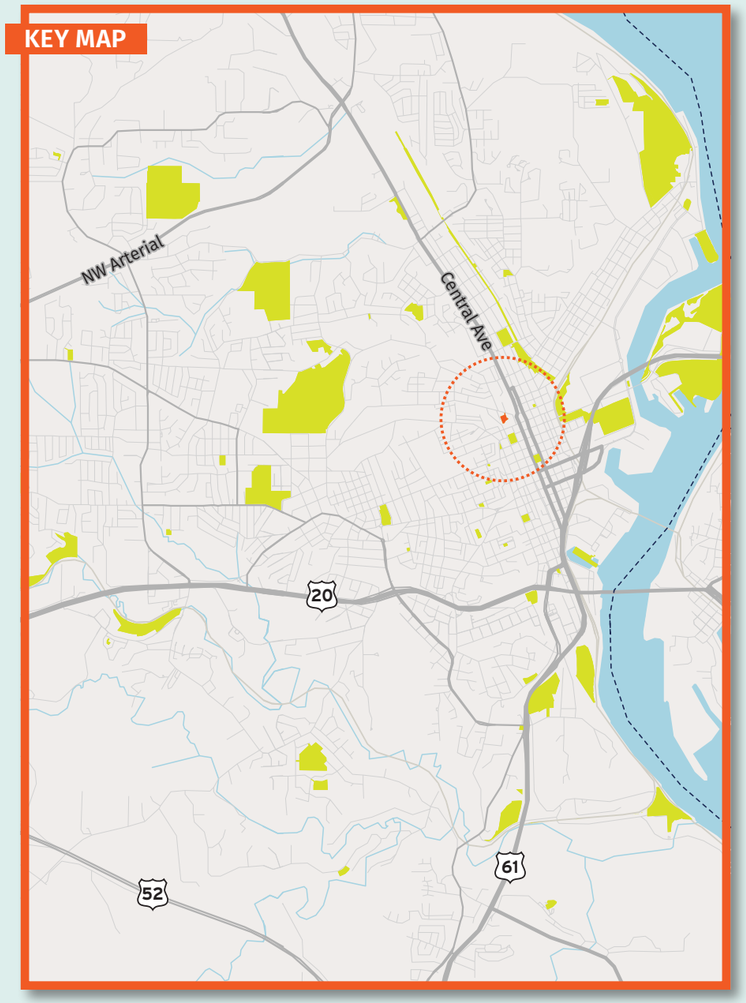
MADISON PARK

3.0 ACRES

1824 N MAIN ST

CURRENT CLASSIFICATION: **Mini Park**

Madison Park includes amenities such as picnic tables, playground equipment, and a large pavilion. Playground equipment is rusted and aging. Benches and tables show wear and vandalism. The pavilion, although showing signs of age and damage, is very large, accessible, and offers amazing views of downtown Dubuque. The pavilion is ADA accessible, but unfortunately the play equipment is not. This park feels perfectly situated to provide a nice outdoor space with different amenities to the surrounding neighborhood.





MADISON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Flag Pole	1	3	Some rust visible, paint fading. Decent condition.
Lighting Pathway	5	3	Old metal lamp posts. Recommend switching to LED.
Pavilion Open	1	2	Stairs have become tilted, rusted and cracking. Damage to wooden ceiling.
Picnic Table (Wood)	5	3	Normal wear and tear present on all.
Playground Equipment (Large 5-12 Years)	1	2	Dated, paint fading accompanied by severe rusting in areas. Retaining wall beginning to fail, not ADA.
Playground Surface (Wood Mulch)	1,260 SF	1	Needs refreshed.
Retaining Wall, Type -2 Stone (<3 ft)	55 LF	4	
Railing	150 LF	3	
Retaining Wall (Railroad Ties)	140 LF	2	Around playground, failing.
Sign (Monumentation)	1	1	Wooden sign, at end of life, needs replaced with Dubuque Standard Monument Sign.
Sign (Specialty / Memorial)	1	3	Pillar Monument with Park Name
Sign (Traffic Style with Post)	3	3	
Trash Plastic Roller Bin	1	3	Permanent pole with removable trash bin. Decent condition.











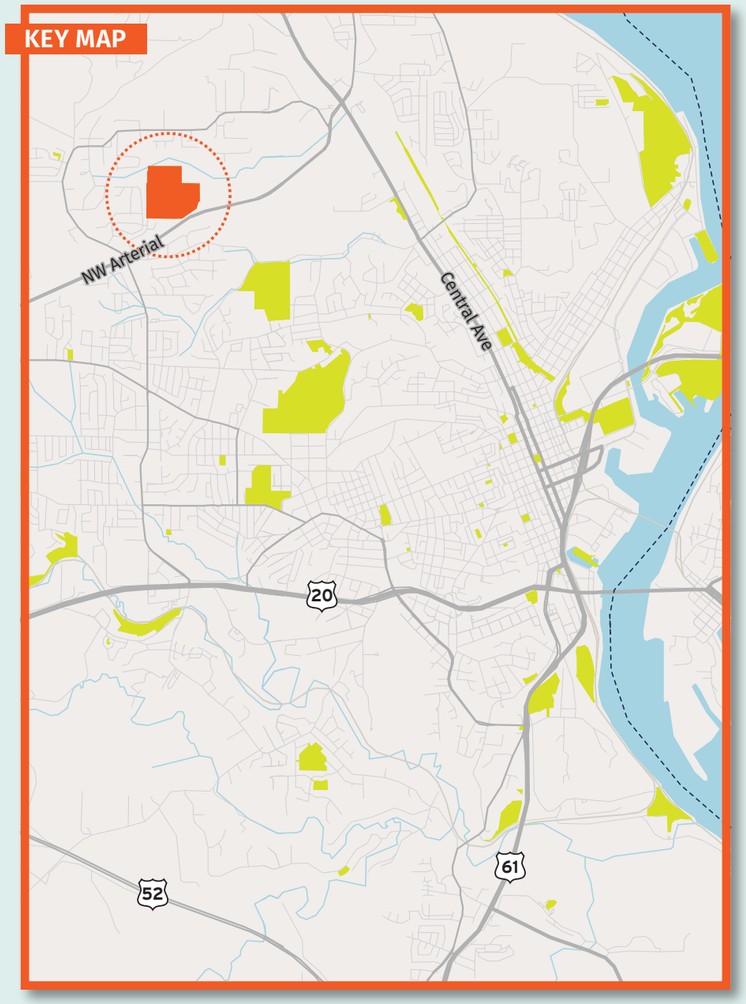
MARSHALL PARK/DUBUQUE ARBORETUM & BOTANICAL GARDEN

50.0
ACRES

3800 ARBORETUM DR

CURRENT CLASSIFICATION: **Community**

Marshall Park features extensive amenities including benches, trash receptacles, pavilions, picnic tables, and playgrounds. Benches show significant wear, degradation, and bird droppings. Pavilions and picnic tables are generally in good condition, with some requiring minor maintenance due to weathering. Playground equipment displays signs of wear, sun fading, and inadequate mulch coverage. Many of the amenities do not offer ADA access, but the park feels inviting and is in close proximity to the Arboretum.





MARSHALL PARK/DUBUQUE ARBORETUM & BOTANICAL GARDEN CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	2	3	
Bench	9	4	Missing uplights, trees encroaching.
Swing (3 Bay)	1	3	Good condition.
Other	5	4	Trellis Structure.
Pavilion Open	2	4	Desert Storm Bell Memorial.
Picnic Table (Metal)	2	3	Water feature. Was not operational at time of assessment, Veterans Memorial.
Picnic Table (Wood)	4	3	
Playground Equipment (Large 5-12 Years)	1	3	Mulch not to depth, very faded.
Playground Equipment (Small)	7	3	2 Sand Diggers, 1 Sand Funnel, 3 Spring Rockers, 1 Sensory Wall
Playground Surfacing (Wood Mulch)	3,525 SF	1	
Swings	2	3	Decent condition.
Restroom	1,710 SF	4	
Sidewalk (Concrete)	1,150	3	
Sign	3	4	All in good condition.
Sign (Dubuque Bike Map)	1	3	
Trash Container - City Roll Off with Post	4	3	Good condition.







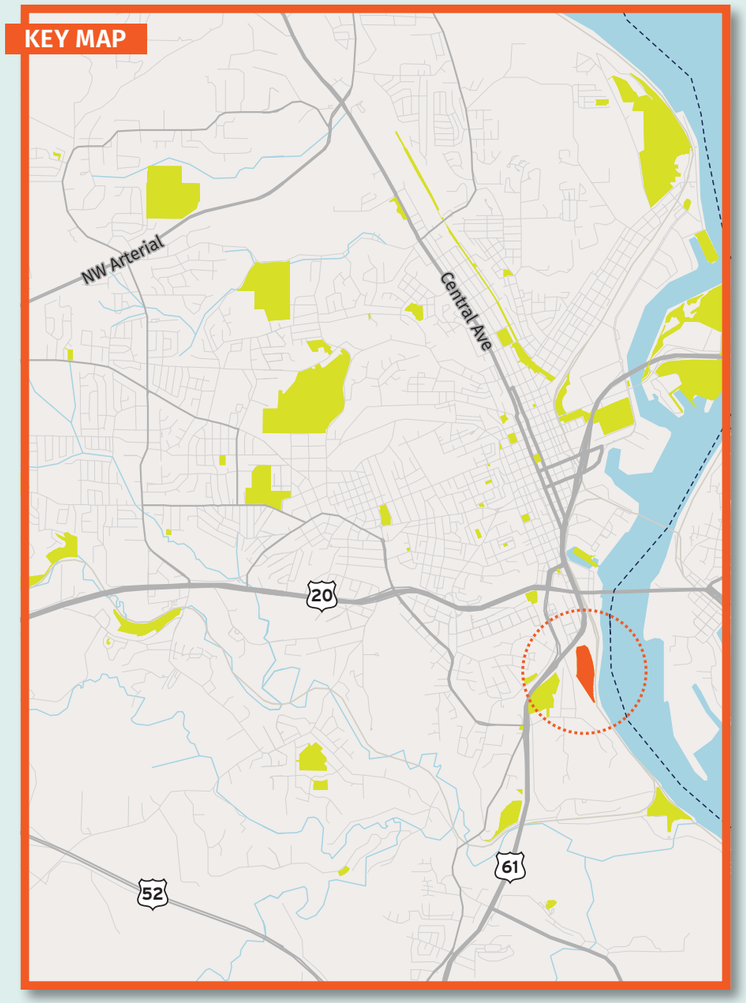
MAUS PARK

8.9
ACRES

599 HUFF ST

CURRENT CLASSIFICATION: **Community**

Maus Park includes signage, parking, trails, and a lake. Signage is hand painted and fading, with wooden structures deteriorating. The parking and trail areas are dirt/gravel with no ADA access, presenting uneven surfaces. The lake area is littered with trash and lacks seating or proper access.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

MAUS PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Lake	17 AC	2	Lots of trash present, no ADA access anywhere.
Sidewalk (Asphalt)	2,700 SF	2	Cracked and uneven.
Sign (Monumentation)	1	1	
Sign (Traffic Style with Post)	2	4	Park signs on Existing Monument Sign
Trail (Unpaved)	1,400 LF	2	Uneven dirt and gravel path.











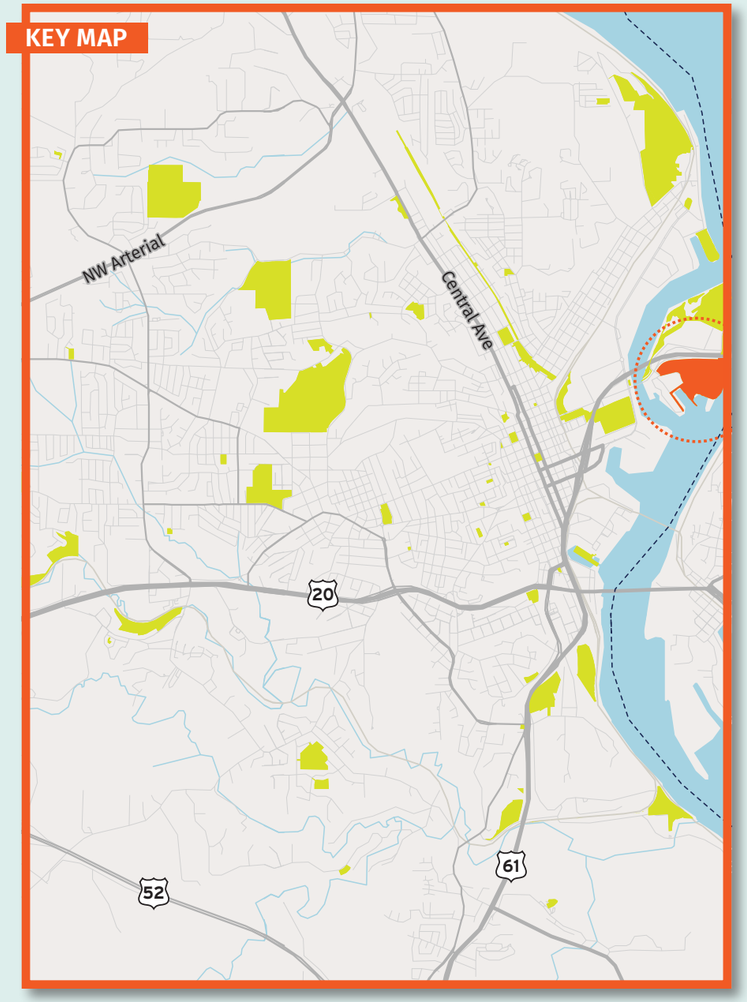
MCALEECE PARK AND RECREATION COMPLEX

42.0
ACRES

1801 ADMIRAL SHEEHY DR

CURRENT CLASSIFICATION: **Community**

McAleece Park and Recreation Complex provides various amenities including sufficient parking, a pavilion, skate park, lighting, benches, playgrounds, and baseball/softball fields. The parking lot shows faded striping and cracks, while the pavilion needs rust treatment and wood restoration. The skate park exhibits some rusting panels, and the playground has mulch needing replenishment. The baseball/softball complex feels grand and has a nice layout. Unfortunately, ADA access is limited within the facility. The adjoining Veterans Memorial is immaculate and pristine and offers many intimate moments for admiration and reflection.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

MCALEECE PARK AND RECREATION COMPLEX

CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball Field	1	5	New field is in great shape.
BBQ Grill	1	3	Some rusting on base. Good overall.
Bench	4	2	Rusted, sitting at angle. Inside locked playground.
Concession	3,750 SF	3	Exterior only, everything in decent shape. No ADA access anywhere to concessions or bathroom.
Drinking Fountain w/ Bottle Filler	1	5	
Flag Pole	1	4	
Lighting Parking	8	5	
Sports Lighting	12	3	Stadium lighting for fields. Dated but decent condition.
Maintenance Yard	4,320 SF	4	
Other	1	4	Bike track, needs signage.
Other	1	4	Softball Hall of Fame Memorial.
Parking (Asphalt Pavement w/ Striping)	188,795 SF	3	Decent condition. Striping okay, spalling and cracking present.
Pavilion Open	1	2	Very dated, wood faded. Rust covers most metal.
Playground Equipment (Large 5-12 Years)	1	3	Decent condition.
Playground Surfacing (Wood Mulch)	3,500 SF	1	
Picnic Table (Wood)	4	3	
Sidewalk (Concrete)	23,712 SF	4	Great condition.
Sign (Traffic Style)	15	4	Park hours, rules, ADA signs.
Skate Park	15,015 SF	2	Rusting present, good condition.
Softball Field	3	2	Overall decent field. Dugouts have no overhead shade. Metal fences a little weathered and dated. Netting for fly balls ripped in multiple places
Trash Plastic Roller Bin	2	4	Decent







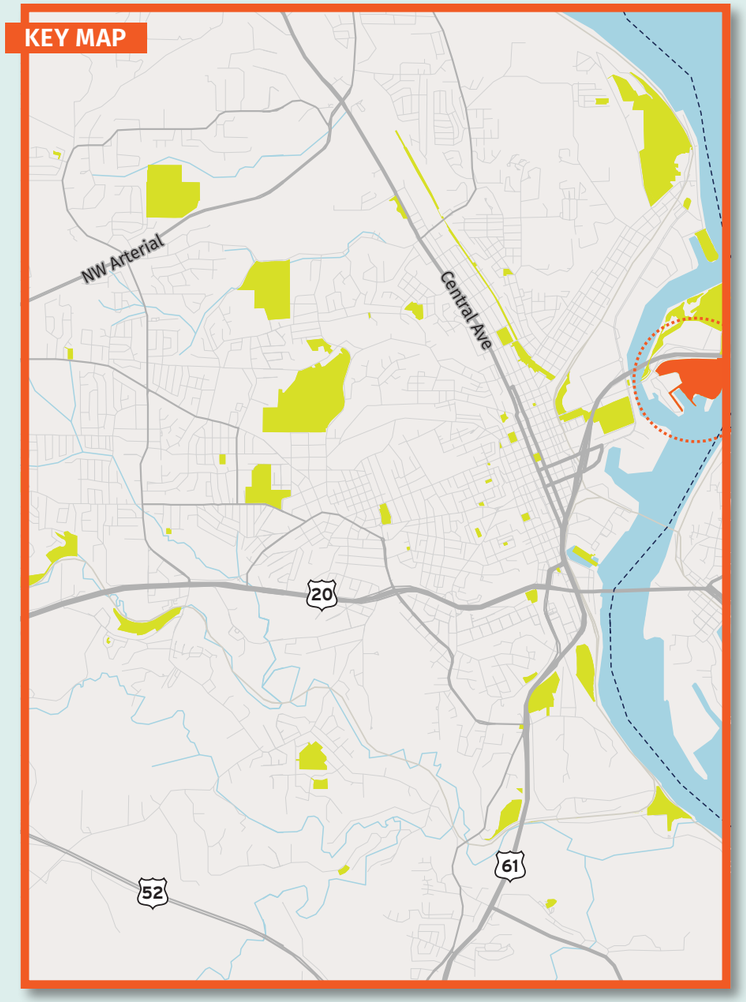
MCALEECE VETERANS MEMORIAL

0.95
ACRES

1801 ADMIRAL SHEEHY DR

CURRENT CLASSIFICATION: **Community**

The Veterans Memorial is an immaculate and pristine space of remembrance and offers a lot of intimate moments for admiration and reflection. The space offers striking granite centerpieces, walkways, and quiet seating areas.





MCALEECE VETERANS MEMORIAL CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench (Memorial)	42	5	Marble memorial benches in Veterans Memorial.
Concrete Pavers	7,300 SF	5	Black Concrete pavers in Memorial Plaza, great condition.
Sidewalk (Concrete)	15,675 SF	5	Grey concrete in Memorial plaza, pristine condition
Drinking Fountain - 2 Bubblers	1	5	
Flag Pole	10	5	
Lighting Parking	8	5	
Memorial Brick Pavers	3,125 SF	5	
Other	1	5	Veterans Memorial Plaza, beautiful and in great shape.
Other	1	5	Memorial bridge and art sculpture.
Other	6	5	Limestone Memorial Sculptures
Other	3	5	Small Granite memorial plinth
Other	4	5	Large Granite Memorial plinth
Other	1	5	Large Granite Globe Structure
Other	1	N/A	Helicopter on Metal Post
Small Granite Memorial wall	2	5	
Large Granite Memorial Wall	2	5	
Sign (Monumentation)	1	5	Vietnam Veterans Memorial Large Limestone Monument Sign
Railing	355 LF	5	
Signage (Interpretive Display with post and footing)	9	5	Veterans Memorial signage, all pristine.
Trash Can - Metal	2	5	Decent condition







MILLER RIVERVIEW PARK

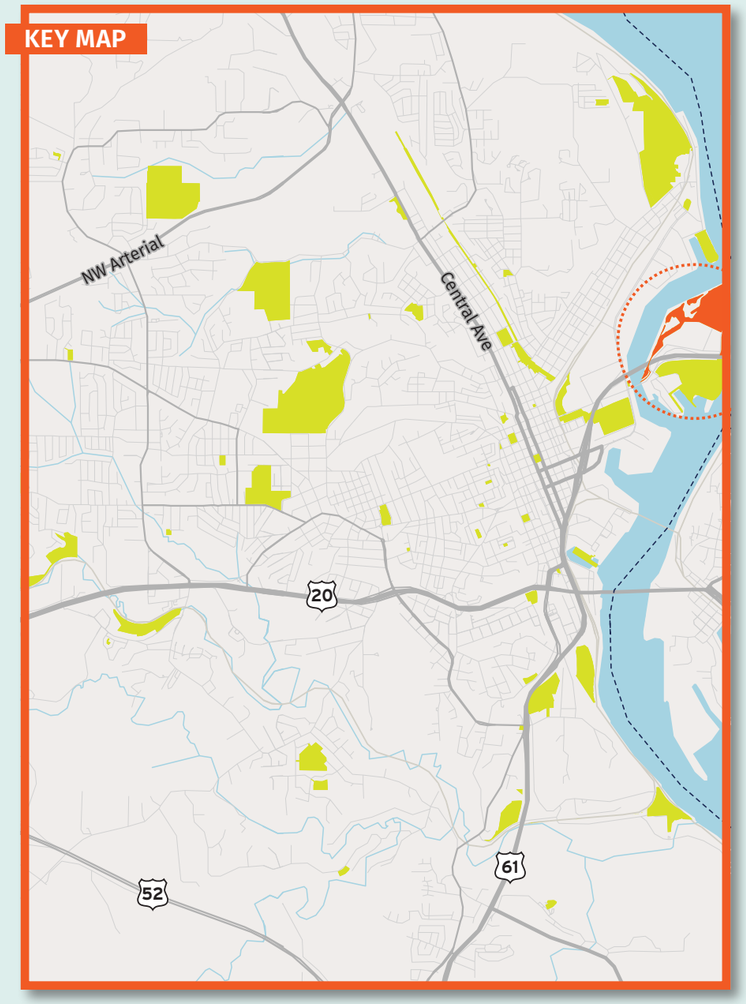
20.0
ACRES

1851 ADMIRAL SHEEHY DR

CURRENT CLASSIFICATION: **Community**

Miller Riverview Park is a huge, beautiful campground complete with all the amenities one could expect from an R.V.-Friendly campground. The campsites are large and complete with power hookups, and the close proximity to the Mississippi River offers tons of recreational opportunities. The playground and ramadas on site are worn and present accessibility issues but generally are very nice. There is also a decent walking path that encircles the site and offers more private areas along the western portion.

KEY MAP



AERIAL



MILLER RIVERVIEW PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	9	3	Worn and dated, no ADA access.
Bollard (Stone)	59	4	
Drinking Fountain - 1 Bubbler	1	3	
Fire Pit (Metal with Grill)	110	2	Rusty.
Pavilion Open	3	3	Weathered and no ADA access, decent condition overall.
Planter (Raised) Type 1 (24")	28 LF	4	
Pet Waste Station	2	4	
Picnic Table (Wood)	116	3	Decent condition.
Planter	1	4	Raised stone planter, good condition.
Playground Equipment (Large 5-12 Years)	1	3	No ADA and mulch not to depth, surface rust present. Decent condition.
Playground Equipment (Swings - 2 bay)	1	3	
Playground Surface (Wood Mulch)	3,217 SF	1	Wood mulch, needs refreshed.
Restroom	945 SF	3	Decent condition.
Roadway (Asphalt)	64,420 SF	3	Decent condition.
Sign (Traffic with Sign Post)	17	4	Good condition.
Sign (Interpretive Display with Post and Footing)	1	2	
Sign (Specialty / Memorial)	1	4	
Swing (2-Bay)	1	3	Swing, decent condition. Surface rust present.
Trail (Paved)	4,865 LF	2	
Trash Plastic Roller Bin	19	4	Corral for multiple trash cans. On concrete pad, decent condition.





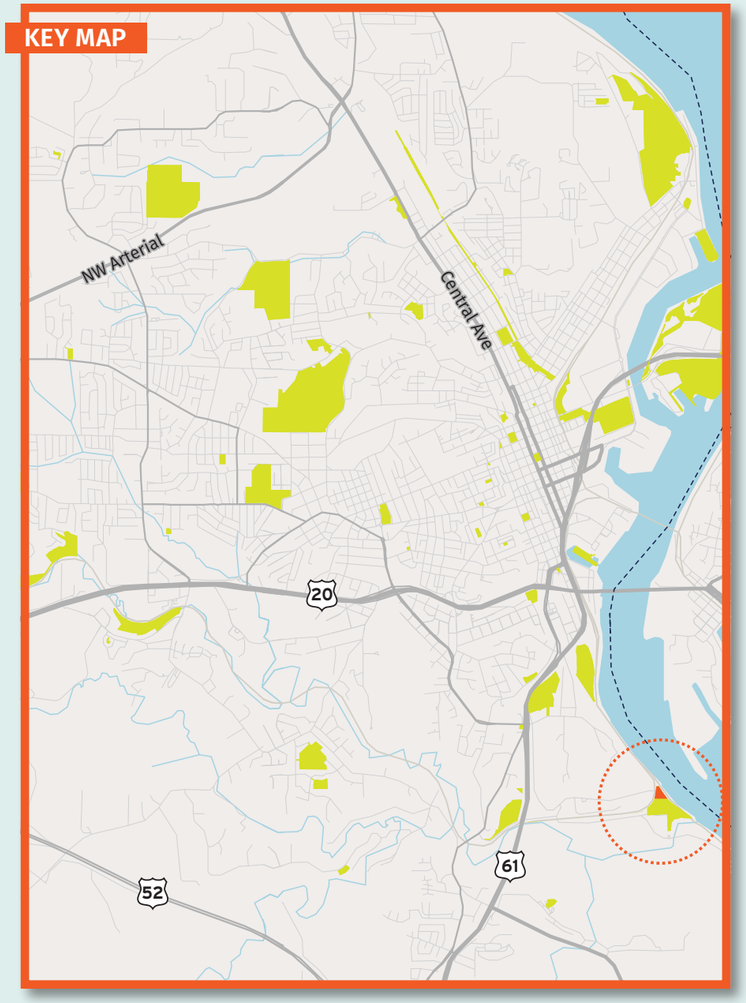
MINES OF SPAIN

62.3
ACRES

939 Julien Dubuque Dr

Current Classification: Community

Mines of Spain State Recreation Area features walking trails, picnic overlooks, and interpretive signs. Many of the trails become muddy or slick after rain and only a few sections—such as the paved “John & Alice Butler” trail—are truly ADA accessible, while the rest offer limited access for visitors with mobility needs.





MINES OF SPAIN CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Sign (Dubuque Bike Map)	1	4	











Dubuque Parks and Recreation Comprehensive Plan Appendix A

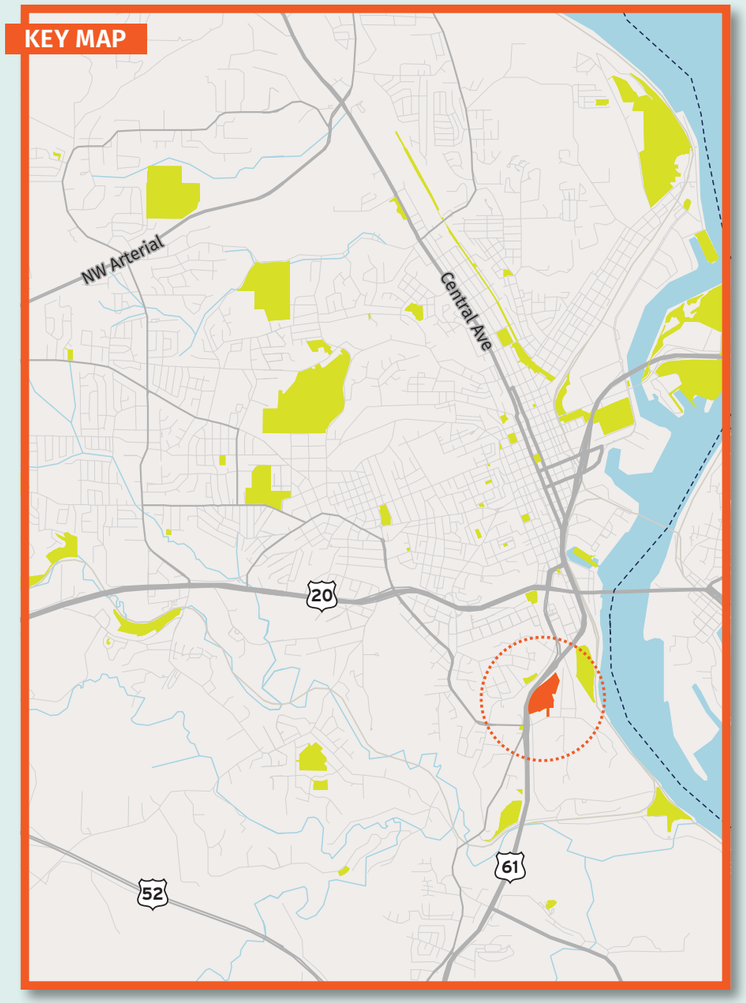
MURPHY PARK

80.0
ACRES

1700 S GRANDVIEW AVE

CURRENT CLASSIFICATION: **Community**

Murphy Park is a large Park in Southern Dubuque. This park boasts a wide variety of amenities. These include BBQ Grills, benches, pavilions (both open and closed), playgrounds, restrooms, and a tennis court. There is a large amount of BBQ grills within the park, many not appearing to be used due to poor location and extensive rust. The pavilions are all in decent condition with only minor issues. All of the playgrounds are showing major signs of degradation and aging. Most have no accessible path to them. The tennis court is also in poor to fair condition. The surface is faded and lots of cracks are prevalent. A net is missing from one of the areas.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

MURPHY PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
BBQ Grill	25	2	Many do not get used due to rust and location.
Bench (Wrought Iron with Back)	8	2	Decent condition, rust prevalent.
Drinking Fountain - With Bottle Filler	3	4	Good condition.
Flag Pole	1	3	Good condition, missing landscape at base.
Lighting Parking	5	2	
Lighting Pathway	2	2	
Maintenance Building	955 SF	3	
Other	1	3	Seating Node
Parking (Asphalt Pavement w/ Striping)	12,310 SF	3	Good condition.
Pavilion Closed	1	4	Decent exterior.
Pavilion Open	2	3	Good condition.
Picnic Table (Wood)	36	2	Decent condition. Many have no ADA access.
Playground Equipment Large (5-12 Years)	2	2	Lots of wear and tear, very aged.
Playground Equipment (Tot Lot 2-5 Years)	1	2	
Playground Equipment (Swings - 1 Bay)	2	3	
Playground Surface (Wood Mulch)	8,565 SF	1	Wood mulch may not be to depth, needs refreshed.
Restroom	2,800 SF	2	Overall decent condition.
Roadway (Asphalt)	32,500 SF	3	Overall decent condition, some cracking and spalling present.
Sidewalk (Concrete)	1,080 SF	2	
Sign Dubuque Bike Map	1	3	
Sign (Monumentation)	1	1	Wooden park sign, needs updated to current City Standards.
Sign (Specialty / Memorial)	5	3	
Swing (2 Bay)	1	3	Decent condition.
Tennis	3	2	Surface peeling, cracked. Lots of debris.
Trash Plastic Roller Bin	30	2	Overall fair condition. Some locations are a little remote and don't see much use.







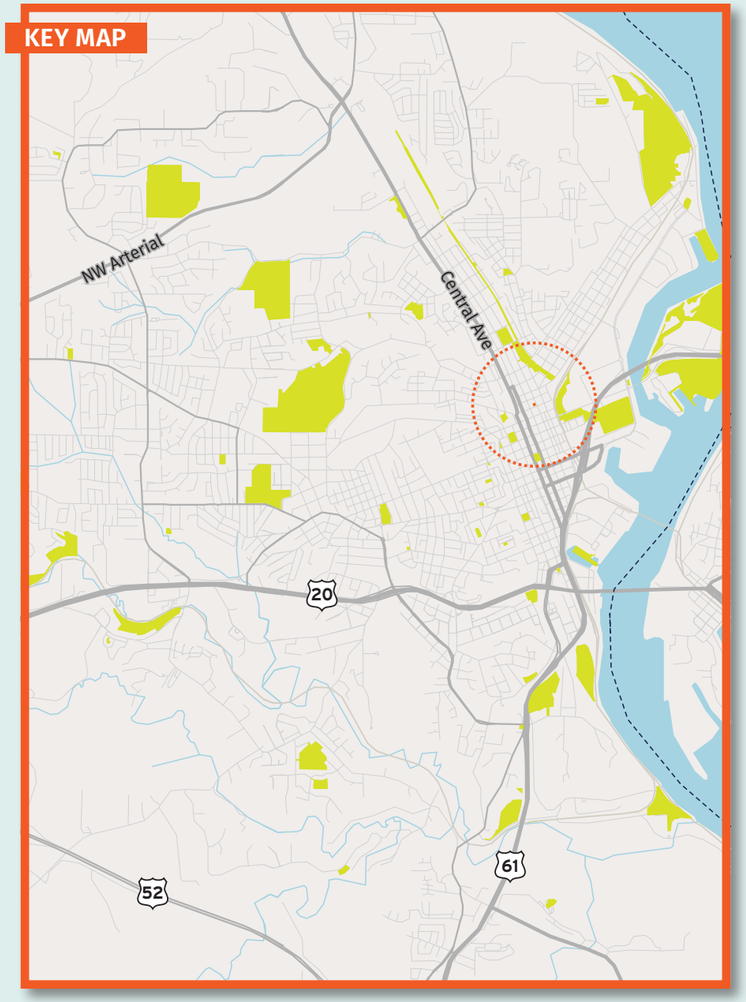
ORANGE PARK

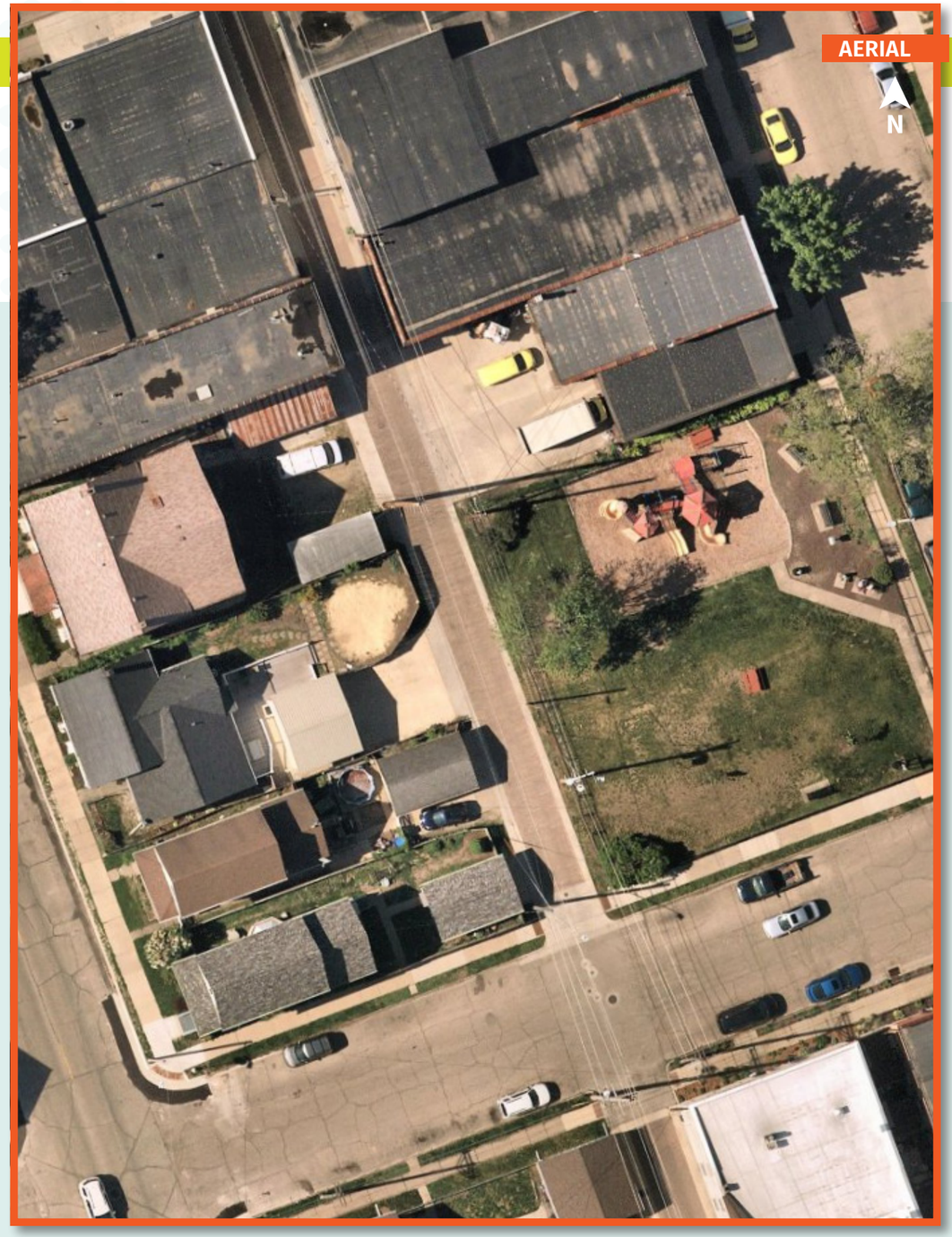
0.23
ACRES

1800 WASHINGTON ST

CURRENT CLASSIFICATION: **Mini Park**

Orange Park is centrally located and offers amenities such as playgrounds, benches, and an open green space for the surrounding neighborhood.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

ORANGE PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	4	2	Major wear and rusting present.
Drinking Fountain - 2 Bubblers	1	2	Rust and superficial damage prevalent.
Kiosk	1	1	Missing top.
Playground Equipment (Large 5-12 Years)	1	1	Multiple spots with heavy rust, plastic coverings on climbing chains are dry rotting and falling apart. Equipment height too tall for current mulch surface. No ADA access.
Picnic Table (Wood)	1	3	
Playground Surfacing (Wood Mulch)	2,035 SF	2	Wood mulch needs refreshed.
Sidewalk (Concrete)	320 SF	3	Decent condition.
Sign (Traffic Style with Post)	2	3	Park hours sign and park rules sign.
Sign (Monumentation)	1	1	Wooden park sign at the end of its life, needs replaced with Dubuque City Monumentation standard.
Trash Plastic Roller Bin	1	3	Not on concrete pad. Decent condition.
Wrought-Iron Fence	410 LF	3	Decent condition.









Dubuque Parks and Recreation Comprehensive Plan Appendix A

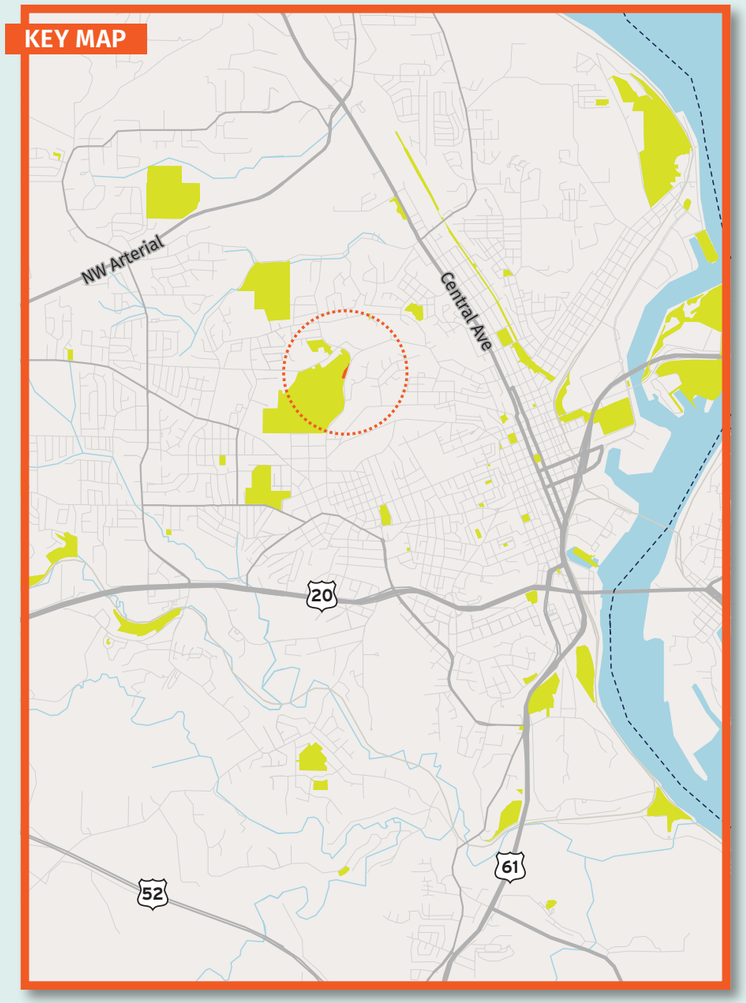
PET PARK

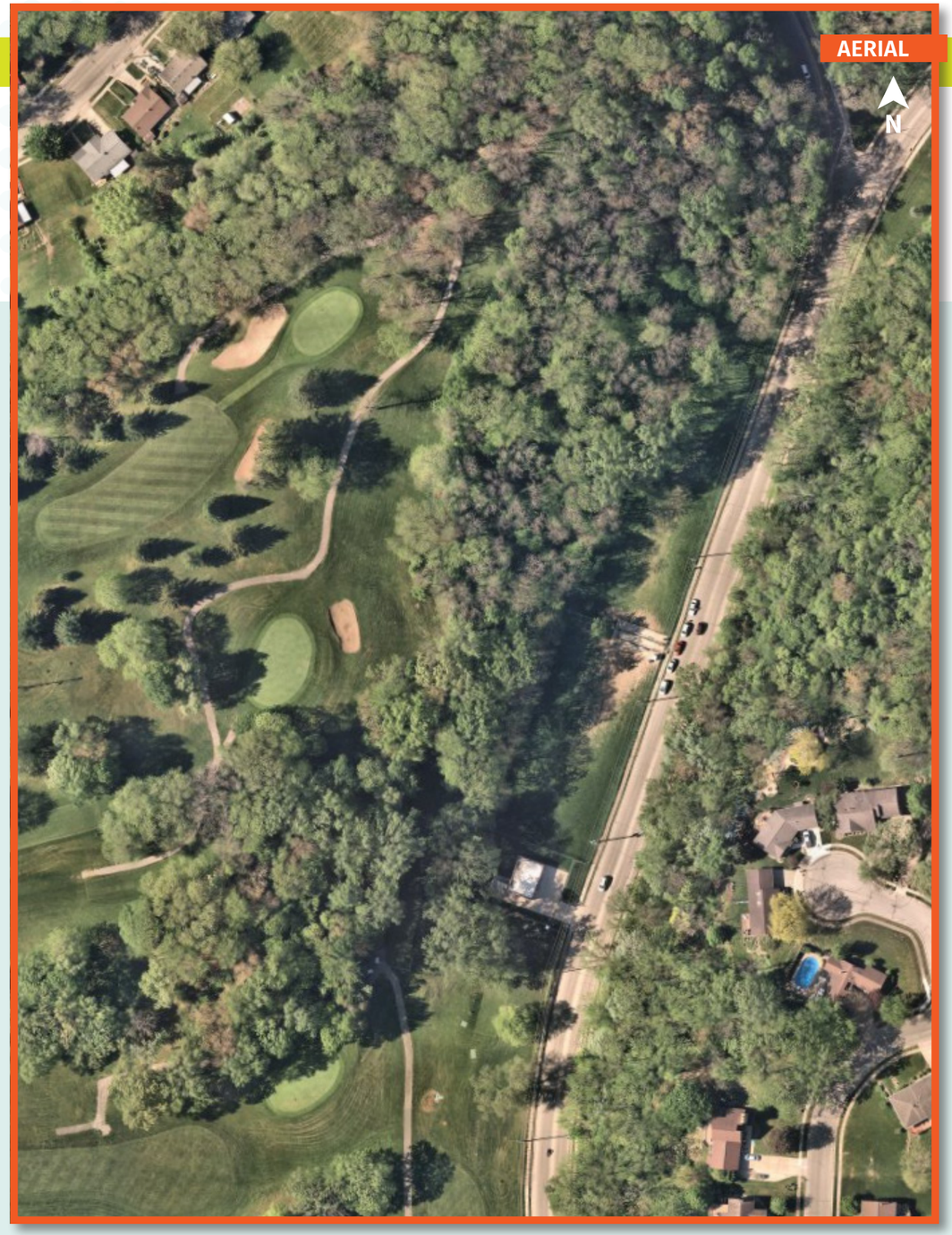
2.5
ACRES

2501 N GRANDVIEW AVE

CURRENT CLASSIFICATION: **Dog**

Pet Park serves a vital role within the Dubuque park system as the only off-leash dog park in the city. The area is large and offers two separate fenced areas for large and small dogs as well as plenty of room for the patrons to run and play. The park featured all the amenities to be expected such as a pet waste station and drinking fountains with dog bowls. The area is ADA accessible and includes seating areas. The one drawback is that there is no dedicated restroom facility for the human patrons and, given its remote location from other facilities, this could pose a problem.





PET PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	4	4	Some wear and tear, decent condition.
Chain Link Fence	1,220 LF	3	Surrounds park, decent condition.
Drinking Fountain - 1 Bubbler and Pet Bowl	2	3	Slightly worn, dog dish included.
Pet Waste Station	2	4	
Picnic Table (Metal)	2	3	
Picnic Table (Wood)	3	3	
Sidewalk (Concrete)	1,790 SF	3	Minor wear, good condition.
Sign (Metal Traffic-Style Signs)	6	4	Park hours/rules sign. Warning sign.
Trash Plastic Roller Bin	2	3	Trash bin and pet waste station.





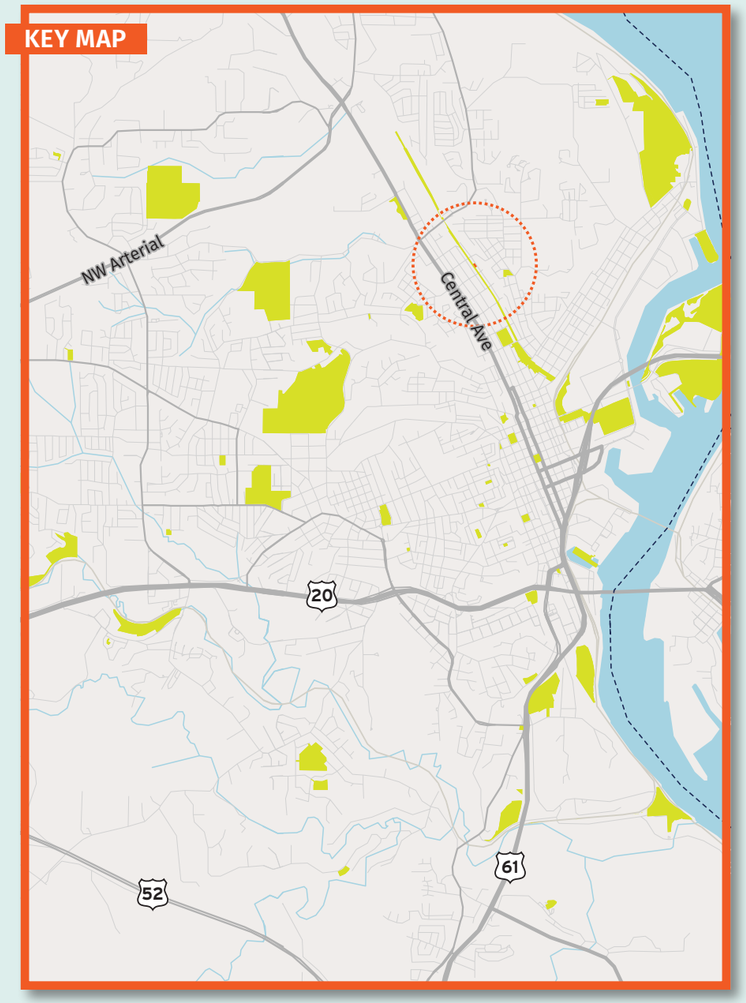
PINARD PARK

0.5
ACRES

2819 PINARD ST

CURRENT CLASSIFICATION: **Mini Park**

Pinard Park boasts benches, a playground, a trash receptacle, bike rack, and signage. Benches are in good condition with ADA pathways and concrete pads, though minor discoloration and scratching are present. The playground equipment shows wear and low wood chip coverage and no ADA access. Trash receptacles and bike racks are in good shape with minor wear. The park signage exhibits wear. The park sits directly on the Heritage Trail, enhancing the connection between this park and the City of Dubuque.





PINARD PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	2	3	Minor wear and tear, ADA compliant.
Bike Rack	1	3	Minor superficial damage.
Lighting Pathway	3	4	Great condition.
Pet Waste Station	1	4	
Picnic Table (Wood)	1	3	
Playground Equipment (Large 5-12 Years)	1	2	Wear and tear present, decent condition.
Playground Surface (Wood Mulch)	2,917 SF	1	Wood Mulch needs Refreshed, does not appear to be to depth.
Sidewalk (Concrete)	160 SF	3	
Sign (Monumentation)	1	1	The existing park wooden monument sign is at the end of its lifecycle and needs to be replaced with the City's current park Monumentation standard.
Signage (Traffic Style w/ post)	2	4	Park signage, missing playground rules.
Trash Plastic Roller Bin	1	4	City trash bin on new post. Dog waste station attached.









Dubuque Parks and Recreation Comprehensive Plan Appendix A

PORT OF DUBUQUE MARINA

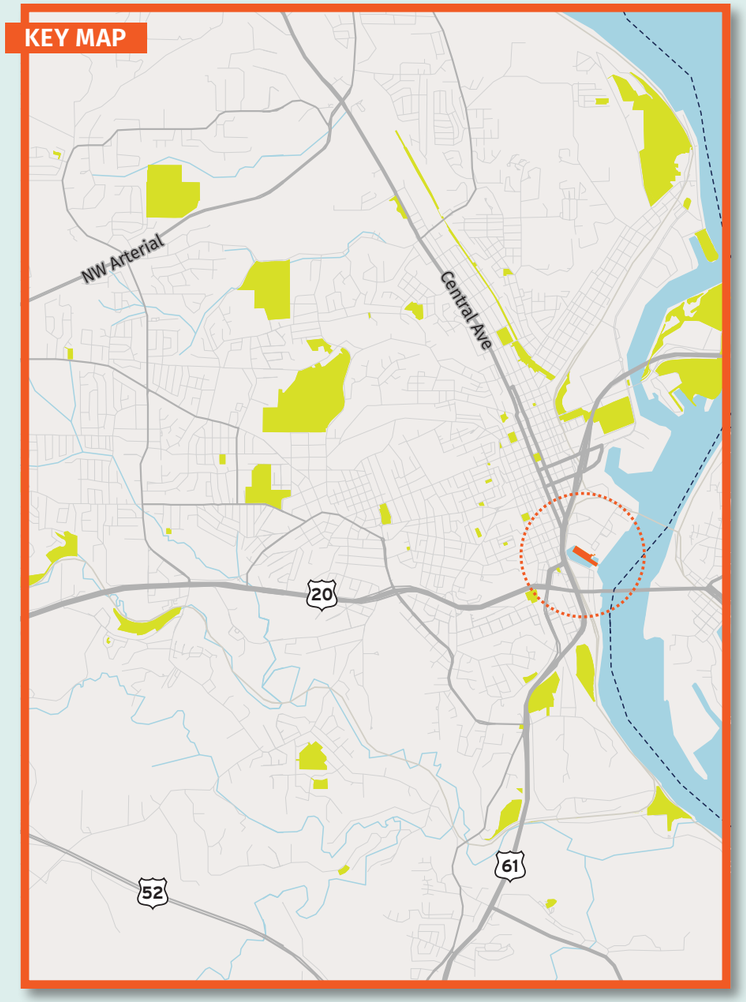
5.4
ACRES

450 E 3RD ST

CURRENT CLASSIFICATION: **Community**

Port of Dubuque Marina offers a variety of amenities, including pier docks, parking, benches, lighting, and a marina shop. The marina is well maintained with new fixtures, amenities, and well-kept docks. LED lighting fixtures are in good condition, ensuring visibility and safety. Benches and concrete sidewalks are in great shape, contributing to the overall cleanliness and usability of the marina.

KEY MAP



AERIAL



PORT OF DUBUQUE MARINA CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	2	5	Great condition.
Marina Shop	34,950 SF	5	Marina Shop.
Pier Dock	22,005 SF	5	New, great condition.
Planter (Raised) Type 2 (36")	220 LF	5	











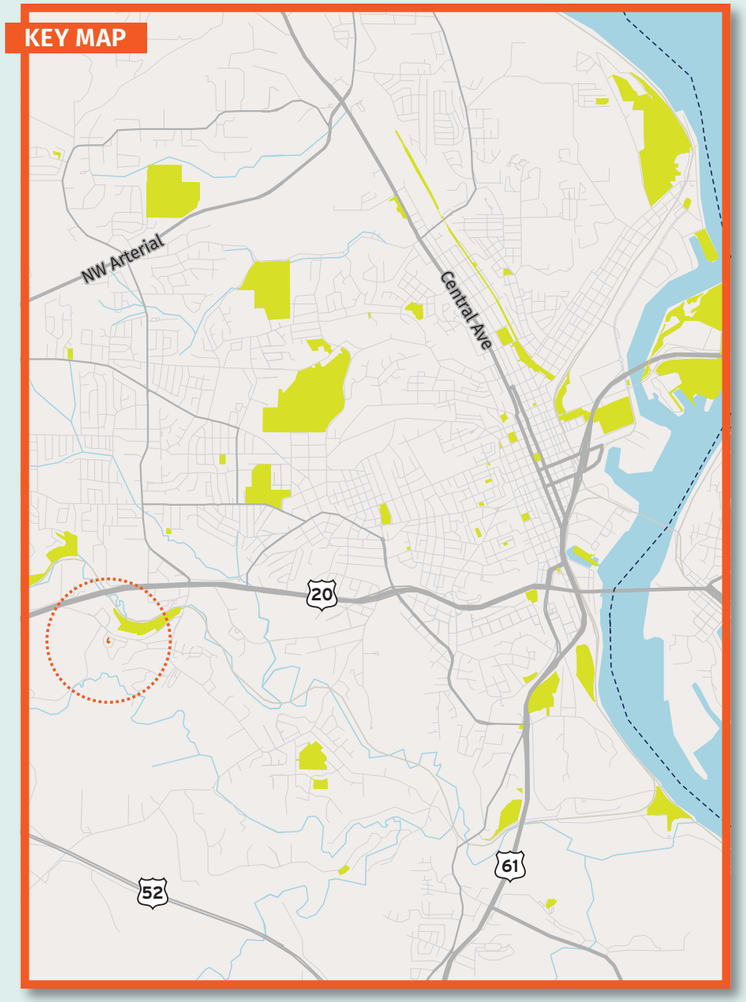
RILEY PARK

0.5 ACRES

3356 LUNAR DR

CURRENT CLASSIFICATION: **Mini Park**

Riley Park is a nice park with a large playground and small basketball court. ADA access extends into the site but ends at the playground and does not extend through to the basketball court. Overall, the amenities are in good shape and feels like a suitable place to allow children in the n





Dubuque Parks and Recreation Comprehensive Plan Appendix A

RILEY PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball Goal (Backboard, Rim, Net, Pole)	1	2	Hoop and backboard very sun faded. No striping on asphalt.
Basketball Surface (Asphalt)	905 SF	3	Some cracking present, decent condition.
Bench	2	4	Anchor bolts are rusting, color is faded. Good condition.
Picnic Table (Wood)	2	3	Decent condition.
Playground Equipment (Large 5-12 Years)	1	3	Overall decent, no ADA access. Paint chipping in some areas.
Playground Surface (Wood Mulch)	1,760 SF	1	Decent condition.
Railing	180 LF	3	Some rust prevalent, decent condition.
Retaining Wall (Railroad Tie)	170 LF	3	Decent condition.
Retaining Wall, Type 2-Stone (<3ft)	308 LF	3	
Sidewalk (Concrete)	1,015 SF	4	Good condition.
Sign (Monumentation)	1	1	Current park sign is at the end of its life, needs to be replaced with the cities current park monumentation standard.
Sign (Traffic Style w/ Post)	3	3	Park hours sign and others.
Trash Plastic Roller Bin	1	3	Normal wear and tear.









ROCCO BUDA JR. PARK

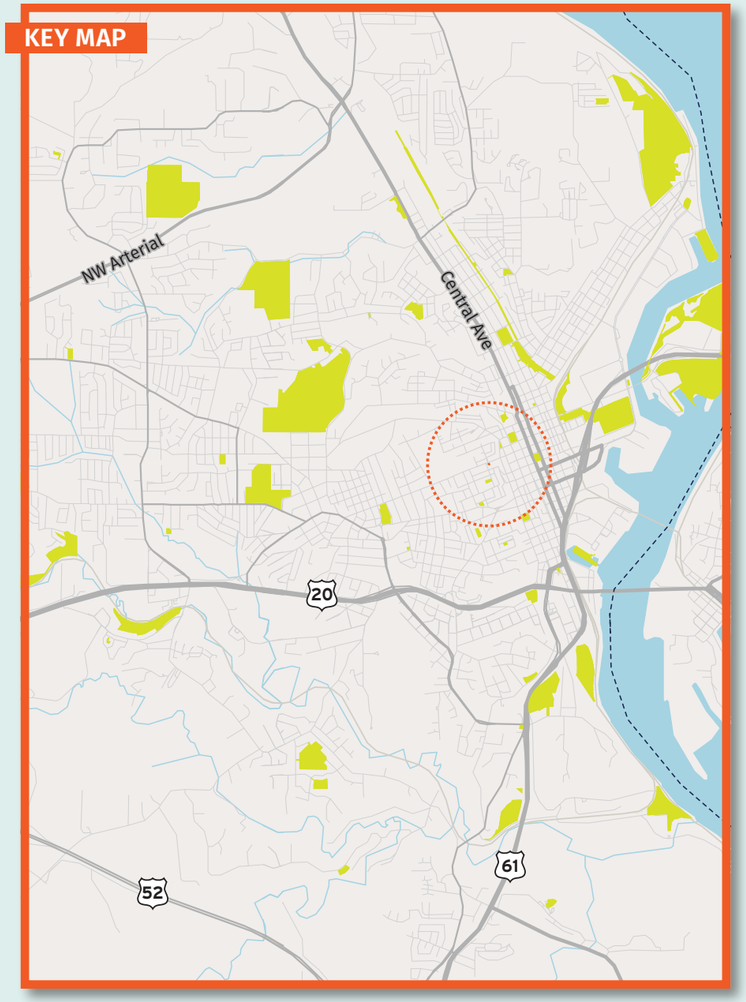
0.1
ACRES

508 LORAS BLVD

CURRENT CLASSIFICATION: **Mini Park**

Rocco Buda Jr. Park is a very nice and small elevated park. A beautiful block retaining wall surrounds the rear of the property and is a feature in itself. The playground and ramada are not in perfect condition but are still usable. The park's elevation allows for views directly into downtown Dubuque. The large and mature trees along the rear of the site ensure the play equipment is shaded during most hours of the day.

KEY MAP



AERIAL



ROCCO BUDA JR. PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	1	4	Decent condition.
Pavilion Open	1	2	Aged, paint fading and chipping. No ADA access.
Picnic Table (Wood)	1	3	Standalone wooden table, decent condition.
Playground Equipment (Tot Lot 2-5 Years)	1	1	Exposed drainage elements,aged. Paint is fading, rust prevalent.
Playground Surfacing (Wood Mulch)	1,320 SF	1	Decent condition, needs refreshed.
Railing	175 LF	3	
Retaining Wall (Stone) Type 3 (>3ft)	325 LF	3	Decent condition.
Retaining Wall (Railroad Tie)	165 LF	3	Decent condition.
Sidewalk (Concrete)	525 SF	2	
Sign (Plaque)	1	3	Metal park sign attached to block wall.
Sign (Specialty/Memorial)	1	3	Monument stone with plaque.
Trash Plastic Roller Bin	1	3	Metal post with plastic City bin.
Wrought-Iron Fence	135 LF	3	











Dubuque Parks and Recreation Comprehensive Plan Appendix A

SISTER CITY INTERNATIONAL PARK

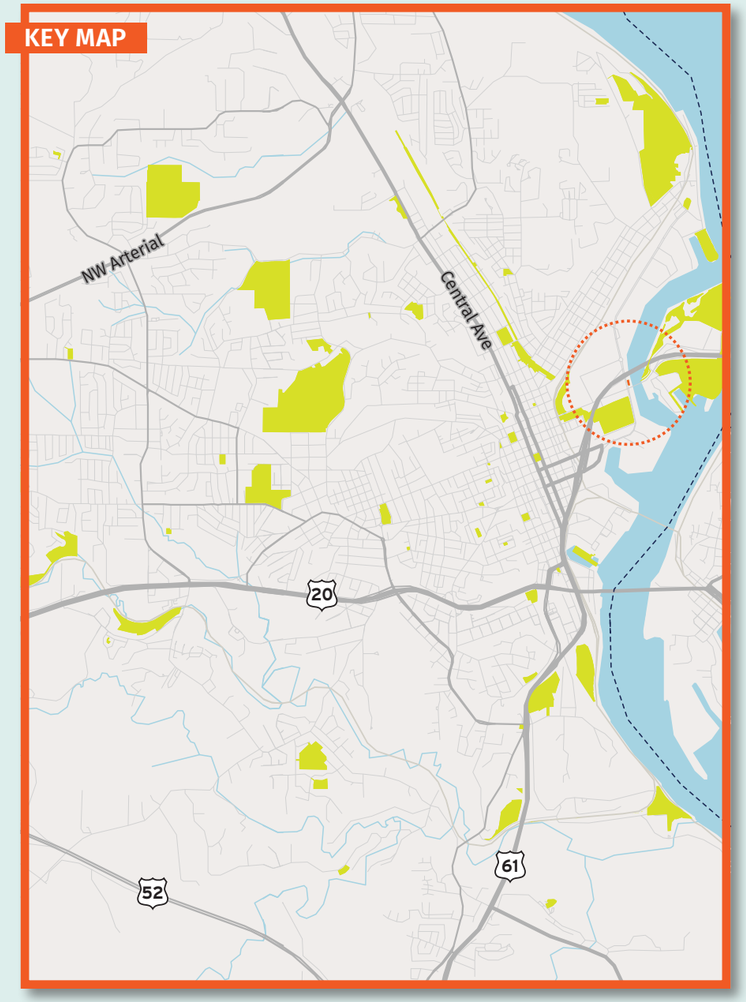
0.4
ACRES

1726 KERPER BLVD

CURRENT CLASSIFICATION: **Community**

Sister City International Park is a beautiful maintained park that celebrates the relationship with Dubuque's sister cities. The park is directly adjacent to the Stoltz route within the greater Dubuque bike routes. The park is well maintained and very nice to walk through.

KEY MAP



AERIAL



SISTER CITY INTERNATIONAL PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	9	2	Most are in bad shape, paint faded and chipping.
Flag Pole	3	5	Great condition.
Lighting Pathway	1	3	Decent condition, lighting for flags.
Parking (Asphalt Pavement w/ Striping)	9,665 SF	3	
Planter (Raised) Type 2 (36”)	35 LF	4	Nice raised planter.
Retaining Wall, Type 2 - Stone (<3ft)	315 LF	4	Great condition.
Sidewalk (Integral Color)	6,025	4	Great condition.
Sidewalk (Concrete)	1,670 SF	4	
Sign (Interpretive Display with Posts and Footing)	1	4	Sister City sign.
Sign (Traffic Style with Post)	2	3	
Sign Dubuque Bike Map	1	3	Sun faded, normal wear and tear.
Trash Can - Metal	2	2	Rusted









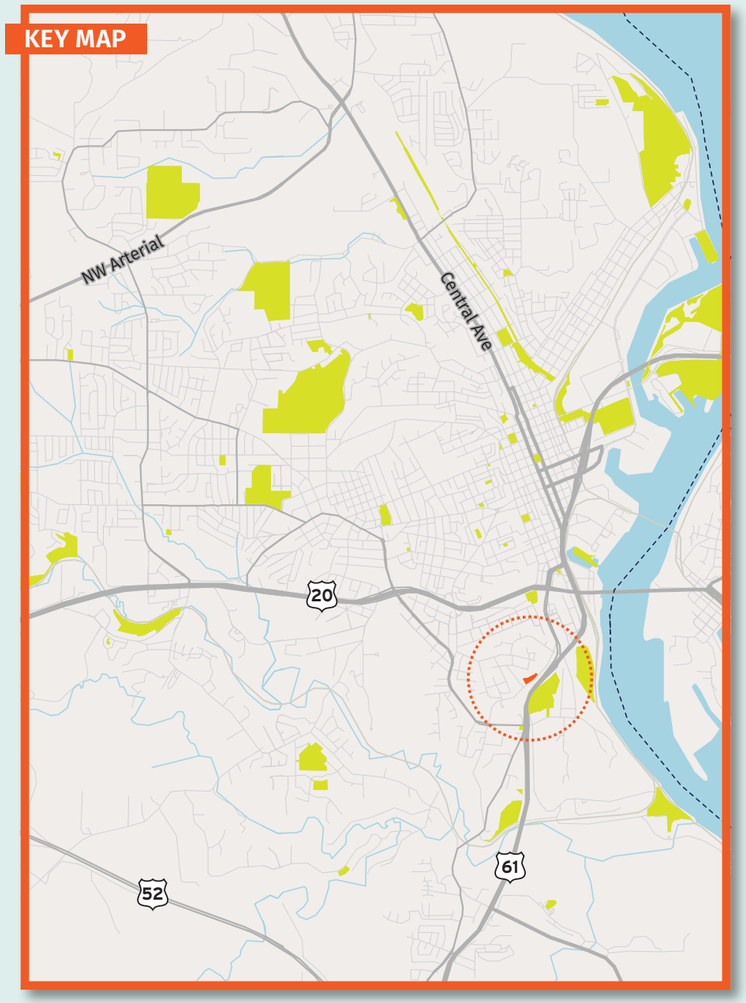
SOUTHERN PARK

2.0
ACRES

200 SOUTHERN AVE

CURRENT CLASSIFICATION: **Mini Park**

Southern Park offers one small climbing structure surrounded by open green space. The equipment is very nice and appears new; however, the park almost feels out of place. There are only a few homes in the direct vicinity and no parking spaces to serve patrons. ADA access is also lacking to the site.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

SOUTHERN PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Picnic Table (Wood)	1	3	
Playground	1	5	Great condition.
Playground Equipment (Large 5-12 Years	1	5	1 rocker/2 balance beams.
Playground Equipment (Small)	3	5	Rocker / 2 Balance Beams
Playground Surfacing (Wood Mulch)	2,365 SF	1	Good condition overall, not ADA and wood chips need refreshed.
Sign (Traffic Style w/ Post)	3	4	Park information signs.
Trash plastic Roller Bin	1	4	Permanent post with City bin attached.









Dubuque Parks and Recreation Comprehensive Plan Appendix A

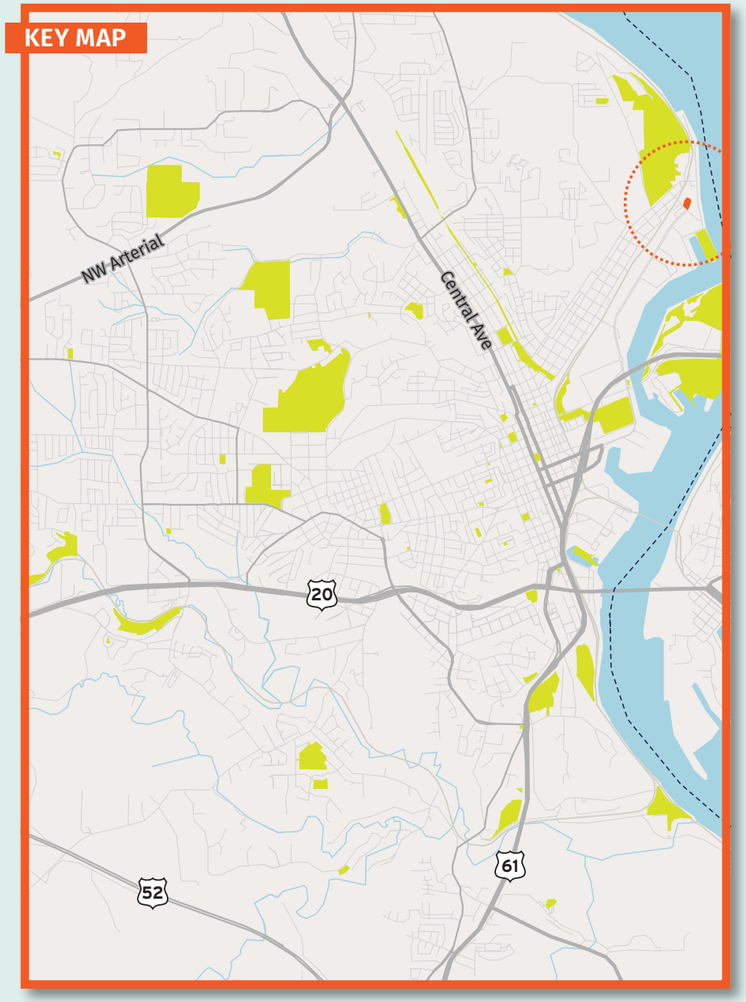
SUTTON POOL

1.6
ACRES

1900 Hawthorne St.

CURRENT CLASSIFICATION: **Community**

Sutton Pool is another important resource within Dubuque. As one of only two pools, it gives residents and visitors the opportunity for safe water recreation during the hot summer months. The main pool seems really nice and, while on site, there was patrons ranging from children to adults. The large slide at the northern end of the site appeared to be inoperable and, upon closer examination, looked rather dilapidated. The pool and kiddy area were nice and the staff appeared very professional.





SUTTON POOL CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Aquatic Center (Pool)	38,750 SF	2	Some rusting and wear on pool surface, splash pad equipment looks solid. Pool slides inoperable.
Aquatic Slide Tower	1	1	Rusty stairs, railing. Slide was not operational at time of inventory, potential safety concern.
Bench (Stone)	2	3	Decent condition, ADA accessible.
Bench (Metal)	1	3	
Drinking Fountain - 1 Bubbler	1	3	Decent condition, works.
Maintenance	1,810 SF	3	Houses pool equipment, looks decent.
Other	530 SF	3	Fabric Shade Structure
Other	3	3	Umbrella-style shade structure. Slightly rusted. Good condition.
Parking - Concrete	15,550	2	
Picnic Table (Metal)	6	4	Looks new, great condition.
Picnic Table (Wood)	1	3	Lifeguard station, decent condition.
Pool Building (Locker Rooms, Concessions, Etc)	3.325 SF	2	
Restroom	2	3	Dated, but all looks decent. New paint as well.
Sidewalk - concrete	4,500 SF	3	
Sign (Traffic Style with Post)	2	3	Pool signs, decent condition.
Storage Shed	300 SF	3	In Maint. Area, Houses pool Equipment
Trash Plastic Roller Bin	3	3	Average wear present, decent condition.







TEDDY BEAR PARK

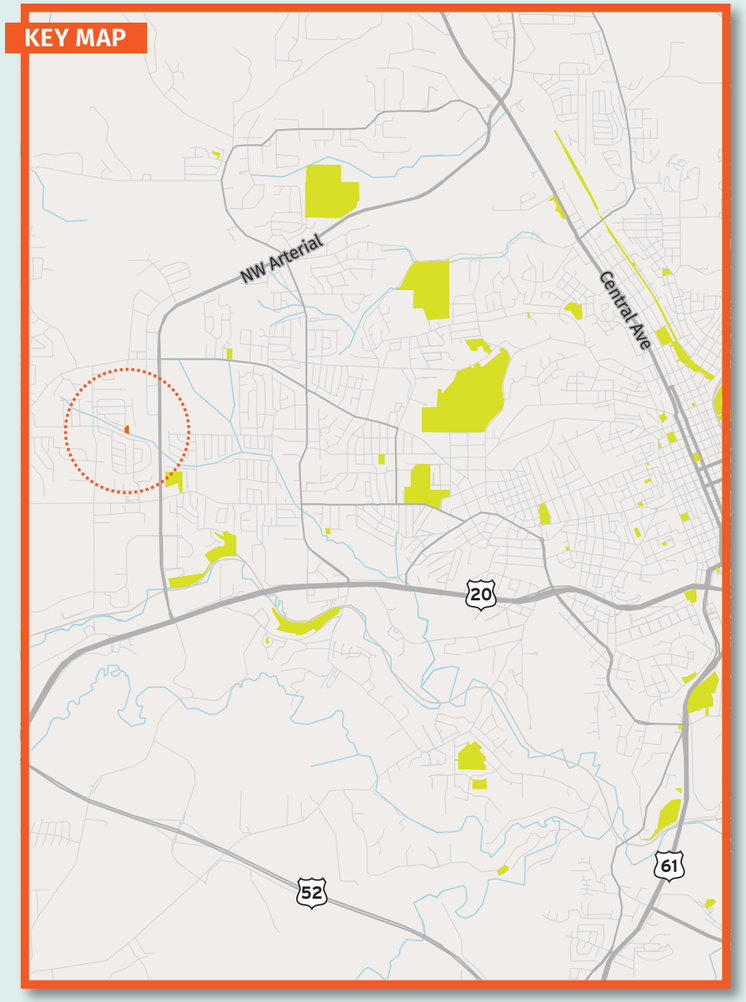
1.0 ACRES

4900 GABRIEL DR

CURRENT CLASSIFICATION: **Mini Park**

Teddy Bear Park features playground equipment, including swings and sand diggers. The playground equipment exhibits fading paint and rust. Mulch is overgrown with grass and weeds in some areas, and the playground lacks ADA access. The park is very open with plenty of green space for patrons to run and play. Although there is no dedicated parking lot, street parking is possible, allowing this park to serve more than just the immediate neighborhood.

KEY MAP



AERIAL



TEDDY BEAR PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench (Memorial)	1	3	Stone bench.
Picnic Table (Wood)	2	3	
Playground Equipment (Large 5-12 Years)	1	2	Paint is faded and starting to chip away. Rust prevalent, no ADA access.
Playground Surface (Mulch)	3,475 SF	2	Mulch does not appear to be to depth, needs refreshed.
Playground Equipment (Small)	4	2	2 spring rockers/2 diggers. All elements show signs of rust and weathering. Mulch and sand need refreshed in these areas.
Playground Equipment (Swings 2 - Bay)	1	3	
Sign (Monumentation)	1	1	Existing wooden sign is at the end of its lifecycle, needs updated with City's current Monumentation standard.
Sign (Traffic style with Post)	3	3	Park hours and info sign, good condition.
Swings (2 Bay)	1	3	
Trash Plastic Roller Bin	1	3	









USHA PARK

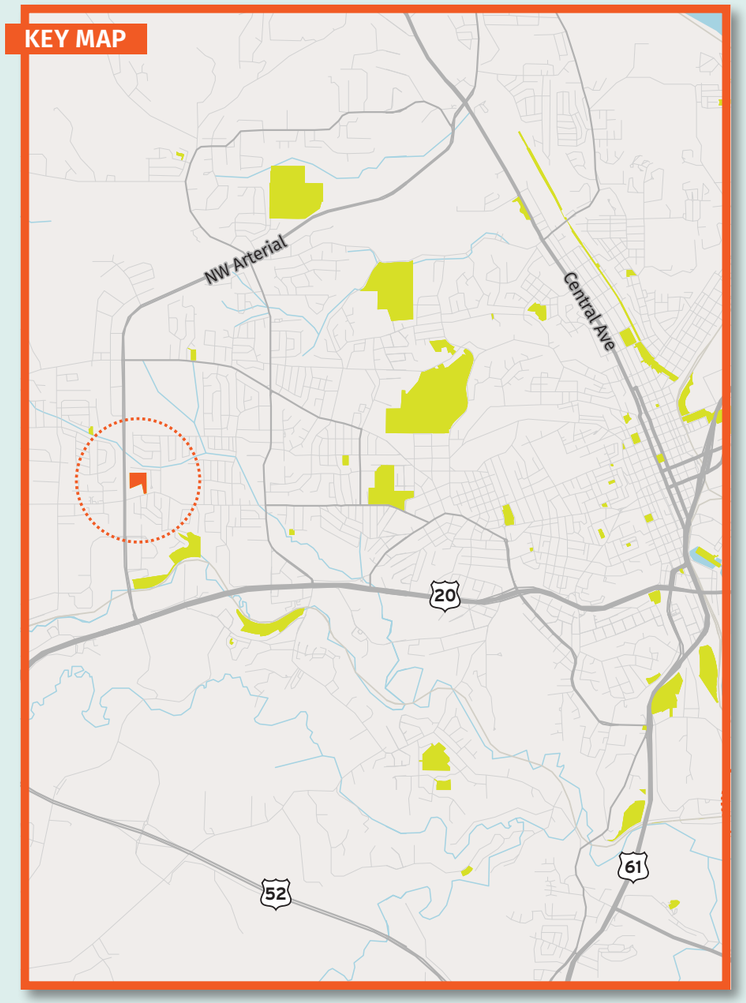
8.0 ACRES

3937 PENNSYLVANIA AVE

CURRENT CLASSIFICATION: **Neighborhood**

Usha Park is a fairly large park but offers very limited amenities. There is only one large play structure and one artificial turf cricket pitch. The playground is so disconnected from the parking lot that it does not feel like its a part of the park. ADA access is nonexistent. The park is ripe with opportunities but it feels desolate as it stands today.

KEY MAP



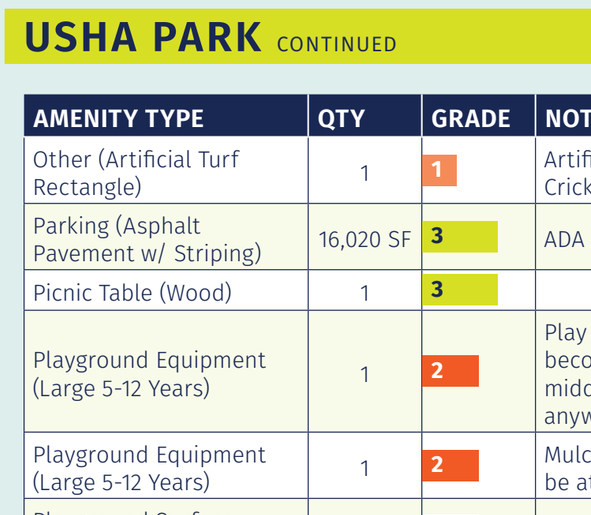
AERIAL

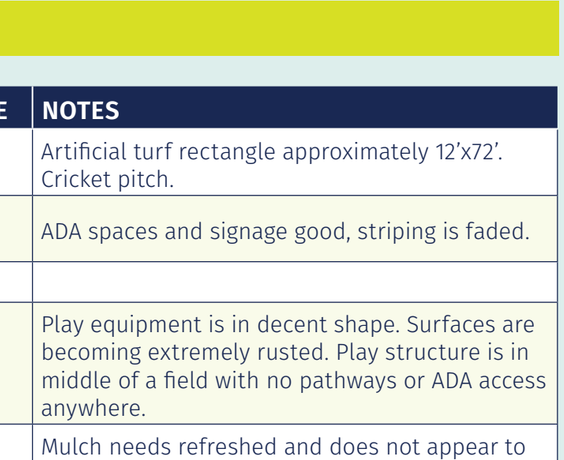


Dubuque Parks and Recreation Comprehensive Plan Appendix A

USHA PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Other (Artificial Turf Rectangle)	1	1	Artificial turf rectangle approximately 12'x72'. Cricket pitch.
Parking (Asphalt Pavement w/ Striping)	16,020 SF	3	ADA spaces and signage good, striping is faded.
Picnic Table (Wood)	1	3	
Playground Equipment (Large 5-12 Years)	1	2	Play equipment is in decent shape. Surfaces are becoming extremely rusted. Play structure is in middle of a field with no pathways or ADA access anywhere.
Playground Equipment (Large 5-12 Years)	1	2	Mulch needs refreshed and does not appear to be at to be to proper depth.
Playground Surface (Wood Mulch)	2,815 SF	2	Decent condition, needs refreshed.
Sign (Monumentation)	1	1	Wooden park sign at end of lifecycle, needs updated to City Standard.
Sign (Monumentation)	1	1	The existing park wooden monument sign is at the end of its lifecycle and needs to be replaced with the City's current park monumentation standard.
Sign (Traffic Style w/ Post)	8	3	ADA signs, park hours sign.









VALENTINE PARK

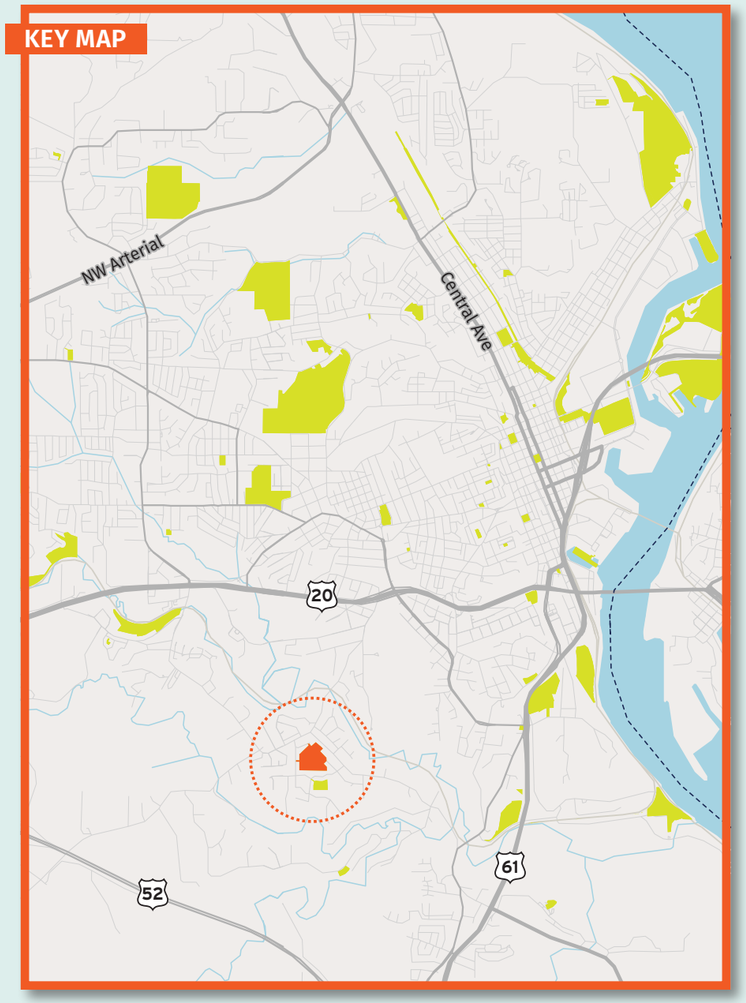
11.0
ACRES

860 VALENTINE DR

CURRENT CLASSIFICATION: **Neighborhood**

Valentine Park contains amenities such as picnic tables, restrooms, playgrounds, a basketball court, and a baseball field. While restrooms and some picnic tables appear in good condition, playground structures show rusting, chipped paint, and insufficient wood fiber. The basketball court has cracked asphalt and fading striping. The baseball field seems to be in decent condition, complete with fencing and dugouts, although there is no access to get there. The parking lot is large, allowing the greater southern Dubuque area to travel here instead of just the surrounding neighborhood.

KEY MAP



AERIAL



VALENTINE PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball	1	3	Chain-link fence surrounding infield is in very poor condition. Weeds are present in the infield. No signage or foul ball poles.
Basketball Goal (Backboard, Rim, Net, Pole)	4	4	Great condition.
Basketball Court Surface (Asphalt)	10,000 SF	3	Major cracks, striping faded.
Bench	1	3	Extremely sun faded and memorial plaque tarnished.
Drinking Fountain - 2 Bubblers	1	4	Slightly dirty but otherwise great condition.
Garden	1	3	No accessible path to garden.
Lighting Parking	2	3	Some rust and Fading present.
Lighting Sidewalk	1	3	Some rust and fading present.
Parking (Asphalt Pavement w/ Striping)	32,800 SF	3	No designated ADA spaces, cracking present and seal coat fading.
Pet Waste Station	2	4	
Picnic Table (Wood)	2	3	
Playground Equipment (Large 5-12 Years)	1	3	Decent condition, fading and some rust present.
Playground Equipment (Small)	2	4	2 sand diggers.
Playground Surface (Wood Mulch)	4,225 SF	1	Wood mulch needs refreshed.
Restroom	420 SF	4	Great condition.
Roadway (Asphalt)	13,800 SF	3	
Sidewalk (Asphalt)	25,600 SF	4	
Sign (Monumentation)	1	1	Wooden monument park sign, needs replaced with new City standard.
Sign (Traffic Style w/ Post)	9	3	Great condition.
Playground Equipment Swing (Two Bay)	1	3	Decent condition, some paint fading and wear present.
Trash Plastic Roller Bin	2	2	Decent condition.







VALLEY HIGH PARK

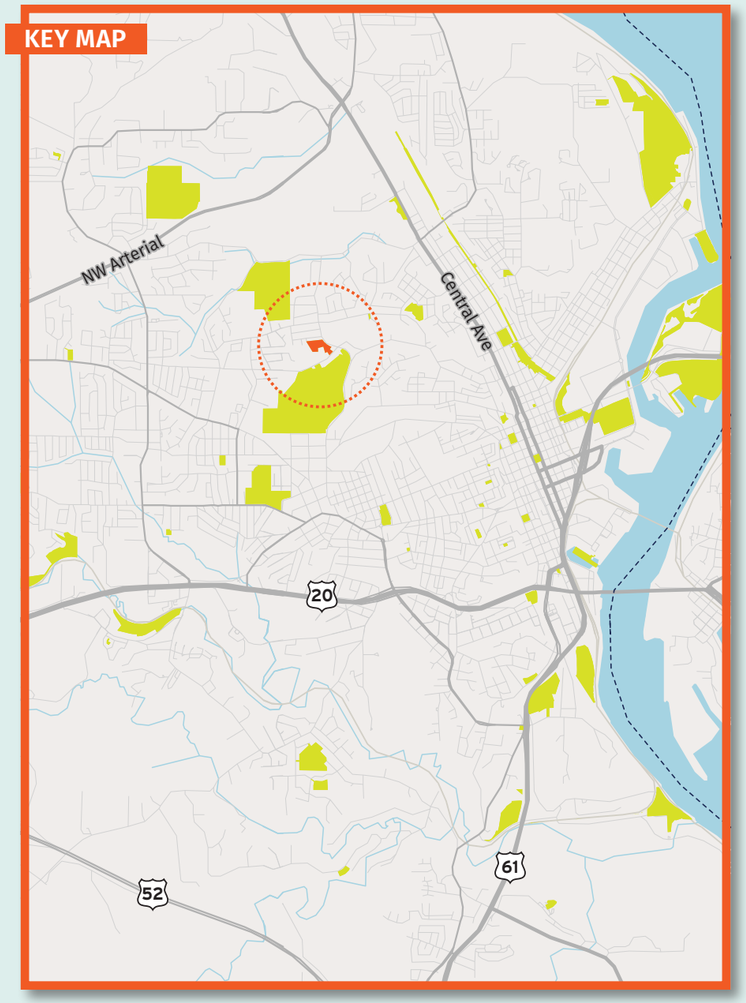
6.0 ACRES

1290 CERRO DR

CURRENT CLASSIFICATION: **Neighborhood**

Valley High Park offers a variety of amenities including swing sets, playground equipment, picnic tables, and a basketball court. Parking is available but ADA compliance is nonexistent throughout the entire park. The playground equipment exhibits fading and wear while the restrooms and swing sets show rusting. Some trash receptacles are in poor condition and the basketball court is small with no striping. There is a lot of open green space on the site, offering many possible opportunities.

KEY MAP



AERIAL



VALLEY HIGH PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball Goal (Backboard, Rim, Net, Pole)	1	2	Dated, wear present.
Basketball Surface (Asphalt)	860 SF	2	No striping, too small for true half court. Cracks and spalling present.
Bench (Wrought Iron with Back)	2	2	Great condition, looks new.
Parking (Asphalt Pavement w/ Striping)	750 SF	2	No striping or ADA spaces. Cracking and potholes present.
Picnic Table (Wooden)	2	3	
Playground Equipment (Large 5-12 Years)	1	2	No ADA access. Sun faded and wear and tear on equipment.
Playground Surface (Wood Mulch)	3,858 SF	1	No edging around mulch, needs refreshed.
Playground Equipment (Small)	4	3	2 sand diggers/2 spring rockers.
Sign (Monumental)	1	1	Wooden park sign at end of its life, needs updated with City Standard Monument Sign.
Sign (Traffic)	2	4	Park hours sign and rules.
Playground Equipment (Swing-2 Bay)	1	2	Connection points and chains rusted. No edger along mulch.
Trash Plastic Roller Bin	1	2	Dented and discolored, no bag or lid present.











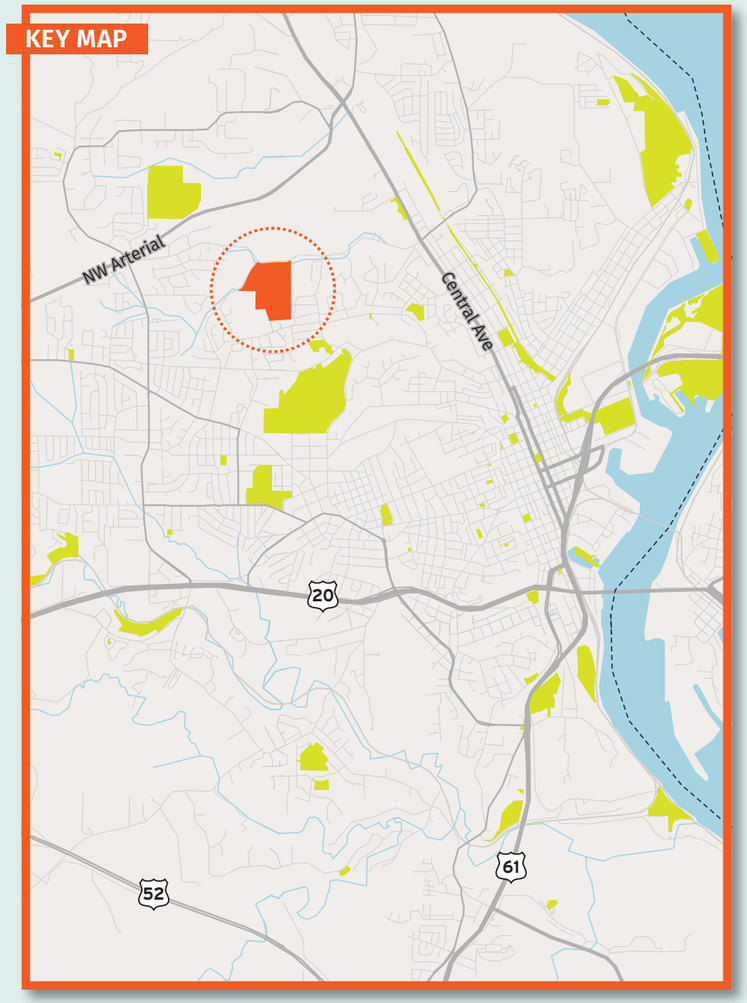
VETERANS' MEMORIAL PARK

73
ACRES

2790 MIRACLE LEAGUE DR

CURRENT CLASSIFICATION: **Community**

Veterans' Memorial Park contains numerous amenities such as parking, benches, pavilions, picnic tables, a playground, and baseball fields. While most picnic tables and benches are well maintained, some minor rust and vandalism are noted. The baseball field is top notch but has drainage issues under bleachers. The playground space is immaculate and appears brand new. The whole space feels fun, inviting, and safe.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

VETERANS' MEMORIAL PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Baseball	3	4	Good Condition, some rusting on net support poles.
Bench	39	4	Good condition overall
Bike Rack	2	5	Great condition overall.
Concession	5,835 SF	5	Very nice building with Restrooms, classrooms and Concessions
Disc Golf	1	5	Solid Nets, great course
Drinking Fountain / Bottle Filler	3	5	Great condition
Flag Pole	3	5	Great condition
Kiosk	2	3	Overall good condition, some Broken elements.
Lighting Parking	1	5	Great condition
Lighting Pathway	2	5	LED and court lighting. Great Condition
Other	1	5	Batting practice area, Great condition
Parking (Asphalt Pavement w/ Striping)	75,000 SF	5	Great condition, great ADA spots.
Pavilion Open	4	5	Wear and tear on posts, no shade currently.
Pickleball	9	5	New courts, great condition.
Picnic Table (Metal)	21	4	Good overall, some minor vandalism and wear.
Playground Equipment (Large 5-12 Year Old)	2	4	New playground is incredible, older playground is decent overall, no ADA access, lighting, or seating. Rust prevalent. Seems hidden and detached from rest of park.
Playground Equipment (Small 2-5 Year Old)	2	3	
Playground Equipment (Small)	19	3	Rockers, climbing net, spinners, balance beams.
Playground Surface	29,880 SF	4	25,580 SF of new PIP Rubberized Surface, 4,300 SF of wood mulch.
Sign (Monument)	2	5	Park sign at entrance, disc golf entrance sign.
Sign (Specialty / Memorial)	1	5	Donors recognition sign.
Sign (Traffic Style)	17	4	Disk golf signage, park hours and rules, speed limit signs. ADA parking signs.
Swing Set (2 Bay)	1	4	Needs more wood fiber. No access, feels unsafe.
Trash Plastic Roller Bin	4	3	Decent condition, rusty.



VETERANS' MEMORIAL PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Chain Link Fence	1,260 LF	3	
Other	17	4	Metal Bleachers
Other	17,800	5	Challenger Field
Other	18	3	Sports Lighting
Other	3,085 SF	5	Fabric Shade Structure
Playground Curb Turndown	650 LF	5	
Rec Center	5,900 SF	4	
Swing Benches	1	4	
Picnic Table (Wood)	3	3	
Playground Equipment (Swings 2 Bay)	1	2	









WALLER-COOPER PARK

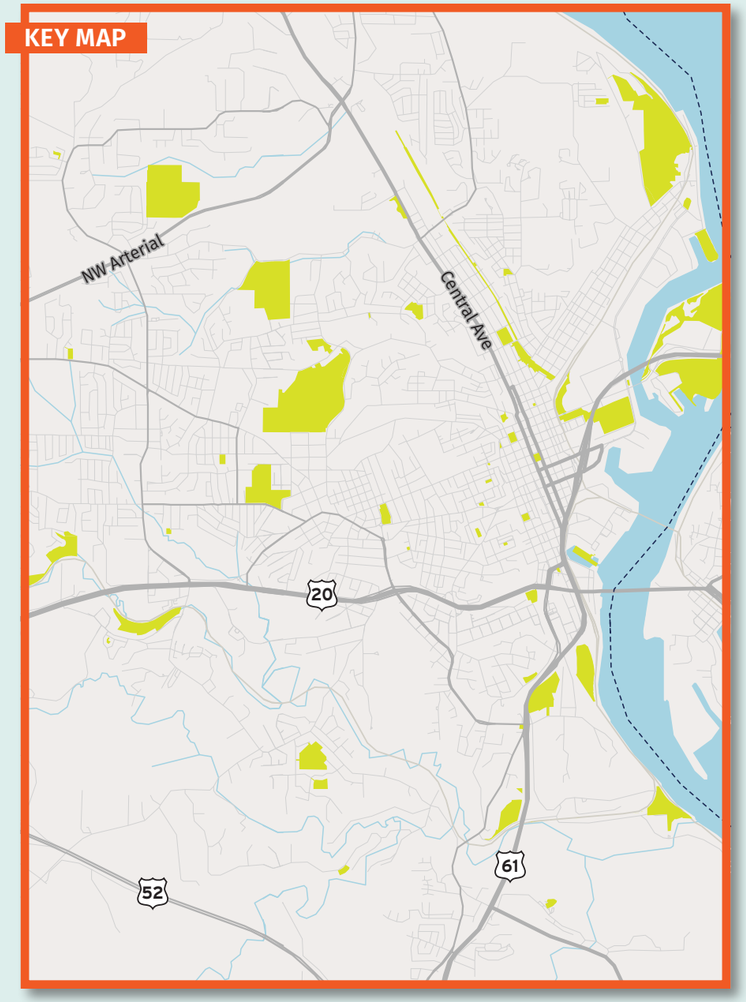
0.5
ACRES

600 COOPER PL

CURRENT CLASSIFICATION: **Mini Park**

Waller-Cooper Park offers amenities such as a little free library, picnic tables, a basketball court, BBQ grill, benches, playground equipment, and signage. The picnic tables and BBQ grill show signs of rust and wear. The basketball court lacks ADA access, hoop and post are in good condition, but has no striping, and dimensions appear off. Benches are tilting, faded, and rusting. The playground equipment needs more fiber, and playground elements are worn.

KEY MAP



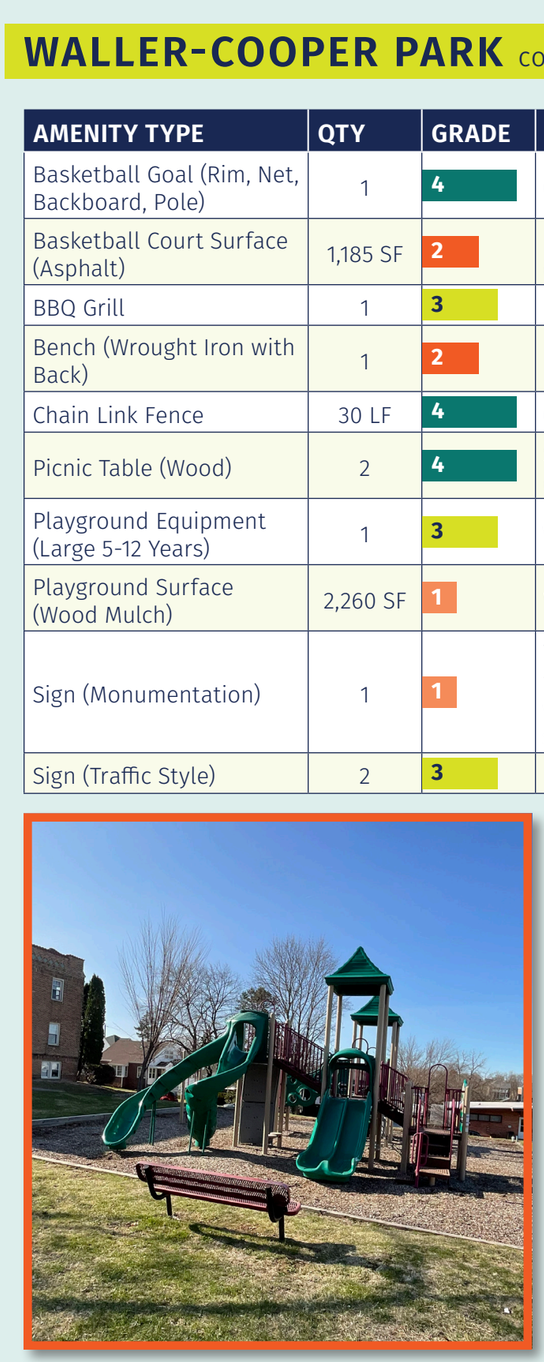
AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

WALLER-COOPER PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Basketball Goal (Rim, Net, Backboard, Pole)	1	4	Great condition.
Basketball Court Surface (Asphalt)	1,185 SF	2	No ADA access, no striping. Does not seem to be correct size for half court.
BBQ Grill	1	3	Rust very prevalent.
Bench (Wrought Iron with Back)	1	2	Fading, chipping, and rusting prevalent.
Chain Link Fence	30 LF	4	Good condition.
Picnic Table (Wood)	2	4	Some rusting and vandalism present but good condition overall.
Playground Equipment (Large 5-12 Years)	1	3	Wear and tear present, decent condition overall.
Playground Surface (Wood Mulch)	2,260 SF	1	Wood fiber needs refreshed, no ADA access.
Sign (Monumentation)	1	1	The existing park wooden monument sign is at the end of its lifecycle and needs to be replaced with the City's current park monumentation standard.
Sign (Traffic Style)	2	3	Park signage and rules.











WASHINGTON PARK

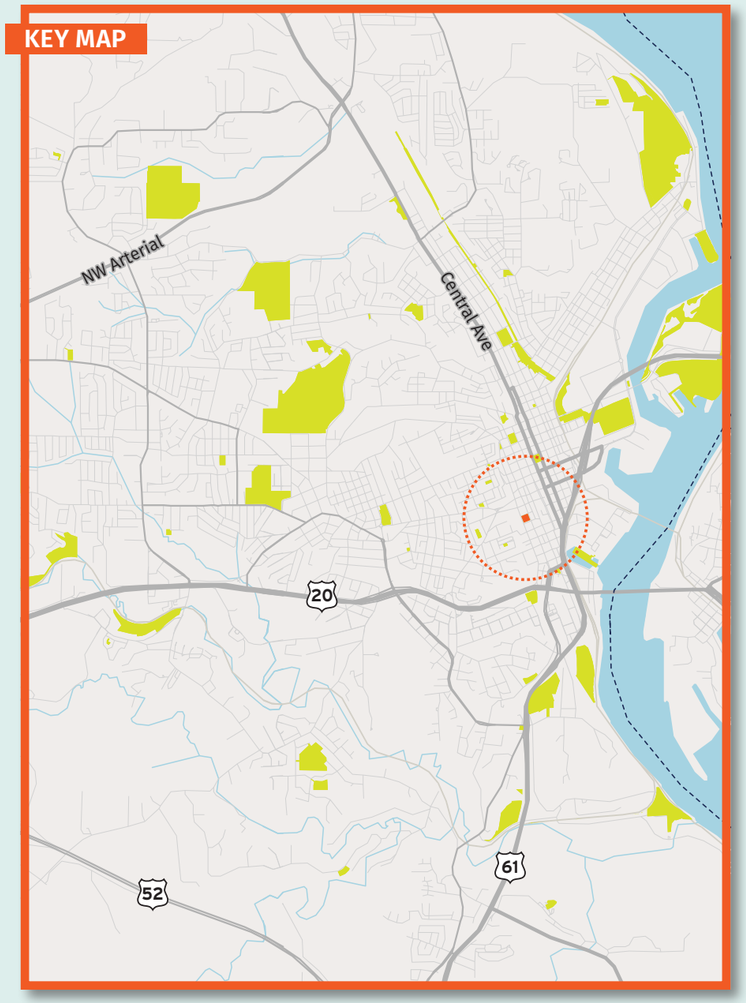
1.0
ACRES

625 LOCUST ST

CURRENT CLASSIFICATION: **Community**

Washington Park is a very nice park in Central Dubuque. The park provides nice walking paths to all the afforded amenities and is shaded from large mature trees. The walking path allows for pleasant viewsheds directed towards some of Dubuque's more historical architecture and has a very open and enjoyable environment.

KEY MAP



AERIAL



WASHINGTON PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bench	5	2	Rusted, coating is eroding. Signs of wear.
Drinking Fountain - 1 Bubbler	1	3	Decent condition, 1 bubbler.
Electric Pedestal (50 Amp)	8	5	
Flag Pole	3	4	Good condition.
Lighting Pathway	8	3	Decent condition, metal pole with ornate glass house.
Other	1	3	Statue of Liberty art piece.
Pavilion Open	1	3	Some rusting at base.
Picnic Table (Wood)	5	3	
Sidewalk (concrete)	8,100 SF	4	
Sign (Interpretive Display)	2	4	
Sign (Plaque)	4	5	
Trash Plastic Roller Bin	4	3	Roller bin on stand, decent condition.









WELU PARK

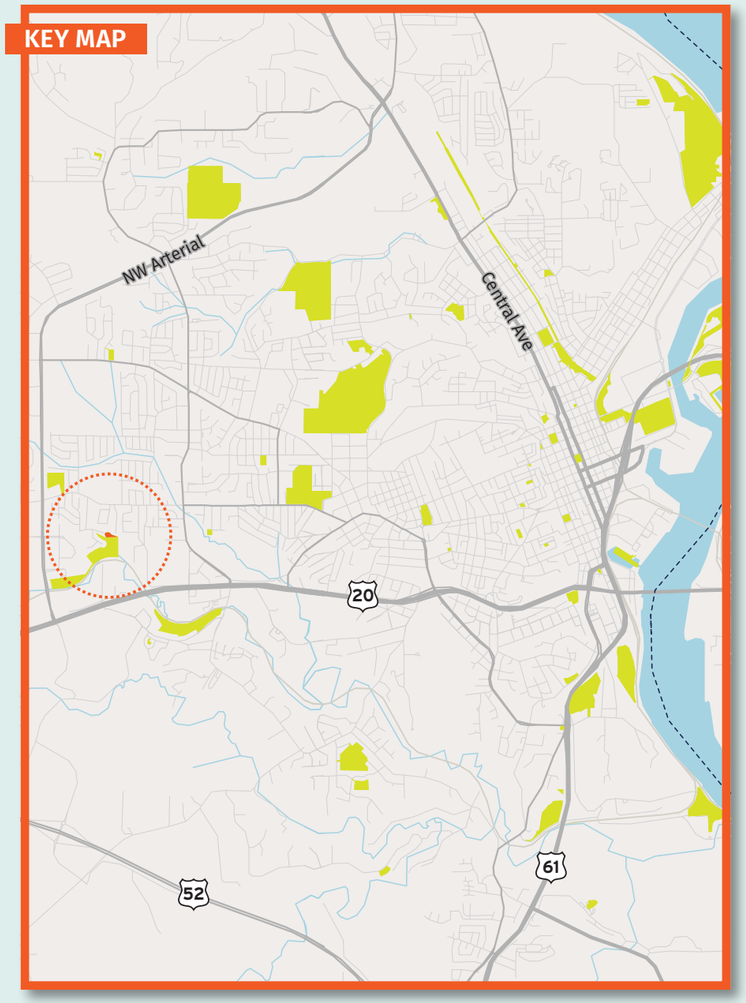
0.5
ACRES

3655 WELU DR

CURRENT CLASSIFICATION: **Mini Park**

Welu Park does is a New Mini Park serving the local area. Brand new Equipment and Brand new ADA accessible surfacing present.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

WELU PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Chain Link Fence	90 LF	5	
Playground Curb Turndown	210 LF	5	
Playground Equipment (Large 5-12 Years)	1	5	
Playground Equipment (Small)	2	5	1 See Saw / 1 Rocker
Playground Surfacing	2,615 SF	5	
Sidewalk (Plain Grey)	40 SF	5	





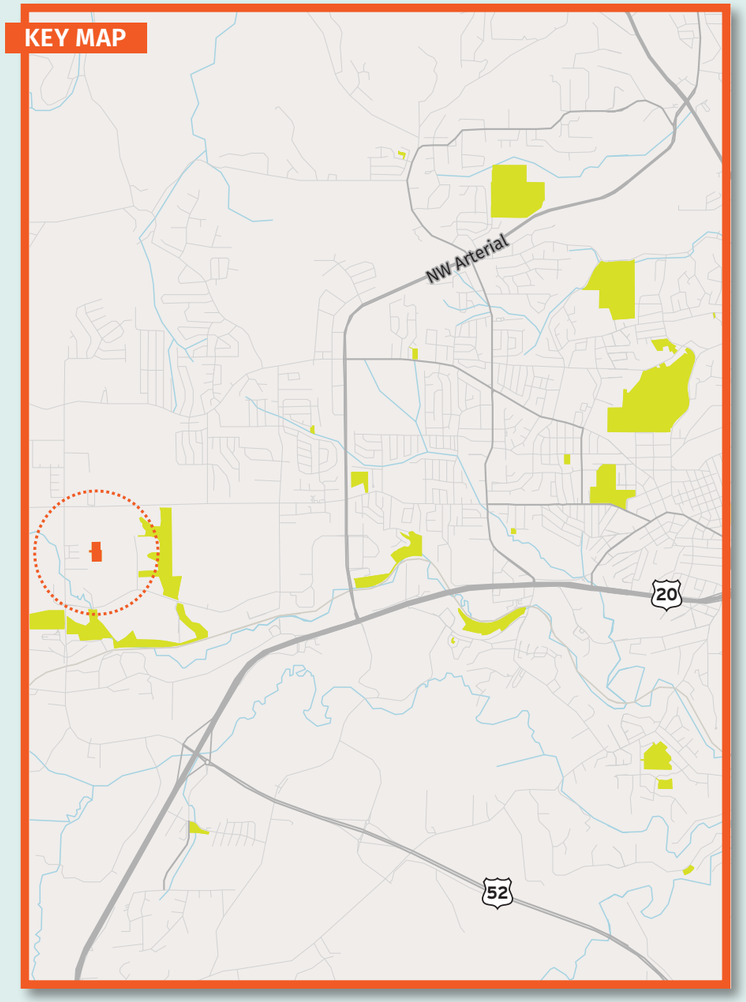
WESTBROOK PARK

5.2 ACRES

N WESTBROOK DR

CURRENT CLASSIFICATION: **Neighborhood**

Westbrook Park features a playground, bench swings, picnic tables, bike racks, and trash receptacles. The playground and bench swings are brand new. Picnic tables and bike racks are also new and in excellent condition. The park is beautiful and accessible.





Dubuque Parks and Recreation Comprehensive Plan Appendix A

WESTBROOK PARK CONTINUED

AMENITY TYPE	QTY	GRADE	NOTES
Bike Rack	1	5	
Picnic Table (Metal)	2	5	
Playground Equipment (Large 5-12 Years)	1	5	
Playground Equipment (Small)	1	5	Sensory wall.
Playground Surfacing (Pour-in-Place Rubber)	1,100 SF	5	
Playground Curb Turndown	130 LF	5	
Sidewalk (Plain Grey)	2,135 SF	5	
Sign (Monumentation)	1	5	
Swing Benches	2	5	
Trashcan - Metal	1	5	
Wooden Split rail Fence - 24" Ht.	400 LF	5	











Appendix B

Website Survey Results



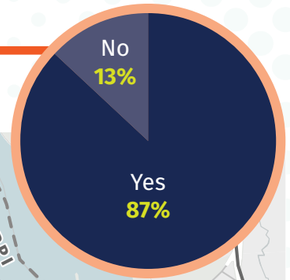


Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

Do you reside within the City of Dubuque?

127 RESPONSES

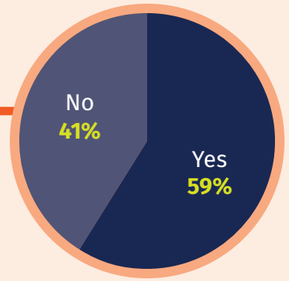


If yes, which area of the City do you live in?

112 RESPONSES

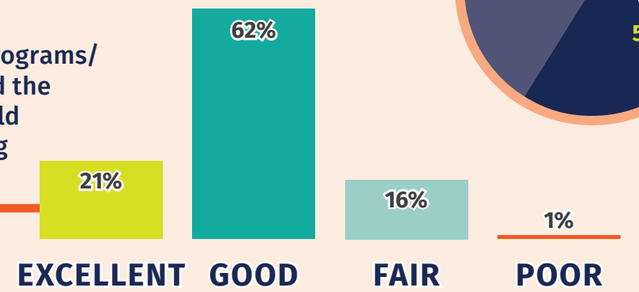
Have you and/or members of your household participated in any programs/activities/services offered by City of Dubuque Parks and Recreation during the past year?

128 RESPONSES



How would you rate the programs/activities/services you and the members of your household have participated in during the past year?

84 RESPONSES



What are the reasons you have not participated or have not participated more often in Dubuque Parks & Recreation programs/activities/services?

(Multiple responses allowed)

123 RESPONSES

Other:

- Not enough classes for active elderly
- Too few options for adults, especially senior citizens
- Not needed/interested
- We do not have a full service aquatic center
- No indoor soccer
- Too busy even though we are interested
- The Rec Department used to do brochures listing programs, not every one uses digital
- Toddler times are during M-F work hours
- We need indoor Pickleball courts on Valentine park
- When our children were young they participated, to be honest, I'm not sure what might be available that would be of interest

I don't know what is offered	46%
Program times are not convenient	24%
Lack of recreation facilities	16%
Too busy/not interested	12%
Use programs of other agencies	11%
Program not offered	10%
Lack of quality programs	10%
Other (please specify)	10%
Age barriers	8%
None; there are no barriers	8%
Prefer individual activities	7%
Classes are full	7%
Fees are too high/lack financial assistance	5%
Safety concerns	3%
Lack of transportation	3%
Lack of quality instructors	2%
Too far from home	2%
Do not feel welcomed/accommodated	2%
Registration is difficult	2%
Parking issues	2%
Prefer virtual programming	1%
Language/Cultural barriers	0%

Please rate your level of agreement with the following statements about Parks and Recreation.

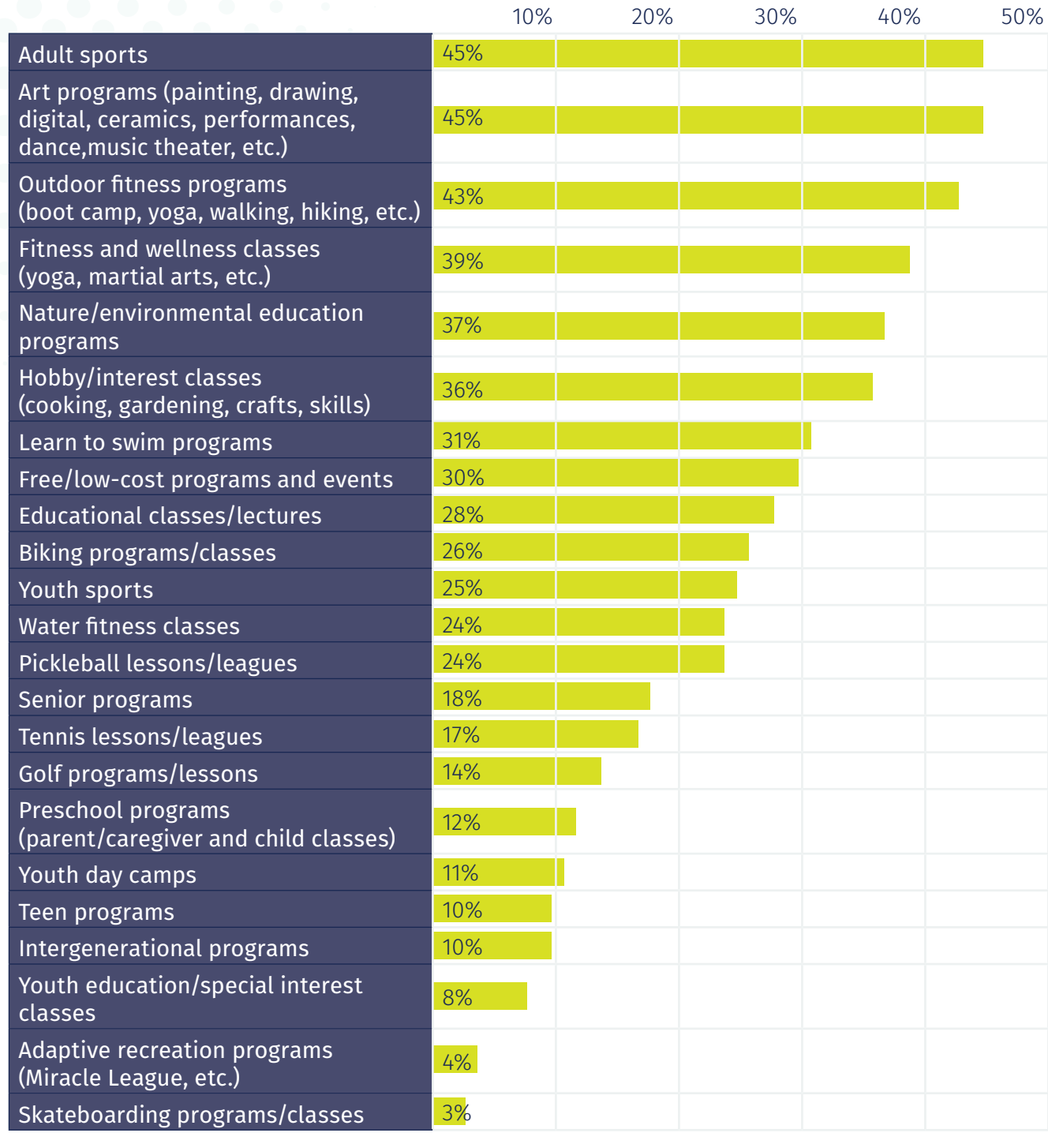
127 RESPONSES

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
Provide access to greenspace and nature, or playgrounds	42%	46%	7%	5%	0%	1%
Preserve open space and protect the environment	27%	40%	21%	8%	2%	2%
Improve my (my household's) physical health and fitness	28%	38%	20%	10%	2%	2%
Are age-friendly and accessible to all age groups	28%	43%	13%	10%	3%	4%
Improve my (my household's) brain health and reduce stress	28%	35%	25%	6%	3%	2%
Positively impact economic/ business development	25%	30%	27%	10%	3%	4%
Provide positive social interactions for me (my household/family)	33%	39%	20%	4%	1%	2%
Help to attract new residents and businesses	32%	25%	20%	16%	4%	3%
Help to attract tourists and seasonal visitors	28%	28%	19%	17%	6%	3%
Offer childhood education opportunities to develop the whole child	32%	32%	21%	5%	2%	7%
Provide jobs/professional development for youth	18%	39%	24%	7%	2%	9%
Help to reduce crime in my neighborhood and keep kids out of trouble	20%	31%	28%	11%	2%	7%

Percentage of Needs Met:	<11%	11-15%	16-20%	>20%

Please indicate if you or any household member have a need for the following programs, activities, or events.

114 RESPONSES



If you have indicated a need, please describe how well your need is currently being met for that program, event, or activity.

114 RESPONSES

	Fully	Somewhat	Barely	Not Met at All
Adaptive recreation programs (Miracle League, etc.)	25%	25%	25%	25%
Adult sports	11%	20%	39%	30%
Art programs (painting, drawing, digital, ceramics, performances, dance,music theater, etc.)	9%	42%	30%	19%
Biking programs/classes	0%	35%	22%	44%
Educational classes/lectures	0%	33%	29%	38%
Fitness and wellness classes (yoga, martial arts, etc.)	11%	22%	54%	14%
Free/low-cost programs and events	25%	50%	21%	4%
Golf programs/lessons	8%	33%	33%	25%
Hobby/interest classes (cooking, gardening, crafts, skills)	3%	36%	39%	21%
Intergenerational programs	0%	20%	40%	40%
Learn to swim programs	25%	56%	13%	6%
Nature/environmental education programs	6%	34%	41%	19%
Outdoor fitness programs (boot camp, yoga, walking, hiking, etc.)	10%	30%	48%	12%
Preschool programs (parent/caregiver and child classes)	33%	33%	33%	0%
Pickleball lessons/leagues	5%	23%	41%	32%
Senior programs	6%	6%	44%	44%
Skateboarding programs/classes	0%	33%	33%	33%
Teen programs	10%	30%	30%	30%
Tennis lessons/leagues	0%	17%	44%	39%
Water fitness classes	0%	13%	35%	52%
Youth day camps	9%	64%	27%	0%
Youth sports	12%	28%	40%	20%
Youth education/special interest classes	0%	44%	44%	11%
Percentage of Needs Met:	<11%	11-15%	16-20%	>20%

Which FOUR types of PROGRAMS/ACTIVITIES/EVENTS are MOST IMPORTANT to your household?

103 RESPONSES

Top 10		1st	2nd	3rd	4th	Total
1	Fitness and wellness classes (yoga, martial arts, etc.)	9%	8%	11%	6%	32
2	Outdoor fitness programs (boot camp, yoga, walking, hiking, etc.)	7%	8%	10%	9%	32
3	Nature/environmental education programs	11%	8%	7%	6%	31
4	Adult sports	4%	14%	7%	5%	29
5	Free/low-cost programs and events	6%	6%	10%	9%	29
6	Youth sports	14%	5%	4%	0%	23
7	Art programs (painting, drawing, digital, ceramics, performances, dance,music theater, etc.)	7%	2%	7%	5%	20
8	Learn to swim programs	9%	5%	2%	5%	20
9	Pickleball lessons/leagues	5%	6%	4%	1%	16
10	Tennis lessons/leagues	8%	1%	1%	0%	10

What is one new program or service that Dubuque Parks and Recreation does not currently have that you would love to see?

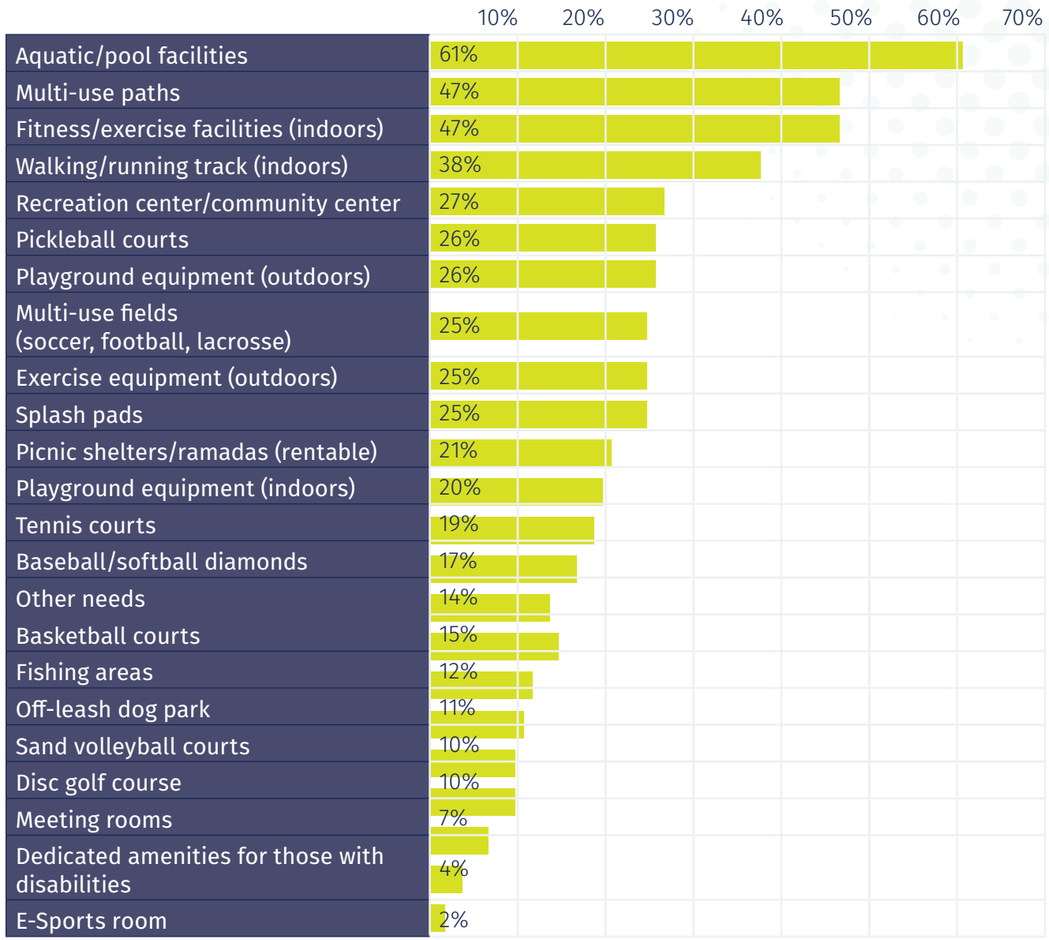
72 RESPONSES



Dubuque Parks and Recreation Comprehensive Plan Appendix B

Please indicate if you or any household member have a need for the following amenities and facilities.

112 RESPONSES



If you have indicated a need, please describe how well your need is currently being met for that facility or amenity.

112 RESPONSES

	Fully	Somewhat	Barely	Not Met at All
Aquatic/pool facilities	22%	43%	30%	5%
Baseball/softball diamonds	13%	31%	44%	13%
Basketball courts	27%	47%	13%	13%
Disc golf course	18%	64%	9%	9%
E-Sports room	0%	0%	100%	0%
Exercise equipment (outdoors)	4%	4%	35%	57%
Meeting rooms	0%	14%	71%	14%
Multi-use fields (soccer, football, lacrosse)	4%	12%	52%	32%
Multi-use paths	13%	64%	22%	0%
Fishing areas	0%	64%	21%	14%
Fitness/exercise facilities (indoors)	12%	27%	27%	33%
Off-leash dog park	0%	11%	67%	22%
Pickleball courts	12%	35%	38%	15%
Picnic shelters/ramadas (rentable)	47%	47%	0%	6%
Playground equipment (indoors)	0%	5%	30%	65%
Playground equipment (outdoors)	48%	41%	11%	0%
Recreation center/community center	7%	11%	22%	59%
Splash pads	30%	41%	22%	7%
Sand volleyball courts	0%	0%	44%	56%
Tennis courts	5%	20%	50%	25%
Walking/running track (indoors)	3%	15%	15%	67%
Dedicated amenities for those with disabilities	0%	0%	67%	33%

Percentage of Needs Met:	<11%	11-15%	16-20%	>20%

Which FOUR types of FACILITIES/AMENITIES are MOST IMPORTANT to your household?

101 RESPONSES

Top 10		1st	2nd	3rd	4th	Total
1	Aquatic/pool facilities	25%	11%	5%	8%	45
2	Multi-use paths	16%	11%	14%	10%	45
3	Walking/running track (indoors)	6%	9%	12%	14%	34
4	Recreation center/community center	5%	13%	8%	6%	28
5	Multi-use fields (soccer, football, lacrosse)	13%	5%	6%	6%	27
6	Fitness/exercise facilities (indoors)	4%	4%	8%	7%	20
7	Pickleball courts	7%	4%	4%	4%	17
8	Playground equipment (outdoors)	6%	4%	6%	1%	16
9	Playground equipment (indoors)	0%	7%	4%	7%	15
10	Tennis courts	6%	2%	2%	3%	12

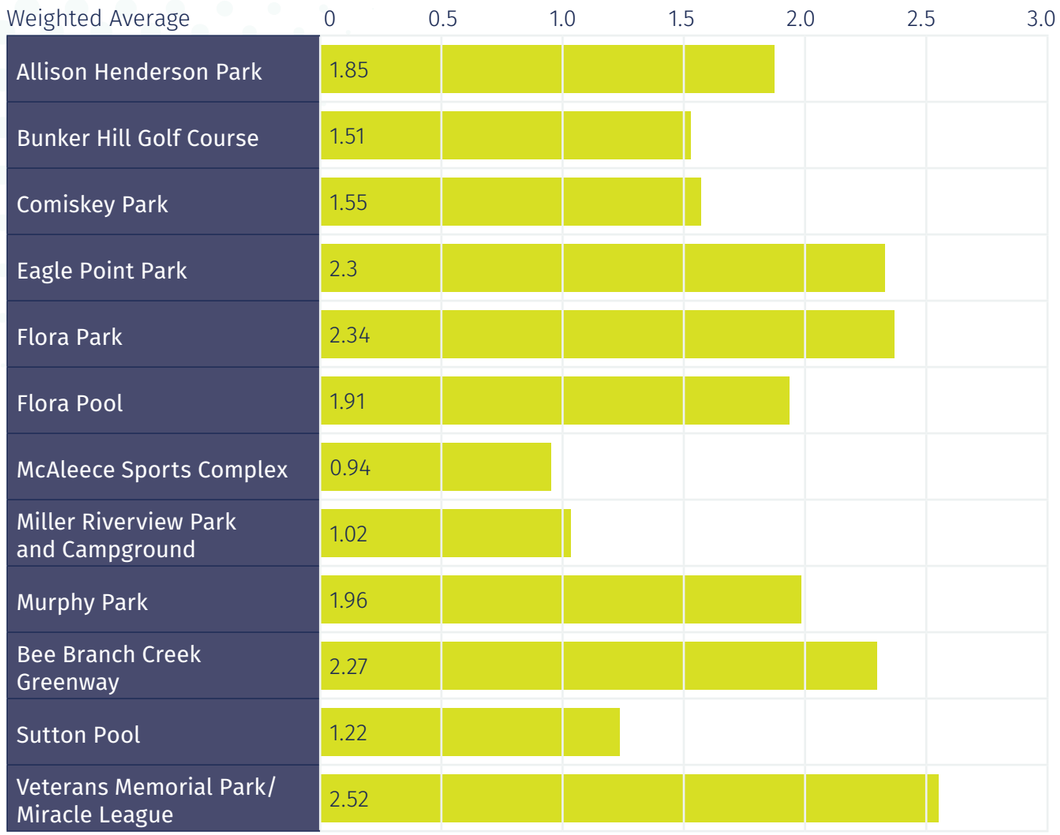
What is one new amenity or facility that Dubuque Parks and Recreation does not currently have that you would love to see?

70 RESPONSES



Please rate the maintenance level and overall quality of each of the parks and recreation facilities you/your household have visited over the past year.

122 RESPONSES

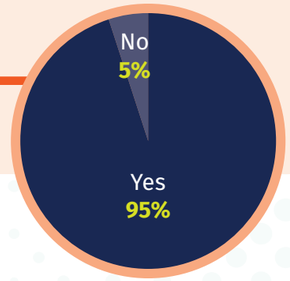


Other:

- Eagle Point Park is in disgraceful shape. That's a huge, "shame on you," City of Dubuque. For this treasure to have been neglected this long is unfathomable to me.
- Sister Cities International Park - Poor
- Please invest something in madison park! The playground is in shambles and is not elderly or disability friendly.
- Jackson park needs updates, repairs, rehabilitation.
- Valentine park is excellent
- I love the native plant areas you have added at Eagle Point, this is essential for nature to thrive
- Maus Lake Park - needs attention badly
- Jaycees Floodwall path--good; Bergfeld pond trail--good

Have you and/or members of your household visited any City of Dubuque parks or recreation facilities during the past year?

123 RESPONSES



What are the reasons you have or have not visited the City parks/facilities more often?
(Multiple responses allowed)

81 RESPONSES

Old and outdated facilities	37%
Lack of features we want to use	37%
Parks/Facilities are not well maintained	31%
Lack of restrooms	20%
Use other city, state, private or HOA facilities	17%
Lack of recreation programs	17%
Other (please specify)	16%
Too far from home	14%
Facility equipment doesn't meet my needs	14%
Do not feel safe using parks/facilities	12%
Not aware of park or facility locations	12%
Fees are too high/lack of financial assistance	5%
Health-related concerns	4%
Lack of ADA accessibility	4%
Do not feel welcomed/accommodated	4%
Lack of parking to access parks/facilities	1%
Lack of transportation	1%
Language/Cultural barriers/age barriers	1%

Other:

- We visit natural areas for hiking; are less interested in built structures and more interested in preserving native ecosystems for all to enjoy, including the and essential night
- Need more shade (parks in summer)
- Busy life
- No need
- We rented a pavilion at Flora and had to call dispatch because we had no power to heat crockpots. The breaker flipped from too much use. A couple of crockpots shouldn't cause that.
- Concerned at the lack of upkeep at Eagle Point Park
- Mobility issues
- I don't go to the dangerous parks
- No dogs allowed
- I do not have a park that is walking distance from my home
- Lack of lighted tennis courts
- Lots of trash along bee branch and routes to get there
- I realize there are budget constraints.
  I believe the arboretum is all volunteer, could we utilize volunteers to help maintain our park system?

The following is a list of actions the City of Dubuque could take to improve its parks and recreation system. Please indicate your support for each potential action by selecting very supportive, somewhat supportive, not sure, or not supportive.

124 RESPONSES

	Very Supportive	Somewhat Supportive	Not Sure	Not Supportive
Improve existing small neighborhood parks	50%	32%	13%	6%
Improve existing large community parks	70%	23%	6%	1%
Improve existing nature preserves	65%	26%	6%	3%
Improve existing youth sports fields	46%	36%	16%	3%
Improve existing paved walking and biking trails	64%	27%	8%	2%
Improve existing golf courses	18%	20%	33%	29%
Improve existing tennis court facilities	26%	27%	39%	7%
Improve existing adult sports fields	24%	35%	37%	4%
Improve existing swimming pools	55%	31%	12%	3%
Improve existing playgrounds	47%	39%	12%	2%
Acquire new park land	40%	18%	28%	13%
Replace aging outdoor swimming pools	53%	28%	14%	5%
Develop new indoor recreation areas	68%	13%	13%	5%
Develop new splash pads	22%	41%	27%	11%
Develop new outdoor swimming pools	33%	29%	25%	13%
Develop new youth sports fields	32%	28%	29%	11%
Develop multi-use outdoor sports fields	37%	35%	23%	6%
Develop new trails that connect to existing trails	62%	25%	10%	3%
Develop new dog park	15%	25%	28%	32%
Develop new indoor youth courts	28%	32%	29%	11%
Develop new pickleball facilities	23%	22%	30%	26%
Percentage of Support:	<15%	16-30%	31-45%	>46%

Other:

- Preserve natural areas; stop adding built structures that replace what we all are short of: wild natural places.
- Hockey rink
- Develop aquatic centers for year round use and readily available to elderly
- Valentine Park
- Develop prairie plots

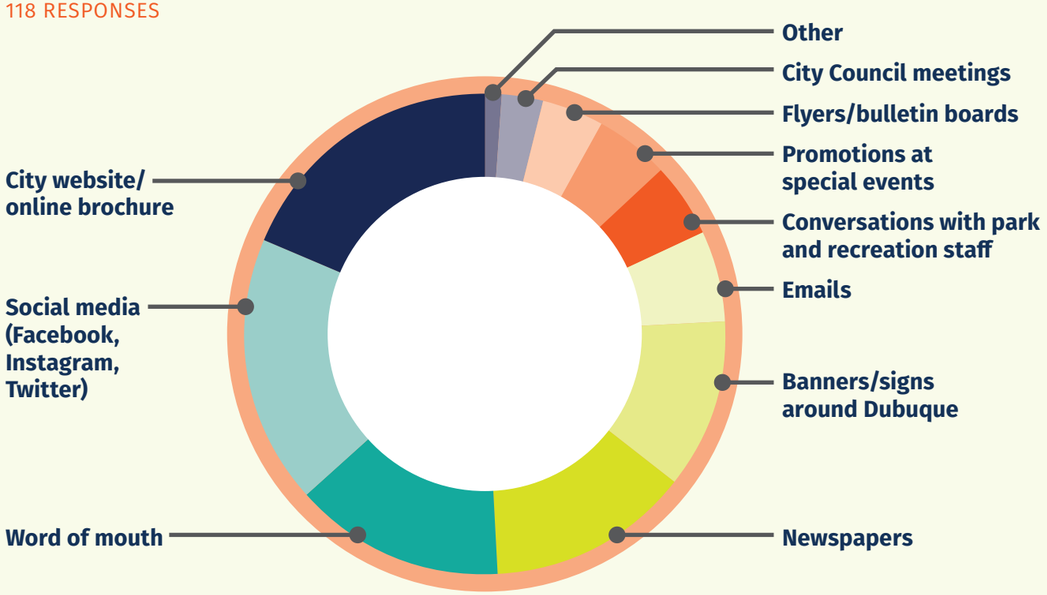
Which THREE improvements would you be MOST WILLING to support with your tax dollars?

120 RESPONSES

1. Develop new indoor recreation centers
2. Improve existing large community parks
3. Develop new trails that connect to existing trails
4. Improve existing swimming pools
5. Improve existing nature preserves
6. Replace aging outdoor swimming pools
7. Improve existing paved walking and biking trails
8. Improve existing small neighborhood parks
9. Acquire new park land
10. Develop multi-use outdoor sports fields

Please check all of the following ways you learn about Dubuque Parks and Recreation services.

118 RESPONSES



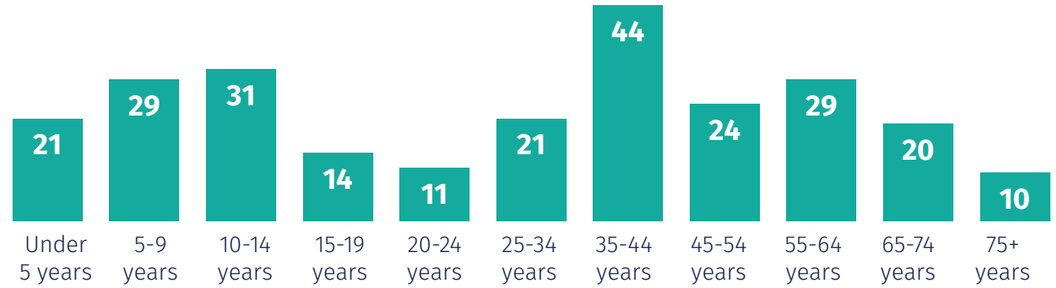
Which THREE methods of communication would you MOST PREFER the City to use to communicate with you about Parks and Recreation services?

109 RESPONSES

1. Social media (Facebook, Instagram, Twitter)
2. City website/ online brochure
3. Emails
4. Newspapers
5. Banners/ signs around Dubuque

Counting yourself, what are the age ranges of people in your household?
(Multiple responses allowed)

122 RESPONSES



What is your age?

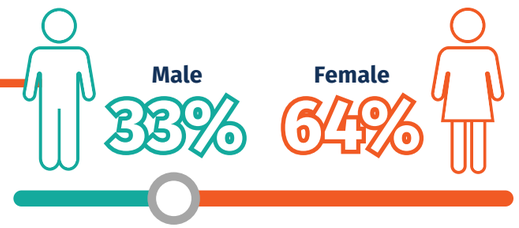
113 RESPONSES

Average age of 49

Your gender:

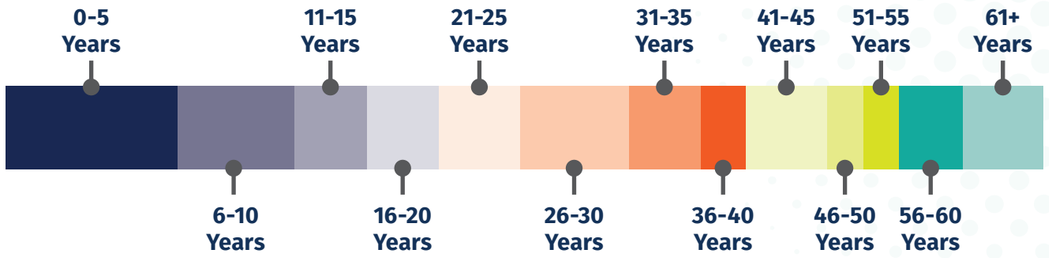
118 RESPONSES

3% prefer to self describe



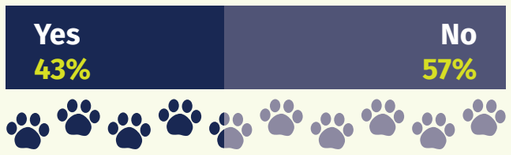
How long have you lived in Dubuque?

118 RESPONSES



Do you have any dogs in the house?

122 RESPONSES



If yes, how many?

51 RESPONSES

Average number of dogs **1.5**

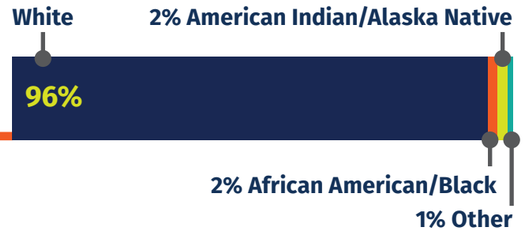
Are you or other members of your household of Hispanic or Latino Ancestry?

118 RESPONSES



Which of the following best describes your race/ethnicity?

120 RESPONSES



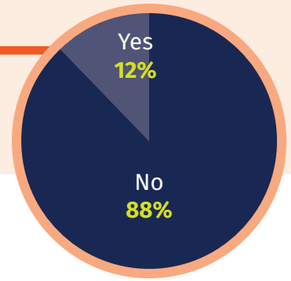
Is English the primary language spoken in your home?

120 RESPONSES



Does anyone in your household have a disability?

120 RESPONSES



What is your total annual household income?

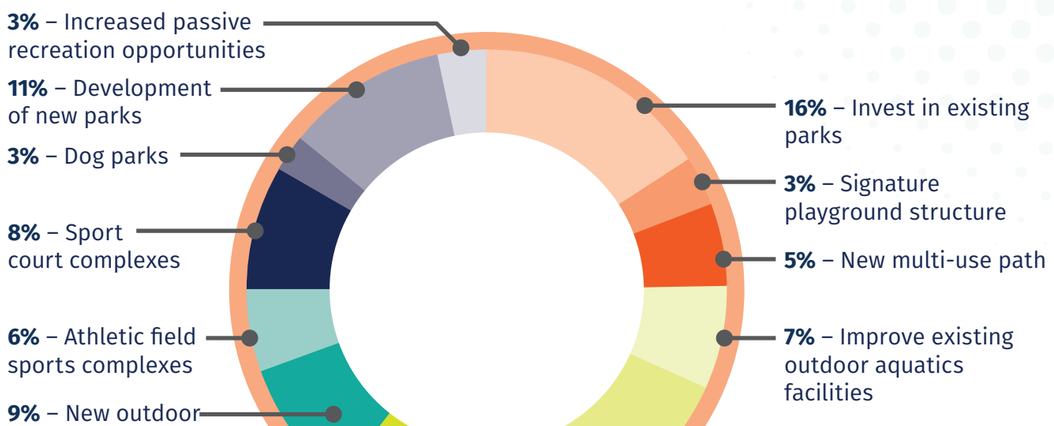
111 RESPONSES



Fund It Tool

This tool identified park and programming priorities by utilizing a budgeting tool to help determine priorities utilizing budget constraints. Each category was given a weighted value identified below. Respondents were able to choose their priorities with a $100 budget.

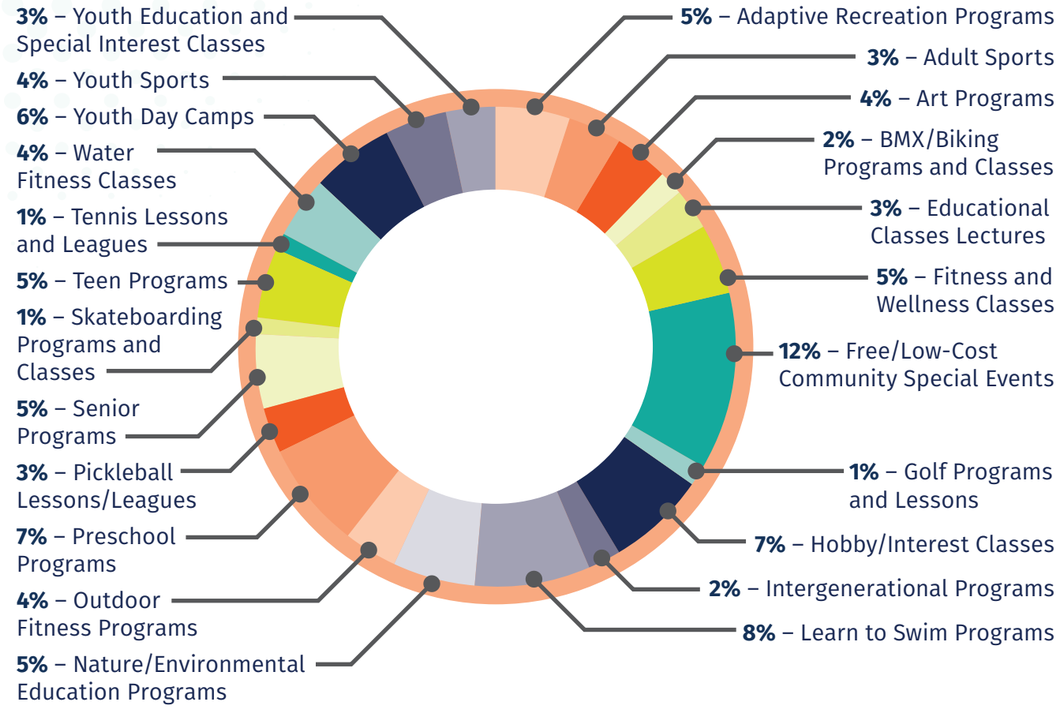
Budgeting Exercise to Determine Park Priorities



The following categories were not chosen as priorities:

- Increase Connectivity to Places
- Increase connectivity to other trails and multi-use paths
- Provide comfort amenities
- Provide aesthetic amenities
- Provide parking opportunities
- Provide signage or markers to identify location
- Provide clear wayfinding signage and/or surface markings
- Install etiquette signage
- Publish online maps and guides

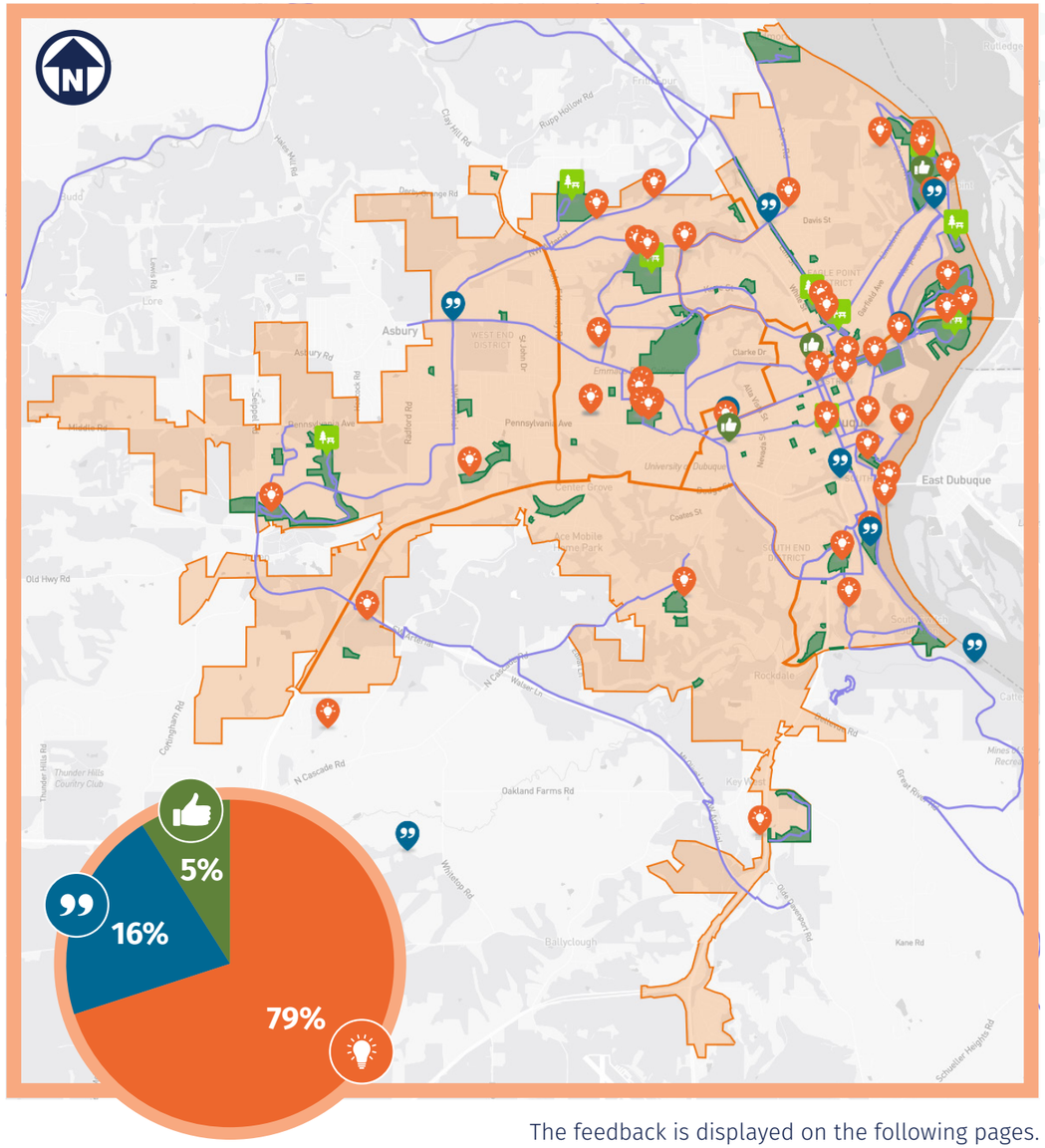
Budgeting Exercise to Determine Programming Priorities



Interactive Map

This tool allowed participants to comment and contribute on three categories including:

Ideas and Suggestions **Make a Comment** **Something I like**



The feedback is displayed on the following pages.

Make a Comment

- Yes, create a loop path around the lake and then on to the Mines of Spain. Explore connecting with pedestrian bridge over the rail yard to southern levy trail.
- I don't understand why one tree was planted down in the flat space. Sports teams do use that flat area for practice. Trees should have been kept up on the slope closet to the street.
- Lots of concrete here but no sidewalk unless you're going to the pool. Walking on Hawthorne from Lincoln to Volunteer sucks a lot.
- Will this become a crosswalk anytime soon? If not, transitioning this trail into the road is dangerous because it is currently impossible to cross here.
- The transition/ramp could be improved. We also need traffic calming at this intersection.
- Build a walking/ bicycling overpass across the NW Arterial / Asbury Road intersection. Mark Asbury Road with a biking lane.

  Renovate Maus Park bike path, connect it to Ice Harbor, then build a bike trail connecting to Mines of Spain.
- Renovate Maus Park
- Many of us (Young and Old alike) LOVE Tennis. We grew up with the Flora Tennis Courts. We would still like to play there. But the courts are in shambles. The City absolutely should (not repair)-but completely replace these courts brand new. The health and socialization of Dubuque and especially our youth DESERVE this.
- Our current YM/ YWCA has served the community well for many years and we are grateful. I believe it is past time to expand these services to include an expanded and updated indoor aquatics center that serves our multi-generational community. One example: If you have ever tried to attend swim meets here, you know how overcrowded and congested it is for day-long events. Additionally, more seniors and persons with disabilities would likely benefit from the health and wellness benefits of water exercise programs. A site with improved parking availability would be ideal and a safety improvement. An aquatics center could be combined with other sports activities that provide year-round benefits. Yes, this is a major fund commitment, but the health, wellness, and enjoyment for all ages would be a life continuum benefit for our community.

Something I Like

- Love Madison park! Such a cool oasis
- I am absolutely in love with the relatively new management strategy for the open spaces of this park. Taking underutilized turf areas and transitioning them to nature savannah and prairie ecosystems is on of the most innovative beatification, storm water management, cost saving (less mowing, less ware on equipment, more time for existing staff to work on other projects), safety (there are some very steep hillsides that are dangerous to mow), and commitment to wildlife diversity in a Dubuque City Park. The only improvement to this process that I would like to see are walking trails through some of the new transition areas so that walkers, children and families can engage directing with the new plant communities directly and including small gathering spaces and pockets of nature play throughout these areas. Please replicate this across other public parks wherever reasonable.

Ideas and Suggestions

- Figure out how to close down 7th in front of the art museum when they build the new campus. That will completely transform the space and connect that amazing new amenity to the park. This really shouldn't be hard to do for such a huge impact.
- We could use another sheet of ice!
- The city should work with private landowners in the south port to develop it. Start with a few buildings and create something really cool that will draw people. This should include riverfront park areas and kayak and paddleboard rentals in the ice harbor. As a community we need to provide more river access to people.
- Add multi-use trails to the unused wooded areas of Vets. Dirt single-track trails on steep areas below baseball fields and above 32nd Ave / Carter for hiking & MTB use; abandoned access road off Carter or existing access road off 32nd could serve as connection from Bee Branch 32nd Trail to Vets & return trail for single track trails. This could be done without impeding existing disc golf activities; planning, funding and maintenance could be done in conjunction with TMBR.
- I wish Dubuque had a minor league baseball team
- Could we get the walking trail at Valentine park repaved and add markings like a start and end point and maybe markings for distances so when you are walking you know how far you've gone
- Would love to see more canoe/kayaking rental opportunities in and around Dubuque
- Mow and maintain the edge of Bergfeld Pond to create easier access to fishing around the pond and the paved fishing piers. At a minimum, mow around the piers and mow a 10' wide path to the water every 100' around the pond.
- Add a trail/ bike lane on West 32nd that connects to the NW Arterial trail with the Bee Branch trail
- Add a dog park area to the open field area.
- Add lights to sections of NW Arterial so runners/ bikers can use the trail in early morning/ later at night
- Rebuild the bathhouse at Flora Pool. Right now, families must pass through the locker rooms to enter the pool area. Yet, the locker rooms provide very little privacy. There is no private changing space and no family space. It would also be helpful to have a family bathroom. Rebuilding the bathhouse could also provide the lifeguards with more space. The speaker system also needs to be updated. It is often very difficult to understand announcements, which could be dangerous in an emergency situation.
- Allow for the park to be more open year round to allow residents additional use. Add disc golf baskets to allow for more park usage.
- Revamp the playground and add stairs/ramp down to it. This is an amazing community park with a great view! It really could use some investment and love.
- Collaborate with the public schools to improve facilities and make them inclusive. The public school playgrounds are open to the public and used by many families outside of school hours. Relying on PTCs to fund these is difficult.
- Can the playground in the pool area be gated differently so it is accessible during the other 9 months of the year?
- Would love to see a dedicated multi use trail along flood wall in this area, separated from traffic.
- Add a grass or turf field for sports at any park with space. Soccer, Ultimate Frisbee, Lacrosse, Rugby, Football etc. The only options for pick up field sports are the schools or privately owned facilities, which all have rental fees.
- I would love a walking path along W 32nd that connects to the Bee Branch path.
- Develop trails around Maus Lake with viewing platforms to watch bird life in a wetland environment.
- Police need to be in the parks. Not to fill speed trap quotas but as public relations handing out stickers and not seen only as punitive.
- Flora park needs speed bumps on the skateboard road
- We need sidewalk on Peru. People need to be able to step out of their house on foot and get on the trail without having to use the road. I do not want to see a mom pushing a stroller on the road ever again.
- Finish the brownfield cleanup project and turn this area into an urban green space with benches.
- No smoking
- Let's take some of the huge parcel of land at Roosevelt Park and fence it for an off-leash dog area. There is already some parking and trails. No need to have grass to mow or benches. Just a place to walk with your dog in nature.
- Would it be possible to make a trail or off-leash dog area with some of this undeveloped land near Medical Associates?
- Public bathroom would be great here near the trail and parks where lots of kids play
- Hi- I would like to suggest a new park idea. The lagoons behind Timothy St. were just drained this winter. There is still a little water in them. I would like to suggest a park / lake to be built on the property just like Bergfeld Pond. Fill the lagoons with water and fish (for fishing), put a walking path (grass or gravel) around the ponds and add a small play area and shelter with some tables. Bergfeld pond is a wonderful place for families to enjoy. We do not have an area on this side of town for the children to play. The south side of town is a developing area of houses and businesses. The lagoons (holes) are already there and they do retain some water already. Everyday I watch ducks and birds/ wildlife enjoying the water that is left. It would be a beautiful addition to the south side of town for families to enjoy.
- Improve this crosswalk by reorienting the ramps, moving the ramps & curbs further into the street to shorten the distance of the crosswalk, and extend the median to become part of the crosswalk.
- Make the Bee Branch Greenway a pesticide/herbicide-free park.
- Bring back the Concrete Octopus to Flora Park! This is a staple of Dubuque history and its return in the form of a new sculpture closely resembling the old one would be a great homage!
- Neighborhood clean up program to get all the current trash picked up along this whole area and then encourage people to keep it clean. More trash cans and signs like they used to have about how bad littering is. There's just so much litter that it feels overwhelming to get ahead of it as it currently is.
- Improve Allison Henderson Play Structures
- There is a lot of lawn here that is underutilized. (Is it privately owned?) There should be large shade trees planted here so people can sit, picnic, stretch, and lounge around in the shade. Compare it to LaCrosse, WI — a similarly-sized riverside city with a very populated riverfront lawn area.
- Performances/events at the amphitheater
- Connect these sections of trail
- Plant trees along arterial trail to provide shade and improve experience
- A single track dirt biking/hiking trail added with the powerline trail.
- Partnership between City and property owner across street (Fifteenth Street Apts) to prevent chronic accumulation of fecal waste and damage of turf from dogs of residents in the southwest corner of Jackson Park.
- Replace existing water fountain feature with splash pad to help encourage more use of this park.

- Install Public Fishing Docks within the Ice Harbor on both north and south sides.
- Tennis courts are in disrepair!!! Cracked courts, old benches, lack of functional lights
- Expand the relationship with the Dubuque Community School District and work collaboratively to ensure the public are aware of these green spaces as public spaces with school is not in session and design them to not only aid in student instruction and recreation but also as community gathering spaces and are welcoming, comfortable and shaded during the summer months.
- Outdoor recreation economy! I would love to see infrastructure on this island that would serve as a birding base as part of a broader birding trail throughout the community and region and the main trail head for what could make Dubuque a national cycling destination. I would also love to see greater public access to the River/refuge for activities such as fishing and wildlife viewing.
- I work in the quad cities in Moline, IL. Along the walking and biking paths there are tire changing stations for bicyclists. A simple lighted pole with common tools and an air pump to perform a flat repair. The tools are nothing special and are wire cabled to the station. When I seen these I thought what a great idea! Making a simple convenience for a stranded bicyclist. As well as giving people and families a feeling of safety and security to ride further down the path.
- With all of the current and proposed investments being made on the island, I'd love for the existing skate park to be included in those plans. It could certainly use a major facelift or even complete rebuild/ expansion. The new skate park at Flora is constantly full with riders from multiple action sports disciplines as well as riders of all ages and backgrounds. Action sports is an often forgotten aspect of recreation within city parks, but is one that a massive group of users gravitate towards and use frequently.
- Remove the playground equipment that is very seldom used by the pickleball courts at Vet's and add more pickleball courts. The current courts are heavily used and there is usually a wait to get a court.
- Resurface the tennis courts and turn much of the tennis court area into pickleball courts.

Tell Your Story

No great story was ever written without a big idea. Is there something you would love to see in Dubuque parks? Is there a new activity you'd love to participate in? Do you have a great Dubuque parks story to share? Information collected is displayed below.

I have been waterwalking for over 25 years at Flora pool and have wished for an aquatic center to go to after summer. The health benefits are immense for all ages especially seniors. The social aspect is also wonderful.

Veteran's Memorial Park has many acres of undeveloped woodlands. Add multi-use trails to the unused wooded areas of Vets. Dirt single-track trails on steep areas below baseball fields and above 32nd Ave / Carter for hiking and MTB use; abandoned access road off Carter or existing access road off 32nd could serve as connection from Bee Branch 32nd Trail to Vets and return trail for single track trails. This could be done without impeding existing disc golf activities; planning, funding and maintenance could be done in conjunction with TMBR.

Dubuque needs more pickleball courts. During prime time mornings and evenings the courts at Vets and Flora are completely full. More courts could be added at both locations. The courts at Eagle Point Park really need to be resurfaced and could be changed to multi use like the ones at Flora.

Create a new "Farmers Market Park" near a food desert as a permanent, all-weather, year-round home for Dubuque Farmers Market and its vendors, a la the good example of Olimpia, Washington. https://www.olympiafarmersmarket.com/

I would like to see more interest and effort put into Sister City International Park at 16th and Kerper Blvd. Several of Dubuque's founding families emigrated from our sister city of Dornbirn, Austria. Interpretive signage telling the story of Sister Cities and the impact of immigrants on Dubuque would make this space more attractive and culturally significant as intended. Since SCI Park is strategically placed to connect to several trails and the burgeoning Chaplain Schmitt Island, it deserves to be visually elevated to equal the status of the surrounding current and planned amenities. The Sister City Committee of Travel Dubuque is very willing to assist the parks and recreation department in any way it can.

More toddler friendly programs and parks. Many city parks are pretty rusty and run down. Murphy park and eagle point park need new equipment

Better maintenance and improvement of existing pavilions/buildings and grounds in Eagle Point Park ! We hosted a family reunion there in June 2019 at the large riverfront pavilion with almost 100 people from around the country ! I noticed a decline in the general appearance of such a beautiful historic asset to our city and now in 2025 it is apparent when going to the park,that it is not a priority ! Let us not let this happen !!!

Enhancements, Updates and Corrections for Veterans Memorial Plaza In 2021, my wife and I attended the re-dedication ceremony of the Veterans Memorial Plaza and visit annually. The renovation is great. The ceremony was excellent. The speakers were poignant. The plaza is a moving tribute. We offer kudos to all those involved in the renovation and re-dedication. That being said, I offer the following suggestions: 1) Enhance the memorial by adding the Space Force seal and related imagery to the large wall that dominates the center of the plaza, or, perhaps recognize the Space Force's operational domain - space, by leveraging the granite globe. The wall has the service seals and imagery for the Army, Marine Corps, Navy, Air Force, Coast Guard and Merchant Marine. But, our newest armed service, the Space Force, is not included. Currently the Space Force is only acknowledged by a flag. The Space Force was established December 20, 2019 (https://www.spaceforce.mil/About-Us/About-Space-Force/). I only noted the absence of the Space Force because I'd served in units that have been absorbed into this new armed service. Also, I'd recently read about how a Space Force unit is deployed to Qatar supporting combat operations in Middle East (https://www.spaceforce.mil/News/Article/2336178/auab-airmen-make-history-as-first-deployed-space-force-members/). 2) Update the termination years and statistics for Operations Enduring Freedom and Iraqi Freedom on the Global War on Terrorism (GWOT) pillar as well as including additional and ongoing GWOT operations (e.g. Freedom's Sentinel, New Dawn, and Inherent Resolve). The GWOT pillar reflects the starting years for Operations Enduring Freedom and Iraqi Freedom. Even though there are many troops still deployed, the listed operations have ended. Enduring Freedom ended in 2014.Iraqi Freedom ended in 2010.Freedom's Sentinel followed Enduring Freedom. Iraqi Freedom was succeeded by New Dawn and Inherent Resolve. Given the broad scope of the GWOT, there will undoubtedly be more named operations. For easy reference, a report from the Congressional Research Service titled, "US Periods of War and Dates of Recent Conflicts", is an authoritative source. It can be accessed at https://www.congress.gov/crs-product/RS21405. 3) Correct the either KIA wording or the statistics for the pillars for the Civil War, Indian Wars, Spanish American War, World War I, World War II, Korean War, Vietnam War, and Gulf War. For each war, the memorial has pillars listing the number who served, were killed in action (KIA) and were prisoners of war (POW). On these pillars, the number listed for KIA is not actually those killed in action. The number is for "total deaths in the theater" (from both hostile and non-hostile causes) vice just those categorized as "killed in action". In general, "total deaths" are the sum of "battle deaths" (hostile) and those from "other" (non-hostile) causes. The principal components for "battle deaths" include persons killed in action (KIA) and those who died of wounds received in action (DOW). The category "other" covers deaths due to accidents, disease and those self-inflicted. Note that KIA is but one component of battle deaths, and that battle deaths are but one component of the total number of in-theater deaths during the war. Battle deaths and other deaths are also commonly called combat and non-combat deaths respectively. This is a significant distinction. For example, in World War II the US suffered 291,557 battle deaths (hostile). And there were 113,842 deaths in-theater due to other causes (non-hostile).The World War II pillar incorrectly lists the total in-theater deaths of 405,399 as solely KIA. The VA publishes an interactive fact sheet that summarizes the data from "America's Wars" accessible at https://department.va.gov/americas-wars/. Casualty data from recent military operations can be accessed from the Defense Casualty Analysis System, https://dcas.dmdc.osd.mil/dcas/pages/main.xhtml. The following section contrasts the KIA statistics on the memorial's pillars to those in the VA fact sheet. Civil War Pillar: Union KIA - 364,511;VA Fact Sheet: Union Battle Deaths - 140,414 Civil War Pillar: Confederate KIA - 133,821;VA Fact Sheet: Confederate Battle Deaths - 74,524 Indian Wars Pillar: KIA - 11,000;VA Fact Sheet: Battle Deaths - 1,000 Spanish American

War Pillar: KIA - 2,446;VA Fact Sheet: Battle Deaths - 385 World War I Pillar: KIA - 116,516;VA Fact Sheet: Battle Deaths - 53,402 World War II Pillar: KIA - 405,399;VA Fact Sheet: Battle Deaths - 291,557 Korean War Pillar: KIA - 36,574;VA Fact Sheet: Battle Deaths - 33,739 Vietnam War Pillar: KIA - 58,203;VA Fact Sheet: Battle Deaths - 47,434 Gulf War Pillar: KIA - 383;VA Fact Sheet: Battle Deaths - 148 It wasn't until WWII that battle deaths (291,557) generally exceed deaths due to non-hostile causes (113,842). But, this trend has started to reverse. For example, note that in the Gulf War there less battle deaths (148) than deaths due to causes other than battle (235). 4) I suggest our community should consider if/how to commemorate and memorialize service members that die outside of wartime combat operations. According to the Congressional Research Service Report, "Trends in Active-Duty Military Deaths Since 2006", https://www.congress.gov/crs-product/IF10899, from 2006 to 2021 there have been 18,571 deaths of active-duty service members. About 25% of these occurred in designated military operations "in which members of the armed forces are or may become involved in military actions, operations, or hostilities against an enemy of the United States or against an opposing military force." This surprising statistic has been reported in stories like this CNN one – "More US troops die during training than in combat operations", https://www.cnn.com/2019/06/06/politics/us-military-deadly-accidents/index.html. A non-combat or non-theater death is no less tragic for the surviving families. Thanks in advance for considering this input. Major USAF (retired) Veterans of Foreign Wars – Life Member Air Force Association – Life Member Space Force Association - Member

Global War on Terrorism pillar

Korean War, Vietnam War and Gulf War pillars

Spanish American War, WW I an WW II pillars

Wall and Gulf War pillar

A playground and unrelated dog run in the port of Dubuque and/or millwork district. I don't have children, but do have a dog. Of the two, a playground feels more important, especially in the port.

I would love to see a small park on W. 2nd St. if you close off the street to traffic on both side and extend the small park area people in the area and tourist could use it to eat, relax and play their. You could add sand box, play set, jungle gym, lights and a safety wall. We have a fair amount of tours for the Cathedral and 4 th. Street businesses but not much shade or places to sit and relax. The neighborhood also has more children who need a safe place to play. Closing off that street would increase the play area.

The police need a positive public position in the parks. Not there for quotas or speed traps. Provide non-punitive interactions with law enforcement.

The people of Dubuque have said over and over that we need the current parks cared for above all else. It appears the city doesn't care. They want to just keep building neighborhood parks so that is what they do. It is so irresponsible because we know the city has no money for upkeep. When the bare minimum is done is not only looks bad but it will cost you to replace eventually. We've seen it occur on the highway. Huge areas of mulch with no landscaping because everything died. If this were their own dollar they wouldn't spend it this way only to neglect the area. We were told the reason Eagle Point looks so awful is because it's filled with wild, native plants and people need to get used to seeing this as beautiful. People don't like it because it looks bad. Most people can't decipher a weed from a native plant so unless you hire individuals that can take care of the area it just becomes wild and unkept. There are several areas of the city that these native plants have developed into an overgrown mass of weeds because no one attends to them. Everything needs care, especially in the first few years. If everything else in the city was well kept people might actually believe that the well being of the planet is the reason for the native plantings but it's not and we all know these plantings are done so you can no longer maintain them. The people you hire to mow don't edge which creates overgrown sidewalks. They don't clean up so there is grass growing along sidewalk seems and in the street cracks. This lack of detail is also why your native plants look like weeds. What confuses me the most is that they spend money on something like this acting as if they care what our wishes are but they never change anything. I've lost faith that they really care what anyone thinks. People stop participating when they know their suggestions will be ignored. My guess is that the city will do nothing about upkeep and build 10 new parks in the next 5 years.

It would be nice if there was more public skating available at the I'm on arena. If the city would subsidize the cost that would be great. Before the pandemic, I used to pay about $5 (for an adult) to skate for 2 hours; with the zamboni machine restoring the ice after one hour. Now its $9 and the ice is not restored. Also, before the pandemic if you skated 10 times you would get the 11th time free. That is no longer available. I understand the arena changed hands, but it would be nice to have public skating offered more often in the weekly schedule, and at a reduced price; also making sure there is a limit to the amount of people on the ice. Also maybe separate by age group. There are too many people with different skill levels on the ice. I've counted close to 200 (estimate) once and that just does not work well...

Two nights ago my friends and I were unable to play tennis at the high schools because of meets. So we had to go to a Flora to play in the awful conditions there. There are crevices throughout that are one to one and a half inches wide with weeds starting to come up again. The surfaces have deteriorated significantly. Bounces are erratic. Lights are only good on one court. The courts are in unbelievable disrepair. I would never take my out of town friends there to play because I would be too ashamed of my City. A city of this size should have good, newer, playable courts that we can all be proud of. Then I would fully expect more dads and moms and kids to go out there to play together in the summer evenings, as I did with my kids when they were growing up.

Great example of we want people to be active but only if someone else pays for it. How is this not a TOP priority?

Dubuque needs a Senior Enrichment Center with gymnasium space for exercise, senior appropriate programming (speakers, clinics, meals and activities. Of paramount importance in a growing, river city the size of Dubuque is a full-size Swimming Pool for lap swimming, deep water exercise, and a Therapy Pool (warm water) for aerobics and rehabilitation. Thank you for listening. Sincerely, Sue Lemon13454 N Cascade Rd. Dubuque, IA. 52003Sent from my iPhone

Hi- I would like to suggest a new park idea. The lagoons behind Timothy St. were just drained this winter. There is still a little water in them. I would like to suggest a park /lake to be built on the property just like Bergfeld Pond. Fill the lagoons with water and fish (for fishing), put a walking path (grass or gravel) around the ponds and add a small play area and shelter with some tables. Bergfeld pond is a wonderful place for families to enjoy. We do not have an area on this side of town for the children to play. The south side of town is a developing area of houses and businesses. The lagoons (holes) are already there and they do retain some water already. Everyday I watch ducks and birds/ wildlife enjoying the water that is left. It would be a beautiful addition to the south side of town for families to enjoy.

My family would like more water access in town - for example, Maus Lake Park in the South End (behind Locust St HyVee). Unfortunately this lake and park is secluded and neglected. It attracts overnight campers. There are garbage piles left in the transient encampments. But there are also beautiful migratory birds, fish, and a fresh water spring. There is a large grassy field with nice shade trees and a flat, wide walking path. But it has become unsafe and poorly maintained. I think a good use of taxpayer money is to care for the parks we have, and Maus Lake is an opportunity for redevelopment in the riverfront area.

As an example; one of the communities' largest employers (John Deere) provides a service opportunity for their employees to volunteer their time to improving the community. The City of Dubuque employees approximately 700 people. Suggest developing a volunteer program to engage city employees to clean up and repair city parks (primarily Eagle Point) Flowers can be planted, forestry debris removed, picnic tables built or repainted, pavilions cleaned. The areas and ideas are endless. Volunteer hours do not need to be completed on work hours. Employees can create teams for specific skills and areas of interest. "Openly Volunteering" should be an aspect to determine some level of merit increases. More hands make less work!!!!

Basic maintenance should not require volunteers when we are building new parks every year.

I am a life time Dubuquer and a river rat for 49 years. We have a amazing river and natural resource we need to optimize this prize and show it off and let it attract fishing tournaments, boating events and other special activities. Updating our boat ramps and parking facilities to accommodate the larger boats. Restrooms by the ramps so people can use. Years ago Dubuque host many national tournaments and large boating events that drew many people in town. Our boat ramps need work lots of work. The docks are so hot in the summer the burn dogs and kids feet. AY McDonald parking is terrible at best. And the ramp there is terrible. Schmitt harbor ramp is to short when the water is low.

My parents built a house in 1955 at 1740 Bunker Hill, across from Flora Park. I was four at the time and watched the tennis courts be built. I played on them through my youth, high school, college, and adulthood. My neighborhood friend and I gathered a petition in the 60's to get the lights installed on the courts. Those same light polls remain today. I taught summer tennis for three years on those courts. My parents died in 93 and 94 and the house was sold to Interstate Power and later torn down, The courts were a major event site for the entire community. Now those tennis courts are an eye sore for the neighborhood and the thousands visiting Flora Park. The courts are a liability for the city as someone will hurt themselves tripping on a crack. Please return these courts to their glory and they will attract many visitors. Please do not turn them into single or dual use as pickleball courts, as that would produce too much noise for the neighborhood and interfere with tennis play. Pickleball is already available at Flora Park. I know that Murphy and Eagle Point courts also need work but based upon past and future use of Flora, they should be a priority for Dubuque. Thank you for asking for input.

As a new resident to Dubuque, I have been struggling to find opportunities to meet other adults who play sports. I noticed that there are several tennis courts around the city but have been disappointed in their condition. Also, I noticed in the winter, there were a couple of locations where outdoor skating was available but I noticed in this past winter, there was only 1 location. It would be nice to be able to take advantage of existing facilities that just need upkeep or maintenance.

Exactly. Dubuque wants people to be fit. Where?

I would love to have paved hike/bike paths throughout the community. This would attract many residents, as well as encourage tourism, if one could loop around the entire area - from the downtown, out to the west end, industrial park, along the SW arterial, and back into town. I know it's not the City's purview, but I'm a huge proponent of paving Heritage Trail all the way to Dyersville. Again, that serves residents and tourists alike who are not comfortable biking on the streets.

Agree. Like to see more bike, walking trails connecting areas around city. Especially like to see Seippel Rd widen and trail run from Asbury Road down to old Fairground Rd or at least from Pennsylvania to Chavennelle connecting Westbrook subdivision to a road that leads to Heritage trail

Dubuque is such a beautiful place. I enjoy the parks with my family and friends. When I moved here, there was an indoor roller skating rink which was not only a place for children, but many adults also enjoyed it. Not everyone enjoys being cold at an ice arena or even feel confident on ice skates. This city could use a Recreation Center where we can have year round aquatics, space for recreational and indoor sports activities, and a roller rink floor. I'm sure we can find a location like 3400 Jackson that is close to Northwest Arterial / JD Rd, Central Ave, and neighboring towns.

I would like to see public community garden plots that residents can lease annually to grow their own vegetables, fruits, and annuals.

Investing in innovative public spaces has the power to enhance the beauty, vitality, and vibrancy of our city. Two key projects can help transform Dubuque into an even more compelling destination for residents and visitors alike. First, consider the creation of a playground that functions as both a play area and a work of art. Imagine a unique structure designed in collaboration with a company like Earthscape Play or a local artist, offering a safe and engaging space for children while also serving as a stunning artistic landmark. This would not only provide children with a place to play and foster creativity, but it would also attract visitors from across the region. A project like this would boost local tourism, support nearby businesses, and reinforce Dubuque's identity as a creative and community-focused city. A playground like this wouldn't just be an amenity—it would be a source of pride and a reason for people to visit and stay in Dubuque. Second, an outdoor lawn space dedicated to community movie nights would bring families and neighbors together under the stars for memorable experiences. Equipped with a projector and screen, such a space would provide family-friendly entertainment and low-cost activities for residents. This area could also serve as a venue for concerts, fitness classes, or community spaces, ensuring it remains a versatile and year-round asset. By encouraging people to enjoy the beauty of Dubuque's outdoors, it would foster stronger community bonds while making the city an even more attractive place to live and visit.

Trying to vote on Park Priorities but because you have to allocate the entire $100 I'm finding myself voting for things I don't find essential. For example, my top priority would be to invest in existing parks. The fact that we have so many unkept parks that we have already invested in yet we continue to build new parks makes no sense to me. I want to allocate the entire $100 but instead I have to pick other projects that I don't find important just to get to $100. At the end of this survey you could easily have votes for projects no one really cares about only to get to the budget amount. This is an extremely flawed way of getting public opinion. Hopefully this makes it to the city council for review.

> *I also agree. It was difficult to fund the things I wanted the most with the set designation of money already decided. I wanted to put the largest majority of my money into my favorite ideas but was unable to with the way this activity was designed.*

> *Spot on. The city has over extended themselves in land and parks to maintain. They do not have the resources or infrastructure to support new parks. Fix/update what we have. One of the city's cornerstone visions is for "Sustainability." Currently they are missing the mark at the main park areas, especially Eagle Point Park!*

> *You are exactly right. They have failed at their vision of sustainability.*

> *This!!!*

> *I agree - I would have dedicated funds to a smaller number of efforts in greater dollar amounts if the form had let me. I think the sports complex is crucial to attracting and retaining a younger population, young families. I would have put more money there than what the form allowed me.*

I would love to see a bigger venue for the summer music program in the park. I believe you made a mistake by putting it down at Stone Cliff Winery. For one, the facility isn't very friendly to the elderly/disabled. There are stairs to get in and out of the bathrooms. The place is rather small to host outdoor events. Limited seating with limited extra seating. I believe the better place for this gathering would have been Eagle Point Park. They are set up perfectly for this type of program. They have the bandshell, handicap bathrooms, additional bathrooms, ample parking, seating and additional seating. Families could spread out blankets on the grass behind the seating of the bandshell. There is plenty of good parking. If you had an ambulance call, it could be taken care of with minimal effort. The best part is when the music is over, the cars can exit out the back entrance. When the majority of the traffic is out, the park patrol can lock it back up. Now for one other suggestion. The Lights in the Park event should also be held at Eagle Point Park. I'm sure with adequate sponsors and the legions of volunteers you have you would be able to move it. First of all, traffic blocking driveways would no longer be an issue like it is at Murphy Park because of the lengthy entrance going into Eagle Point Park. All the way from the pay station back down Shiras to the Ham House, there are no houses. Thus, there would be no driveways to block. All cars coming up Shiras could easily navigate around the line of cars going into the park because Shiras is plenty wide for that. I believe there is plenty of area to place the lights, maybe even add a few new ones. The only thing I'm unsure of is the electrical boxes setup, wiring, etc. in the park. Once the car has gone all the way through the park, they could exit out the back entrance. Plus, with the pay station they would have a warm place to stand and collect the money all evening. It is my belief they would raise more money because the whole process would be smoother and getting more cars through. It is hope you give these suggestions serious consideration. Thanks so much for the opportunity to add input.

100% of Dubuque residents to have access to high quality green space within a 10 minute walk from their homes. 2. Low cost play structures that are nature based with replacement/ maintenance costs that are also lower. 3. Explore how the Parks and Recreation Department can better connect residents with the Upper Mississippi River Wildlife and Fish Refuge and how Parks and Recreation can better elevate Dubuque's outdoor recreation economy and our place in the Driftless as one of the largest metros with the most amenities.

Top 10 Capital Needs Based on Website and Intercept Surveys

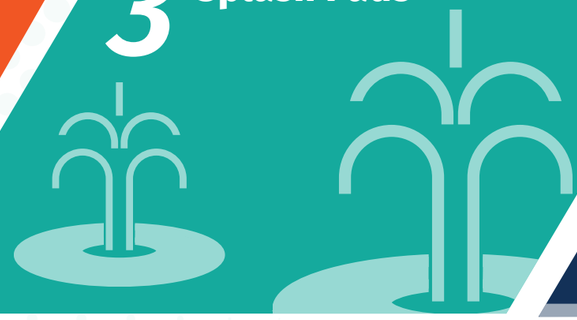
1 **Aquatic/Pool Facilities**



2 **Multi-Use Paths and Trails**



3 **Splash Pads**



4 **Recreation/ Community Center**



5 **Off-Leash Dog Parks**



6 **Campsites**



7 **Playground Equipment**



8 **Natural Areas and Wildlife Habitat**



9 **Multi-Use Fields**



10 **Walking/Running Tracks**



Top 10 Program Needs Based on Website and Intercept Surveys

1 Free/Low-Cost Special Events



2 Nature/Environmental Education



3 Learn-to-Swim Programs



4 Youth Sports



5 Art Programs



6 Outdoor Fitness Programs



7 Pickleball Lessons/ Leagues



8 Youth Day Camps



9 Adaptive Recreation Programs



10 Adult Sports



Dubuque Parks and Recreation Comprehensive Plan Appendix B

Y(OUR) STORY POST ANALYTICS

Community Workshop Post *April 1*

FACEBOOK

VIEWS	INTERACTIONS
1,959	6
REACH	**LINK CLICKS**
1,229	4

INSTAGRAM

VIEWS	REACH
44	31
INTERACTIONS	
4	

Community Workshop Post *April 3*

FACEBOOK

VIEWS	INTERACTIONS
2,170	10
REACH	**LINK CLICKS**
1,177	2

INSTAGRAM

VIEWS	REACH
35	30
INTERACTIONS	
2	

Kite Tales Post *May 15*

FACEBOOK

VIEWS	INTERACTIONS
1,038	7
REACH	**LINK CLICKS**
627	22

Interactive Map Post *July 17*

FACEBOOK

VIEWS	INTERACTIONS
2,847	6
REACH	**LINK CLICKS**
1,565	18

Community Workshop Post *August 4*

FACEBOOK

VIEWS	INTERACTIONS
1,471	12
REACH	**LINK CLICKS**
987	3

INSTAGRAM

VIEWS	REACH
35	31

INTERACTIONS

0

How Would You Spend $100 Post *July 26*

FACEBOOK

VIEWS	INTERACTIONS
6,010	17
REACH	**LINK CLICKS**
3,654	62

Workshop Tonight Post *August 6*

FACEBOOK

VIEWS	INTERACTIONS
1,239	1
REACH	**LINK CLICKS**
1,239	1



Appendix C

Statistically Valid Survey Results





Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

OVERVIEW

ETC Institute administered a community interest and opinion survey for the City of Dubuque during the Spring of 2025. The survey was administered as part of the City's efforts to plan the future for parks and recreation opportunities. The survey and its results will guide the City of Dubuque in making improvements to the City's existing and future parks, trails, and recreational programs to best serve the needs of residents. The survey will also help the City establish priorities for the future improvement of parks and recreation programs and services within the community.

METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in Dubuque. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at dubuquecommunitysurvey.org.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Dubuque from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 400 surveys from residents. The goal was exceeded with 406 surveys being collected. The overall results for the sample of 406 surveys have a precision of at least +/- 4.7 at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs
- Benchmarks comparing data from Dubuque to national averages
- Importance-Satisfaction Analysis that sets priorities for improvements to parks
- Tabular data showing the overall results for all questions on the survey
- A copy of the cover letter and survey instrument

The major findings of the survey are summarized on the following pages.

MAJOR FINDINGS

Use of Parks and Facilities

Eighty-nine percent (89%) of respondents report visiting City of Dubuque parks or recreation facilities in the past year.

Barriers to Facilities Use

Respondents were asked to indicate all the reasons that prevent them and members of their household from visiting Dubuque parks and recreation facilities more often. The top three barriers were lack of features we want to use (19%), health-related concerns (16%), and old and outdated facilities (14%).

Program Participation

Thirty-six percent (36%) of respondents report participating in programs, special events, or activities offered by the City of Dubuque during the past 12 months. Most of these respondents (84%) rated the overall quality of these programs as either "good" (62%) or "excellent" (22%).

Barriers to Participation

Respondents were asked to identify why they do not participate in these programs or events more often. The top three barriers to participation they indicated were that they do not know what is offered (34%), too busy/not interested (22%), or program times are not convenient (15%).

Communication Methods

The three ways respondents most often learn about City of Dubuque Recreation and Arts Department programs and activities are word of mouth (58%), social media (Facebook, Instagram, X/Twitter) (56%), and City website/online brochure (38%). The three methods respondents prefer most are social media (Facebook, Instagram, X/Twitter) (59%), City website/online brochure (35%), and banners/signs around Dubuque (33%).

Support for Improvements

Respondents were asked to rate their level of support for actions the City of Dubuque could take to improve its parks and recreation system. The highest percentage of respondents supported (rating "supportive" or "very supportive") Improve existing parks infrastructure (96%), Improve existing large community parks (96%), and improve existing swimming pools (94%). The actions respondents are most willing to fund with additional tax dollars are to improve existing large community parks (30%), improve existing paved walking and biking trails (27%), and improve existing swimming pools (25%). Regarding various funding mechanisms that could be used to fund the actions they indicated they would be most willing to support are, grants from state (70%), corporate sponsorship and donations (61%), and creation of Friends of Dubuque Parks and Recreation group (27%).

RECREATION FACILITIES/AMENITIES NEEDS AND PRIORITIES

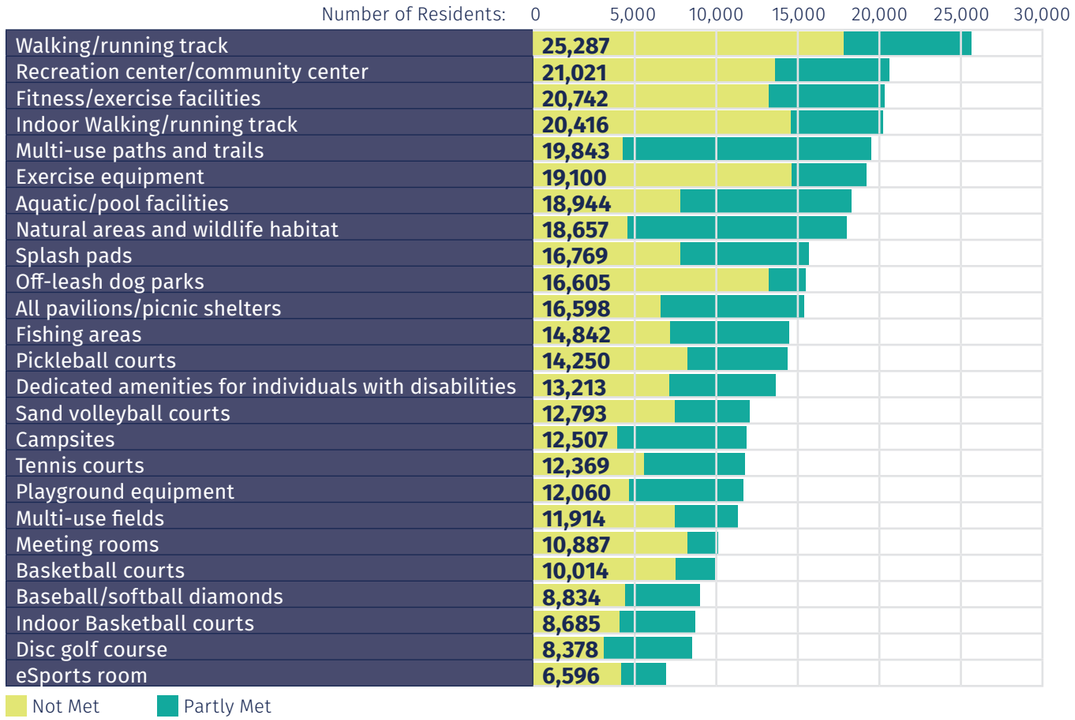
Amenity/Facility Needs: Respondents were asked to identify if their household had a need for 25 facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of residents in the community that had the greatest "unmet" need for various facilities/amenities.

The three amenities/facilities with the highest percentage of residents that have an unmet need:

1. **Walking/running track – *25,287 residents***
2. **Recreation center/community center – *21,021 residents***
3. **Fitness/exercise facilities – *20,742 residents***

The estimated number of residents that have unmet needs for each of the 25 facilities/amenities assessed is shown on the chart below.

Q10d. Estimated number of residents whose facility and amenity needs are only "partly met" or "not met" BY NUMBER OF RESPONDENTS WITH NEED BASED ON AN ESTIMATED 59,667 RESIDENTS



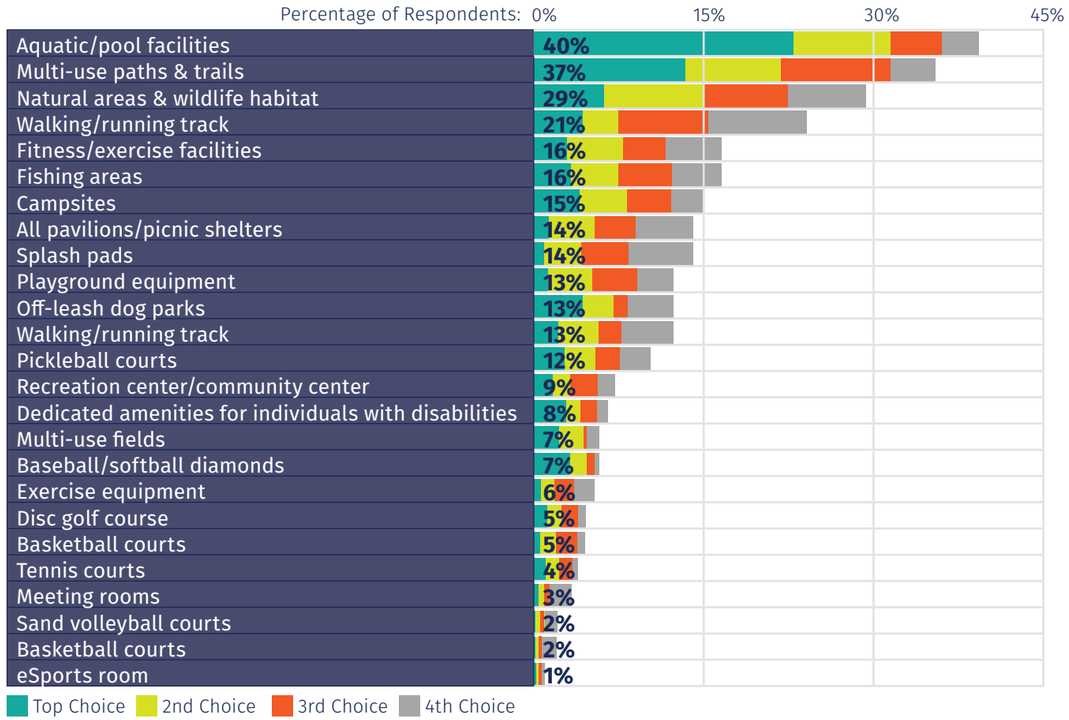
Amenities/Facilities Importance

In addition to assessing the needs for each amenity/facility, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four amenities/facilities ranked most important to residents:

1. **40% Aquatic/pool facilities**
2. **37% Multi-use natural trails**
3. **29% Natural areas & wildlife habitat**
4. **21% Walking/running track**

The percentage of residents who selected each amenity/facility as one of their top four choices is shown on the chart below.

Q11. Which FOUR items are MOST IMPORTANT to your household?
BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



Priorities for Facility Investments:

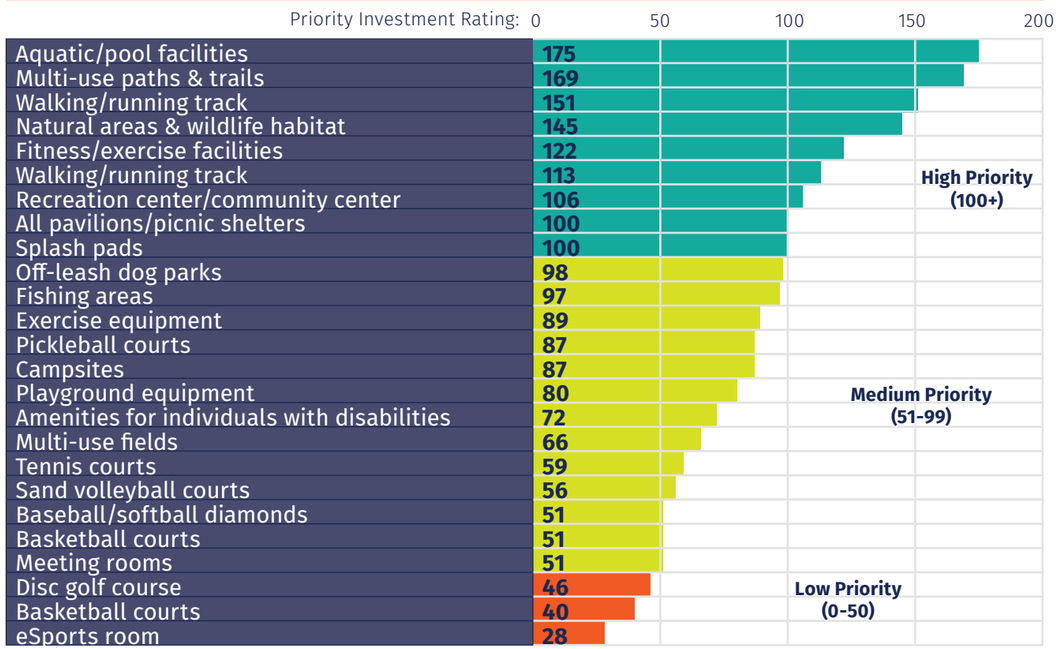
The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the amenity/facility. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following amenities/facilities were rated as high priorities for investment:

Aquatic/pool facilities (PIR=175)	Walking/running track (PIR=113)
Multi-use paths & trails (PIR=169)	Recreation center/community center (PIR=106)
Waking/running track (PIR=151)	All pavilions/picnic shelters (PIR=100)
Natural areas & wildlife habitat (PIR=145)	Splash pads (PIR=100)
Fitness/exercise facilities (PIR=122)	

The chart below shows the PIR for each of the 25 amenities/facilities assessed on the survey.

Top Priorities for Investment for Parks and Recreation Programs Based on Priority Investment Rating



RECREATION PROGRAM/ACTIVITY NEEDS AND PRIORITIES

Program Needs

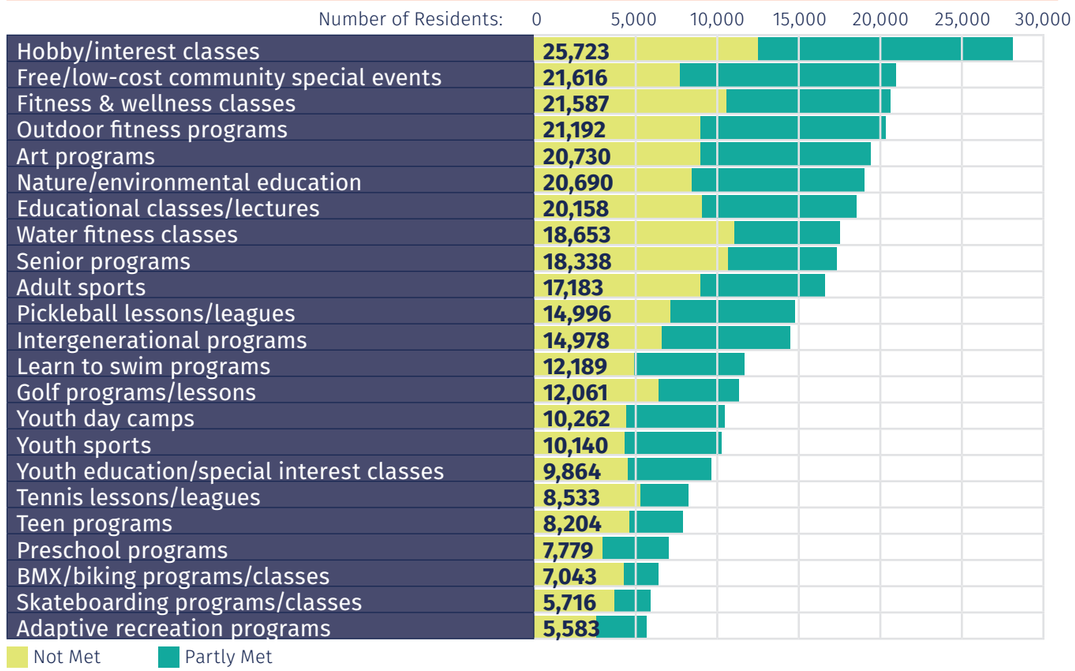
Respondents were asked to identify if their household had a need for 25 recreation programs and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of residents in the community that had the greatest "unmet" need for various programs.

The three programs with the highest number of residents that have an unmet need:

1. Hobby/interest classes – ***25,723 residents***
2. Free/low-cost community special events – ***21,616 residents***
3. Fitness & wellness classes – ***21,587 residents***

The estimated number of residents that have unmet needs for each of the 23 programs assessed is shown on the chart below.

Q4d. Estimated number of residents whose program/activity needs are only "partly met" or "not met" BY NUMBER OF RESPONDENTS WITH NEED BASED ON AN ESTIMATED 59,667 RESIDENTS



Programs Importance:

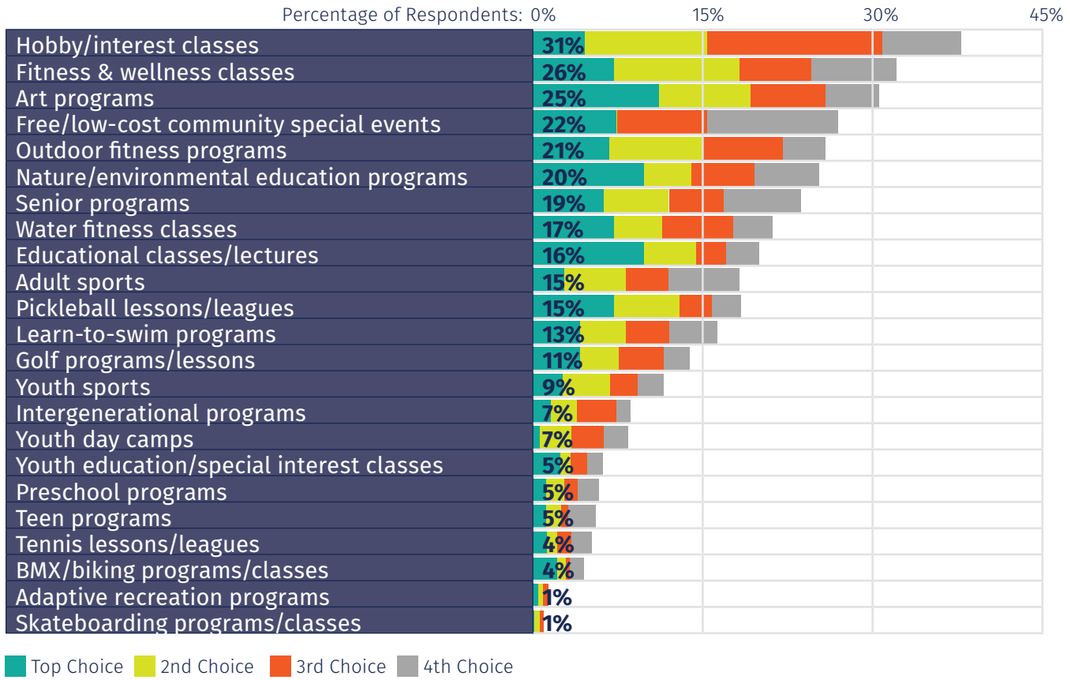
In addition to assessing the needs for each program, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four programs ranked most important to residents:

31%	Hobby/interest classes
26%	Fitness & wellness classes
25%	Art programs
22%	Free/low-cost community special events

The percentage of residents who selected each program as one of their top four choices is shown on the following page.

Q5. Which FOUR items are MOST IMPORTANT to your household?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



Priorities for Program Investments

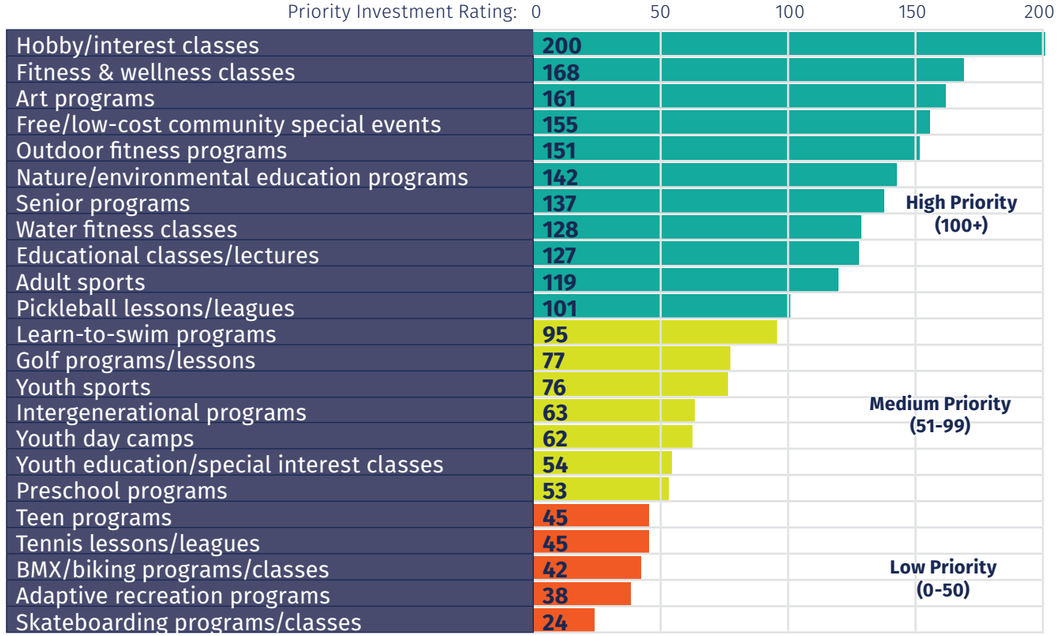
The PIR was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The PIR equally weighs (1) the importance that residents place on programs and (2) how many residents have unmet needs for the program.

Based the PIR, the following activities/programs were rated as high priorities for investment:

Hobby/interest classes (PIR=200)	Senior programs (PIR=137)
Fitness & wellness classes (PIR=168)	Water fitness classes (PIR=128)
Art programs (PIR=161)	Educational classes/lectures (PIR=127)
Free/low-cost community special events (PIR=155)	Adult sports (PIR=119)
Outdoor fitness programs (PIR=151)	Pickleball lessons/leagues (PIR=101)
Nature/environmental education programs (PIR=142)	

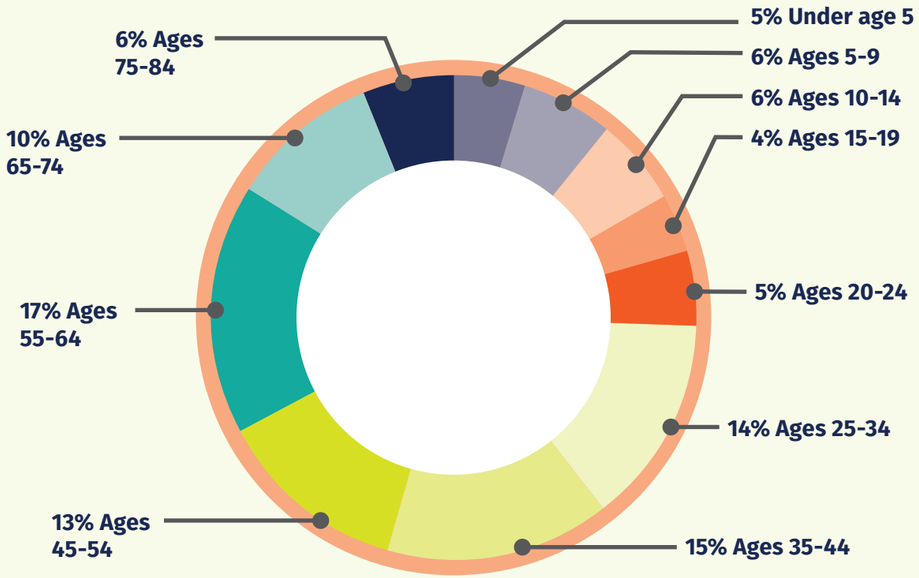
The chart below shows the PIR for each of the 23 programs assessed on the survey.

Top Priorities for Investment for Parks and Recreation Programs Based on Priority Investment Rating



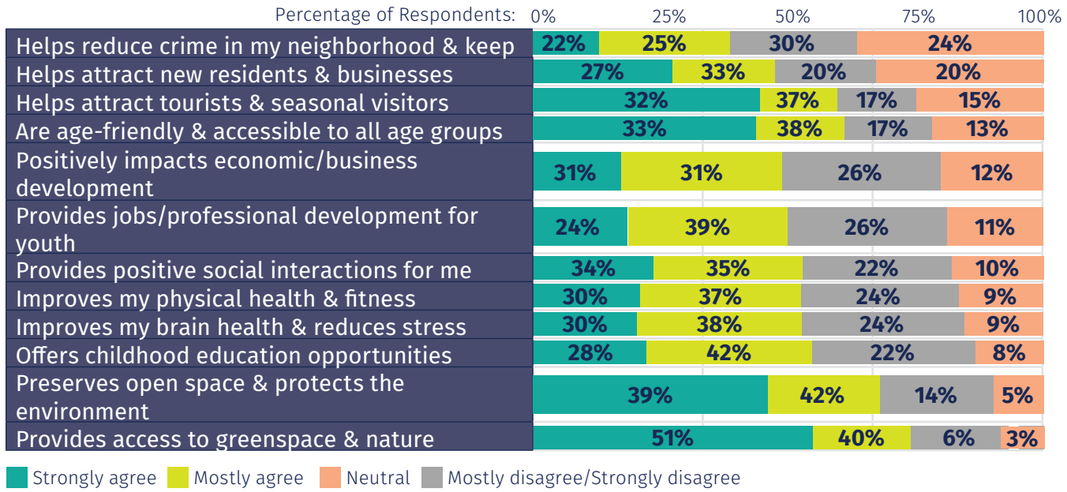
Q1. Counting yourself, how many people in your household are...

BY PERCENTAGE OF PERSONS IN HOUSEHOLD



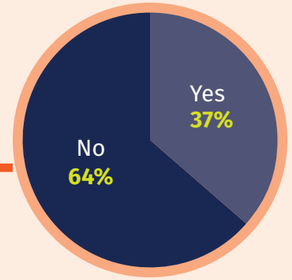
Q11. Which FOUR items are MOST IMPORTANT to your household?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



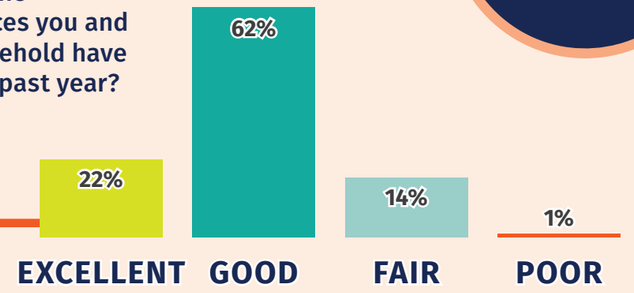
Q3. Have you and/or members of your household participated in any programs/activities/services offered by City of Dubuque Parks and Recreation (formerly called Leisure Services) during the past year?

BY PERCENTAGE OF RESPONDENTS (EXCLUDING "NOT PROVIDED")



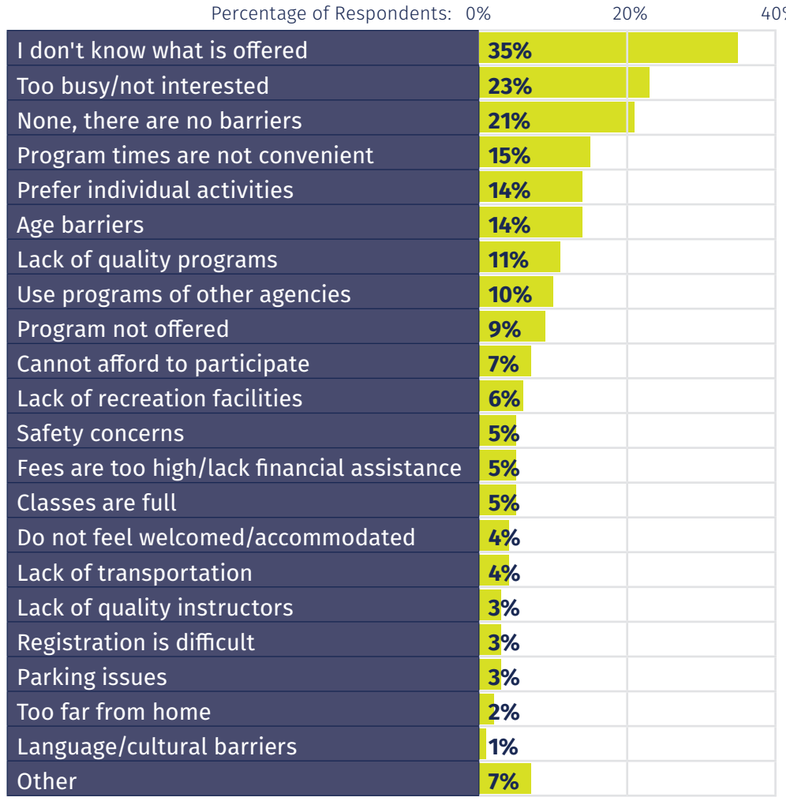
Q3a. How would you rate the programs/activities/services you and the members of your household have participated in during the past year? (without "not provided")

BY PERCENTAGE OF RESPONDENTS (EXCLUDING "PREFER NOT TO SAY")



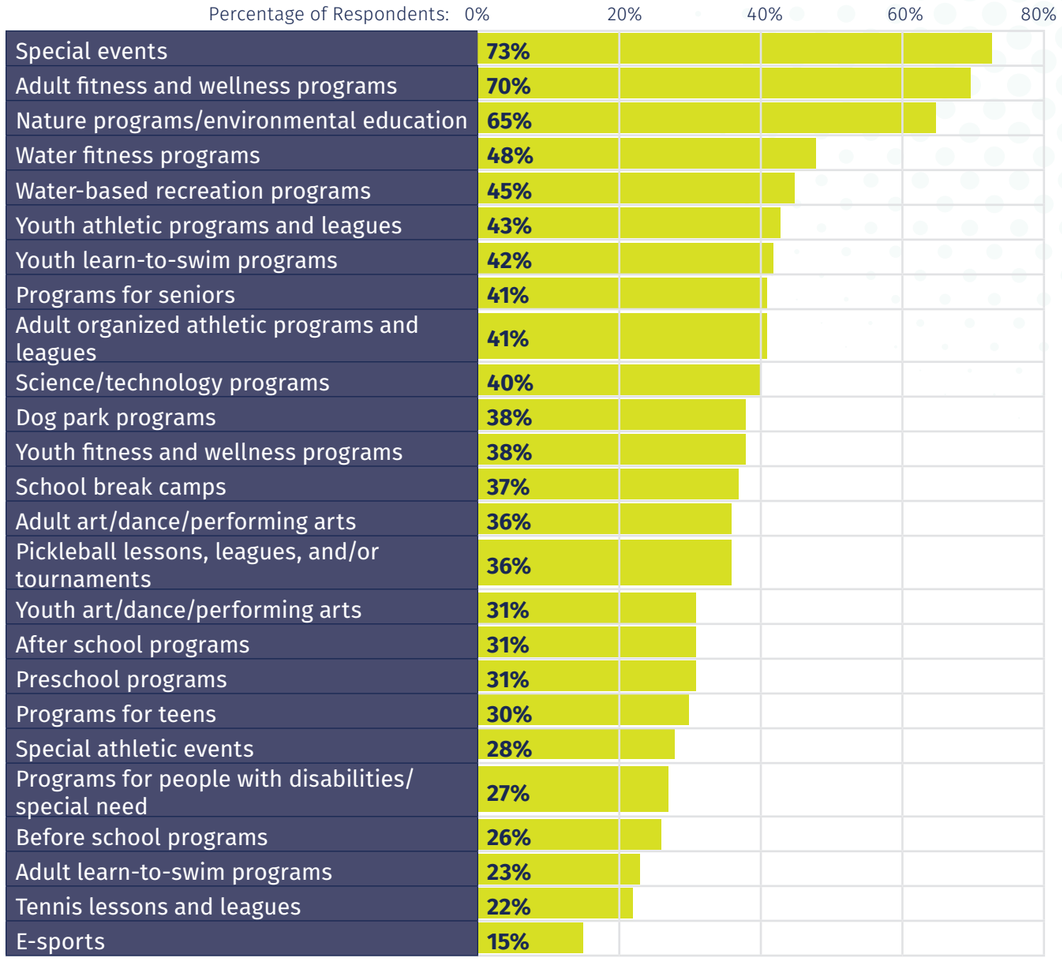
Q3b. Please CHECK ALL the reasons you have not participated or have not participated more often in Dubuque Parks & Recreation programs/activities/services.

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



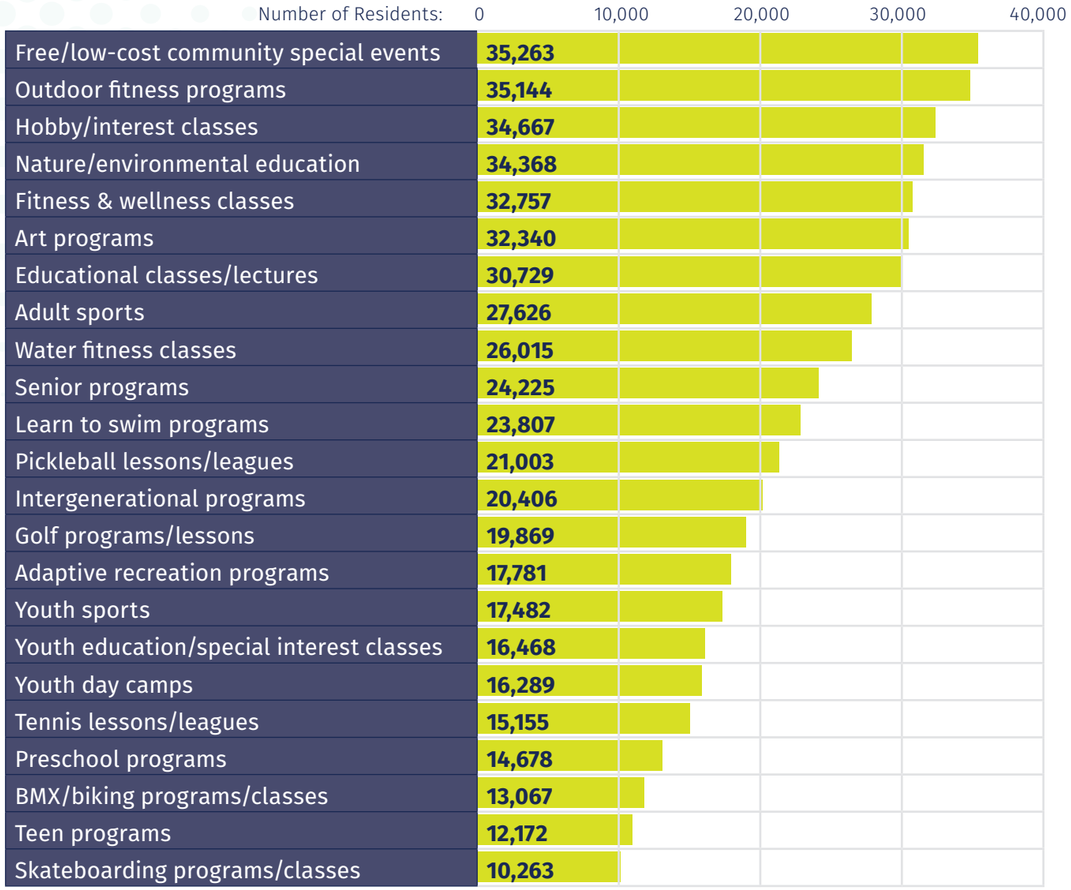
Q4. Need for Recreation Programs and Activities

BY PERCENTAGE OF RESPONDENTS WHO INDICATED NEED



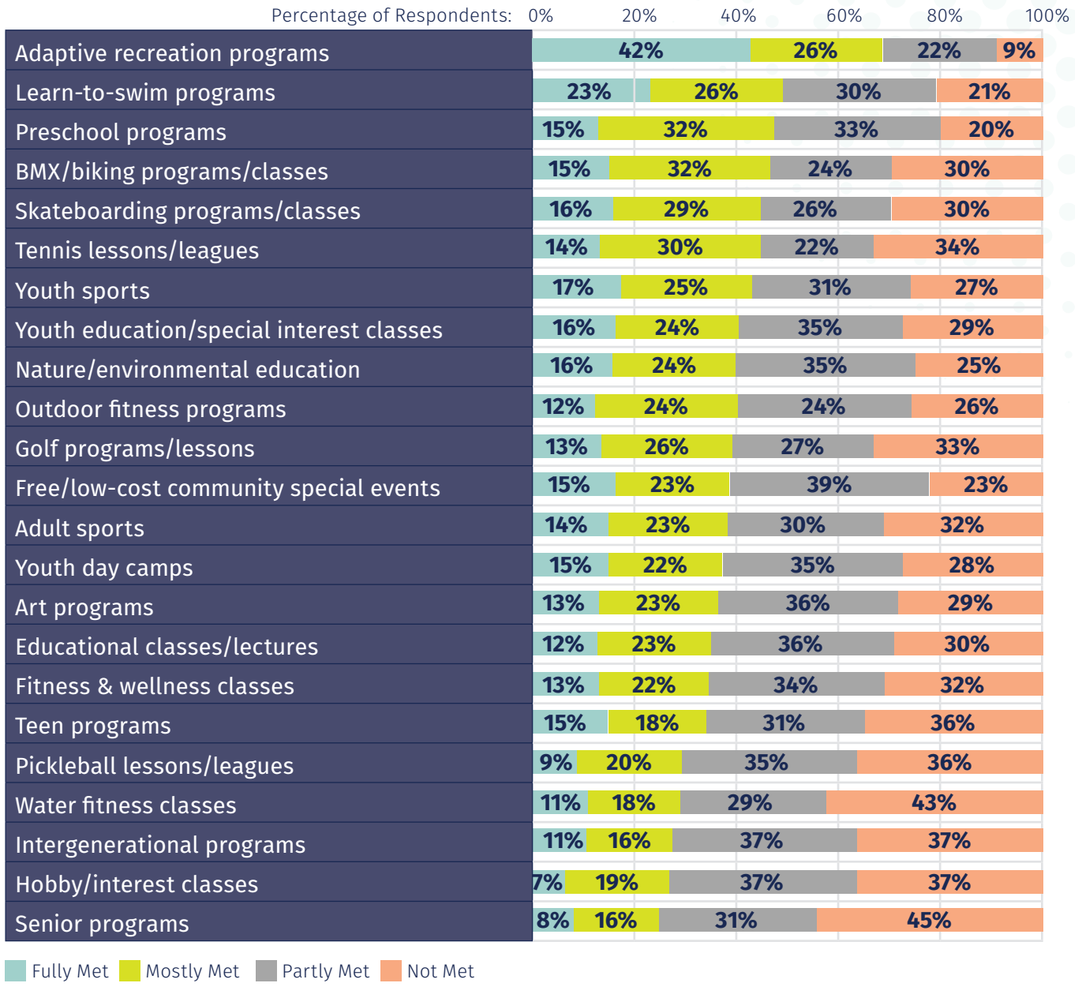
Q4b. Estimated number of residents who have a need for Recreation

BASED ON AN ESTIMATED 59,667 RESIDENTS



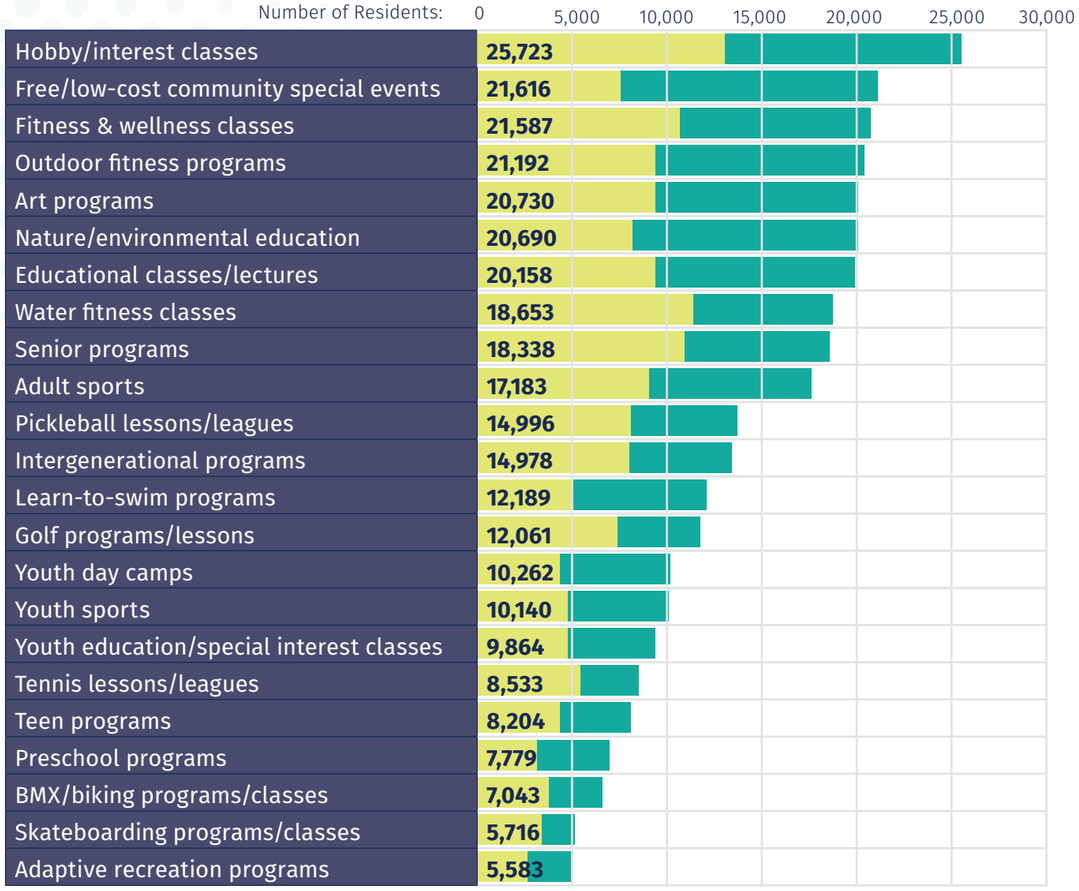
Q4c. Please indicate how well your needs are met for need for Programs and Activities

BY PERCENTAGE OF RESPONDENTS (EXCLUDING "NO NEED")



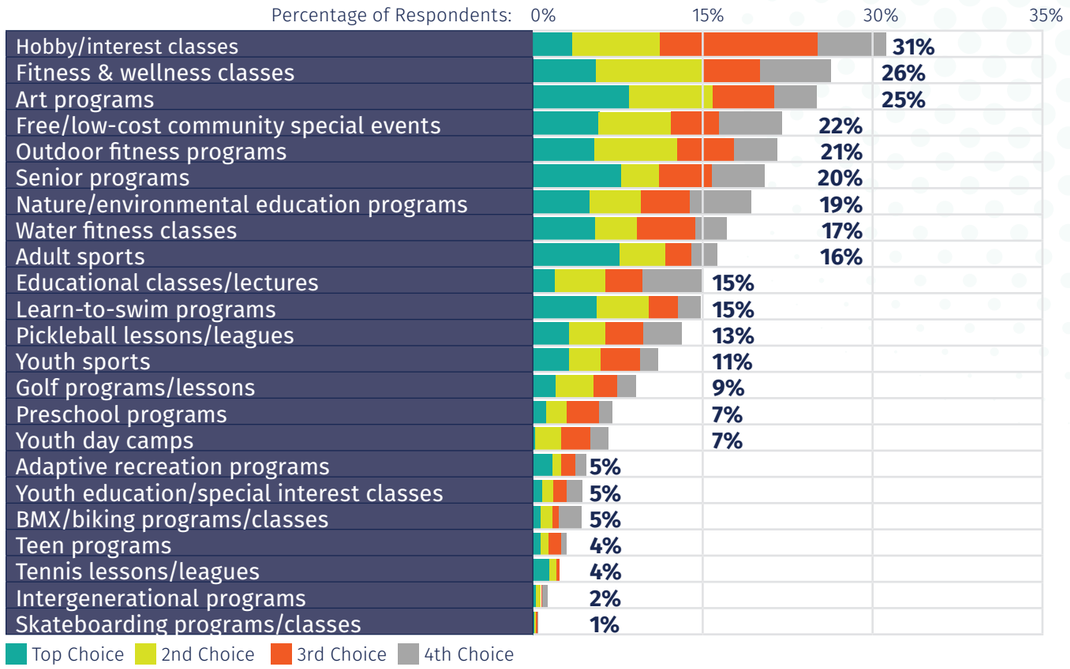
Q4d. Estimated number of residents whose program/activity needs are only "partly met" or "not met"

BY NUMBER OF RESPONDENTS WITH NEED BASED ON AN ESTIMATED 59,667 RESIDENTS



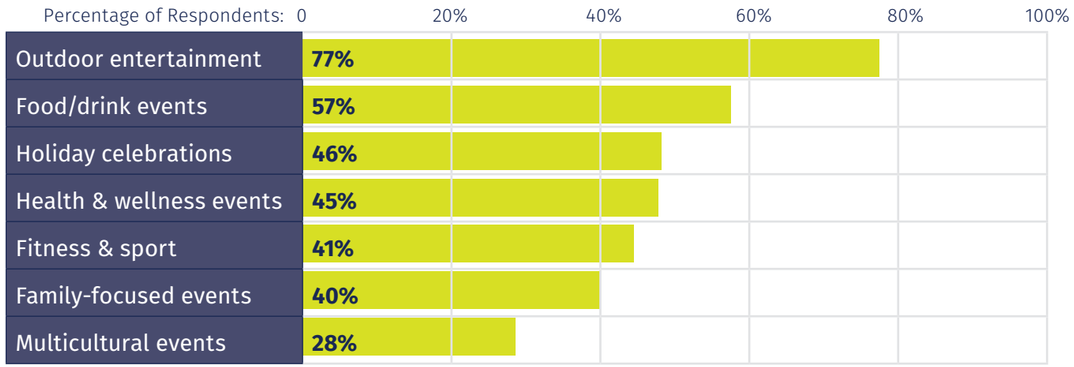
Q5. Which FOUR items are MOST IMPORTANT to your household?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES

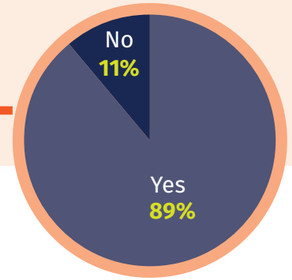


Q7. Please CHECK ALL the following single-day or multi-day event concepts you or members of your household would most enjoy or are interested in.

BY PERCENTAGE OF RESPONDENTS

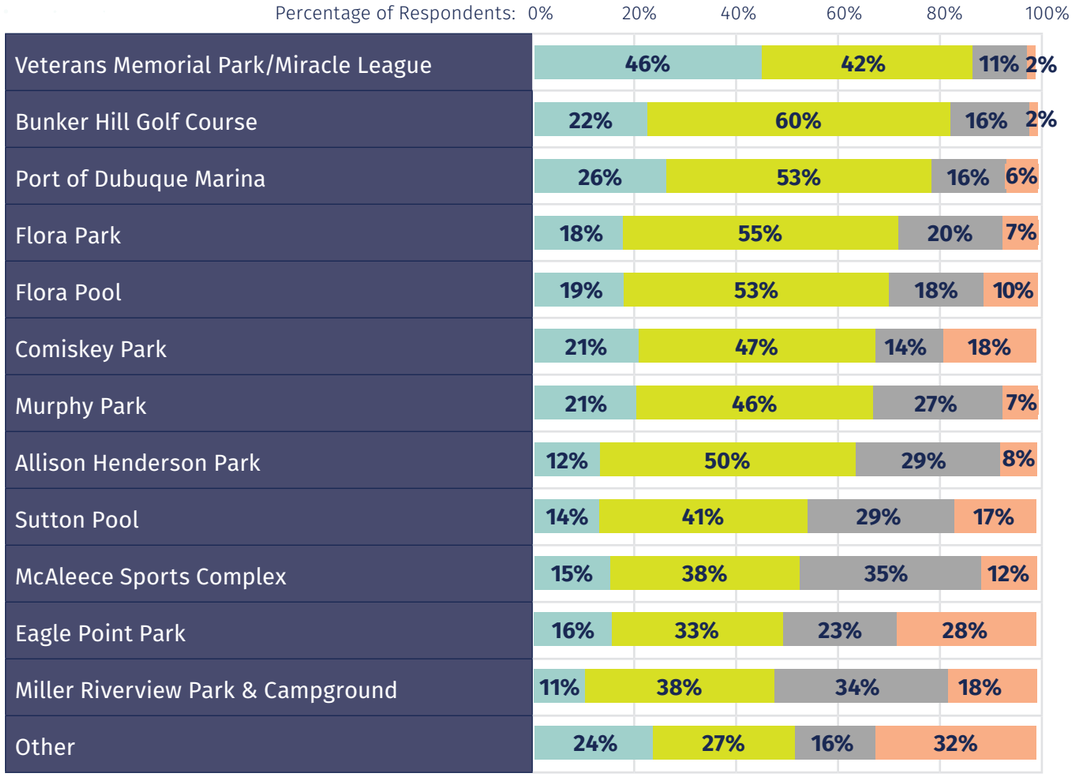


Q8. Have you and/or members of your household visited any City of Dubuque parks or recreation facilities during the past year? BY PERCENTAGE OF RESPONDENTS



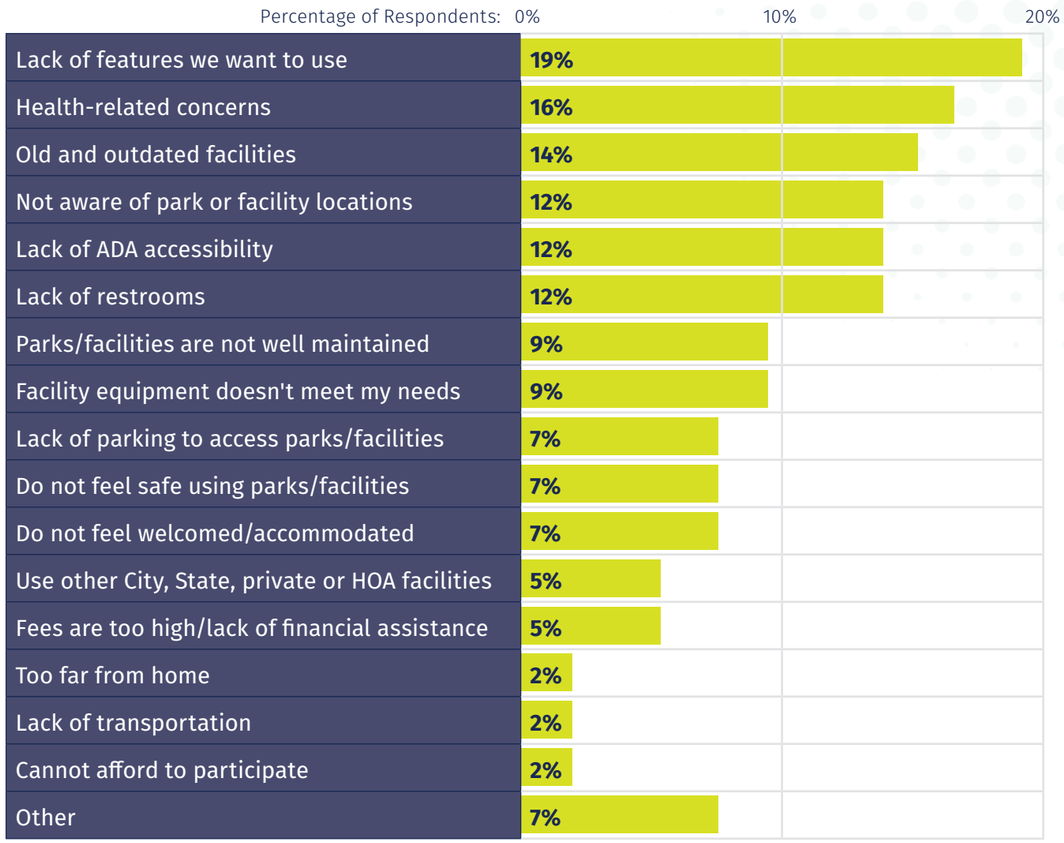
Q8a. Please rate the maintenance level and overall condition of each of the parks and recreation facilities listed below.

BY PERCENTAGE OF RESPONDENTS (WITHOUT "DON'T KNOW")



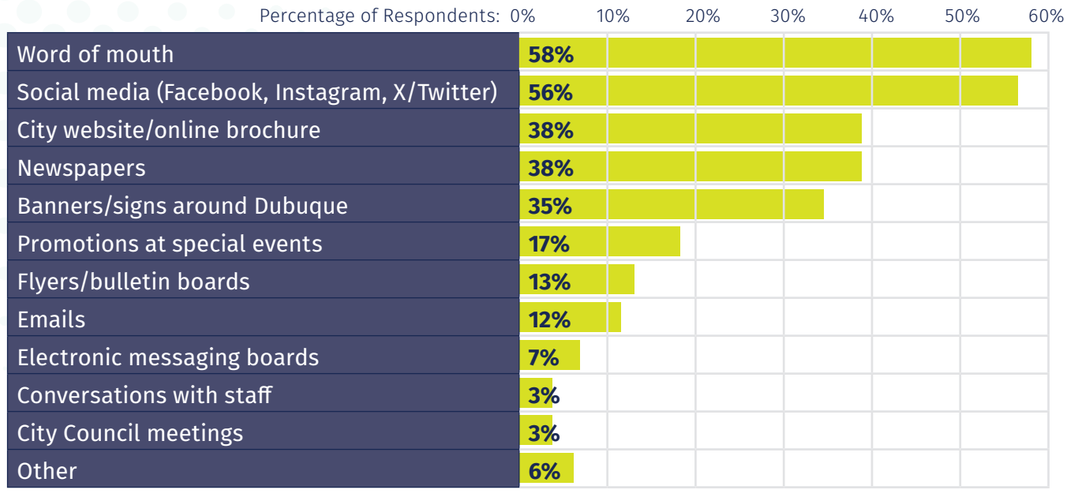
Q8b. Please CHECK ALL the reasons you have not visited or have not visited City of Dubuque parks or recreation facilities more often.

BY PERCENTAGE OF RESPONDENTS (WITHOUT "DON'T KNOW")



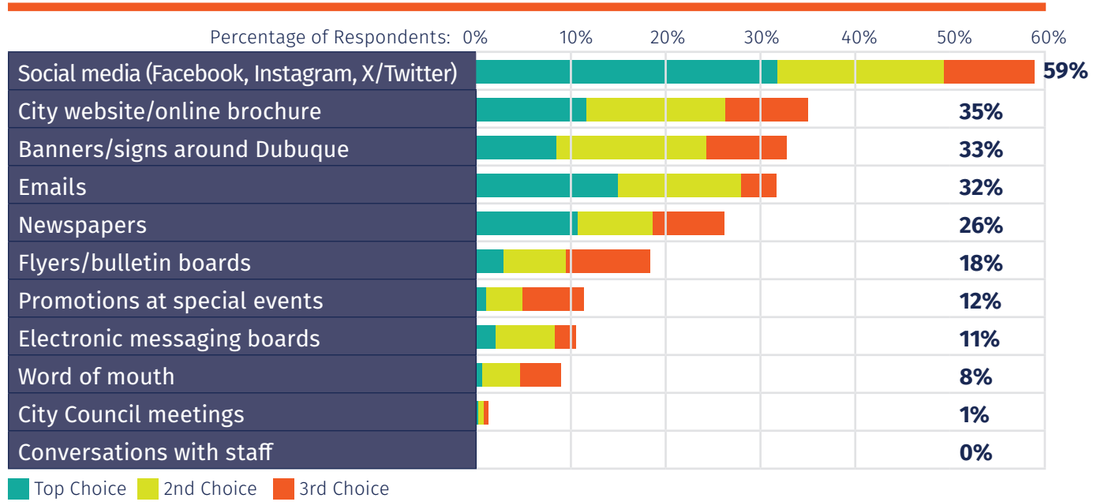
Q9. From the following list, please CHECK ALL the ways you learn about City of Dubuque parks, recreation facilities, programs, and events.

BY PERCENTAGE OF RESPONDENTS



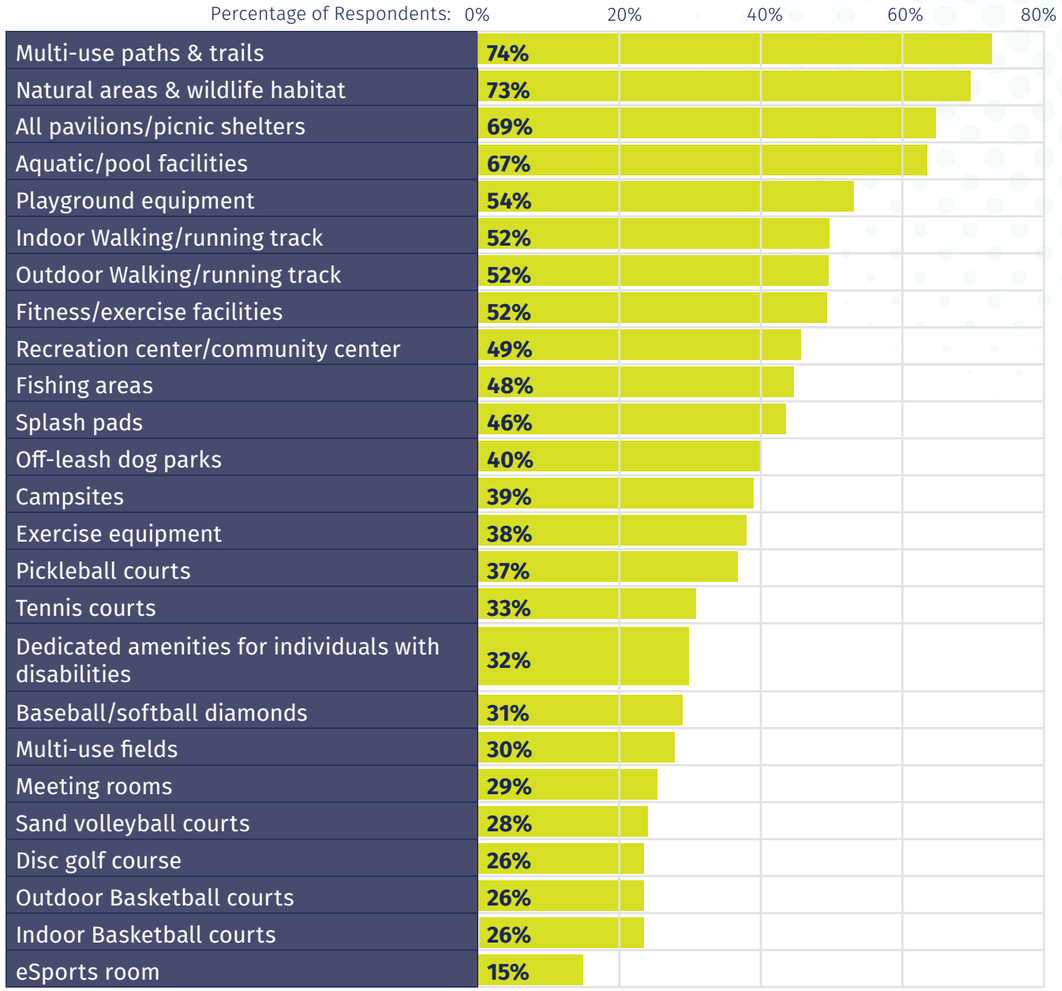
Q9a. Which THREE methods of communication would you MOST PREFER the City to use to communicate with you about Parks and Recreation services?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP THREE CHOICES



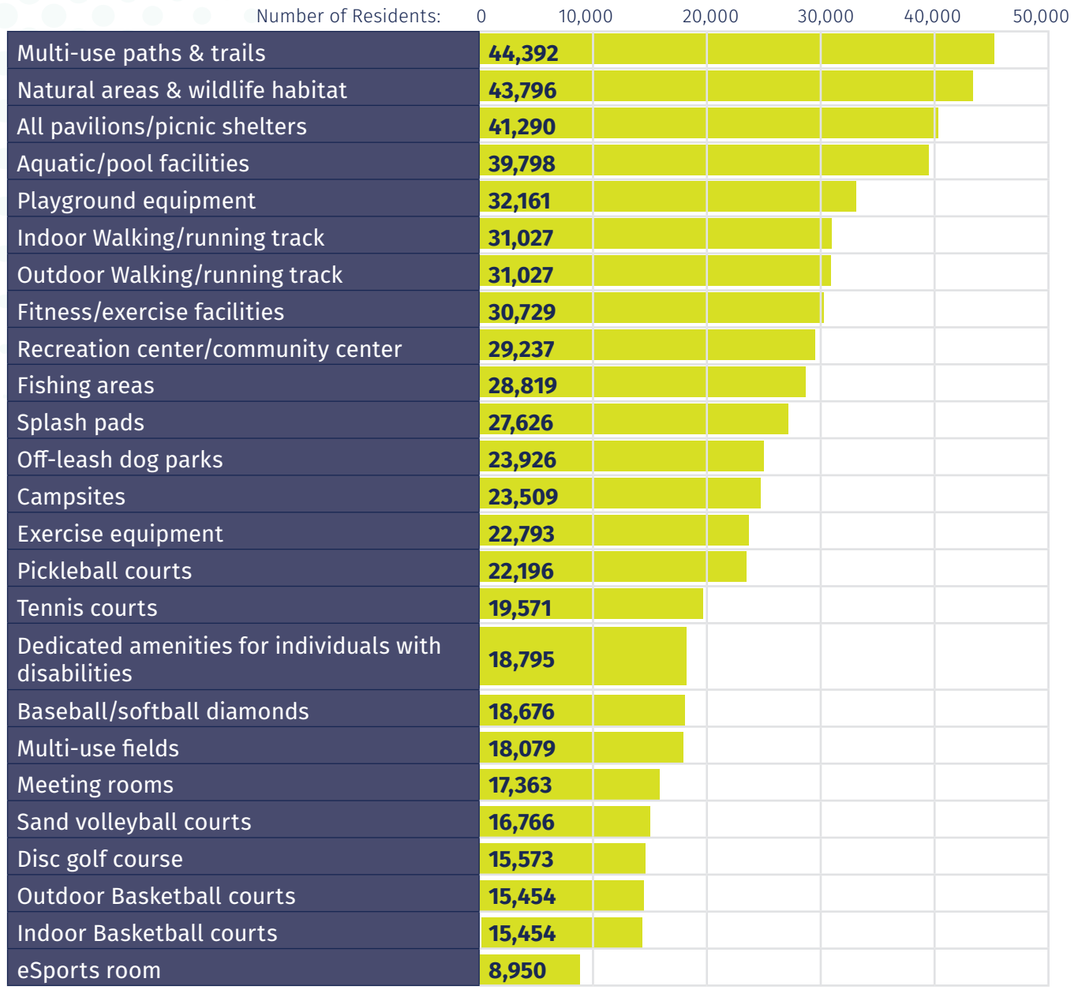
Q10. Need for Facilities and Amenities

BY PERCENTAGE OF RESPONDENTS WHO INDICATED NEED



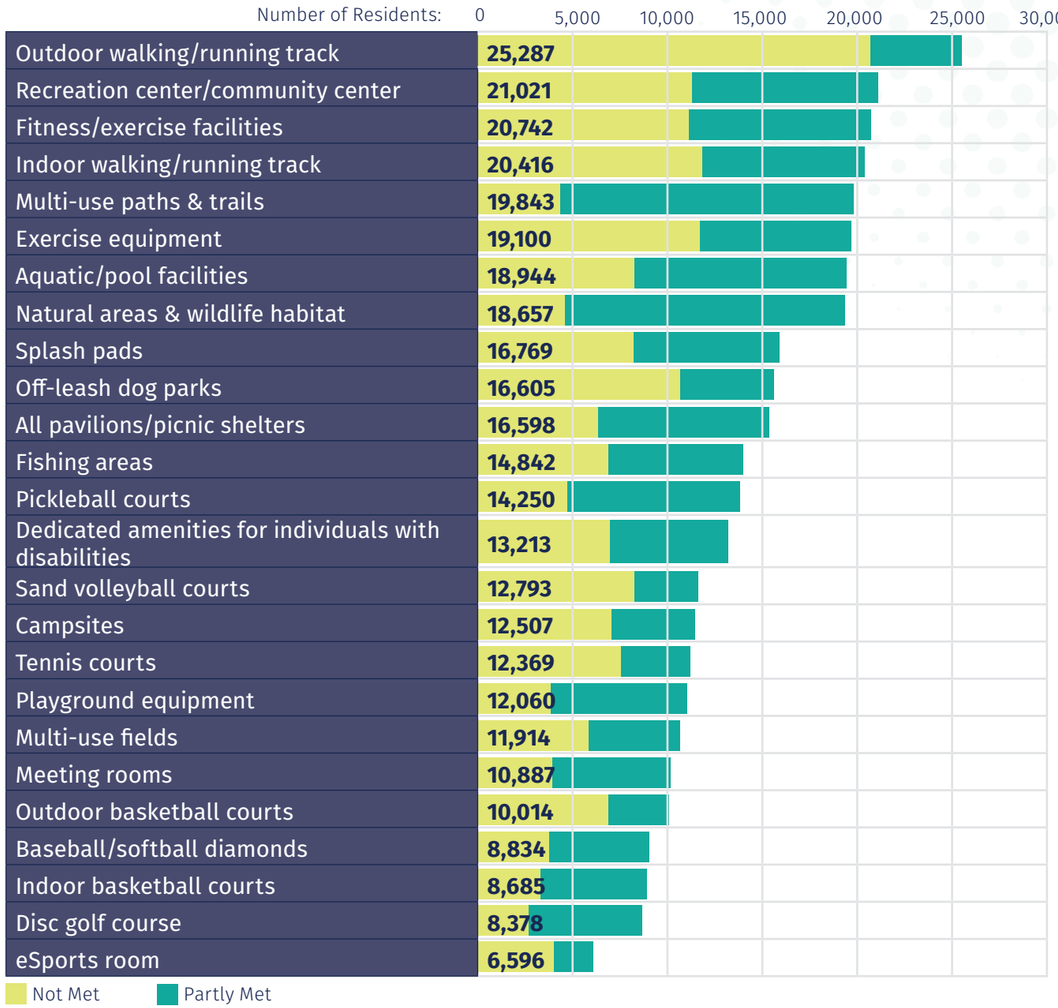
Q10b. Estimated number of residents who have a need for facilities & amenities

BY NUMBER OF RESPONDENTS BASED ON AN ESTIMATED 59,667 RESIDENTS



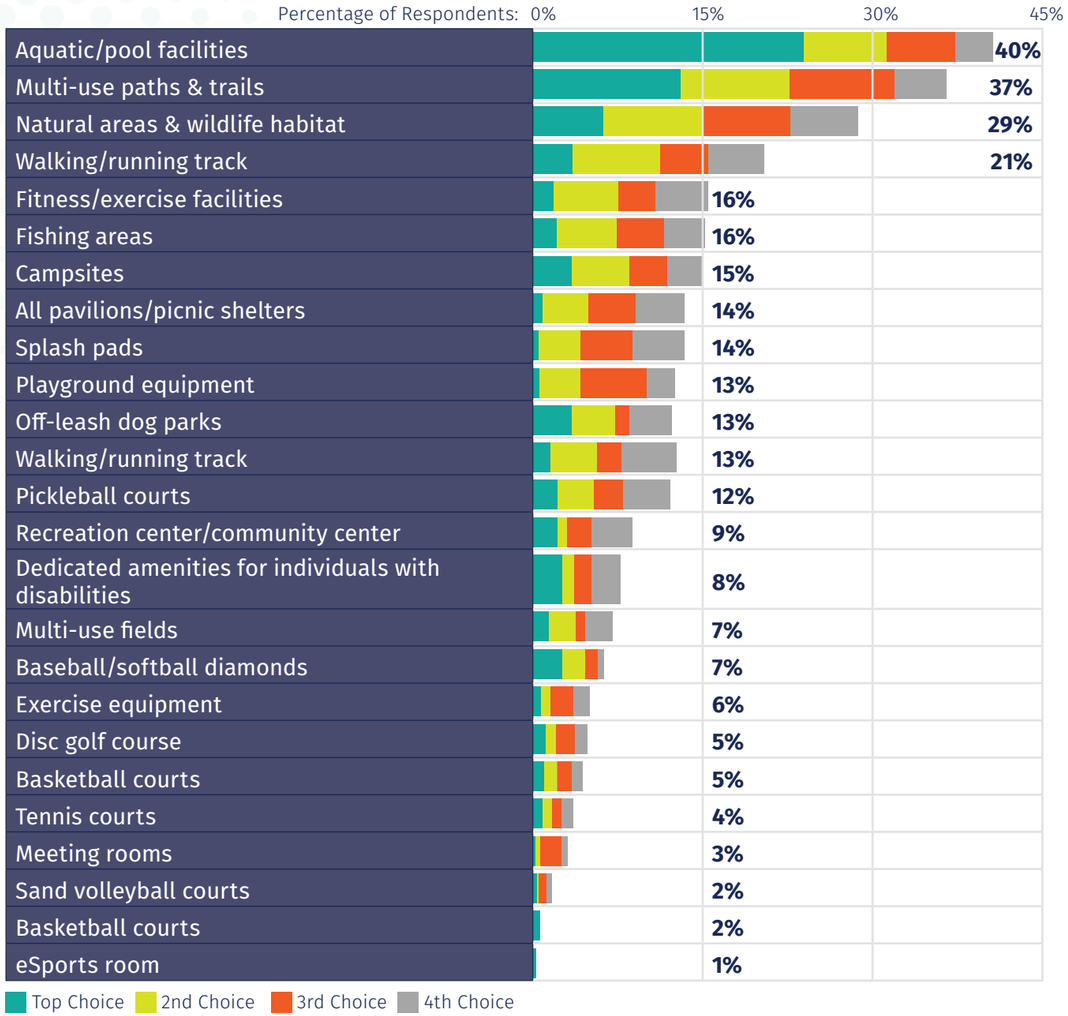
Q10d. Estimated number of residents whose facility and amenity needs are only “partly met" or “not met”

BY NUMBER OF RESPONDENTS WITH NEED BASED ON AN ESTIMATED 59,667 RESIDENTS



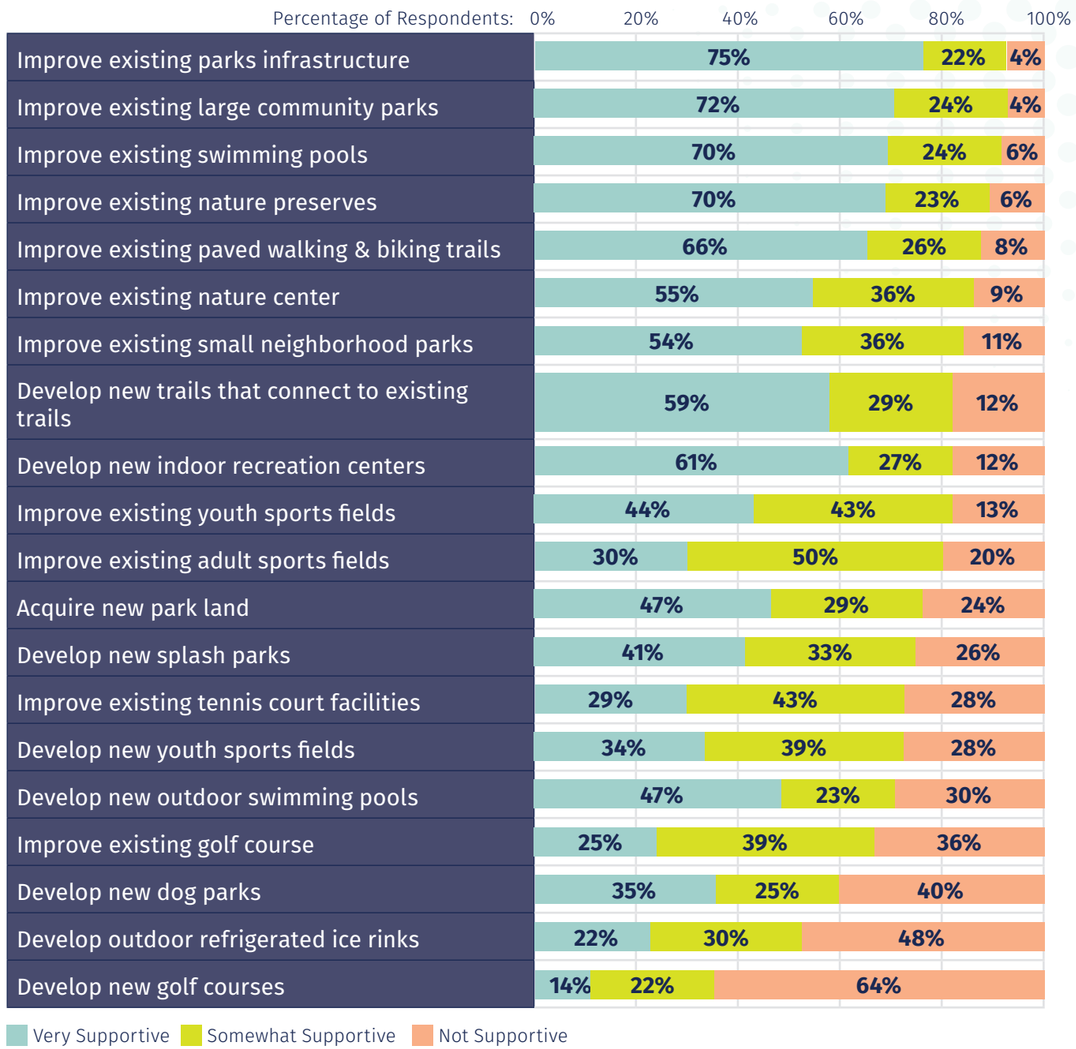
Q11. Which FOUR items are MOST IMPORTANT to your household?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



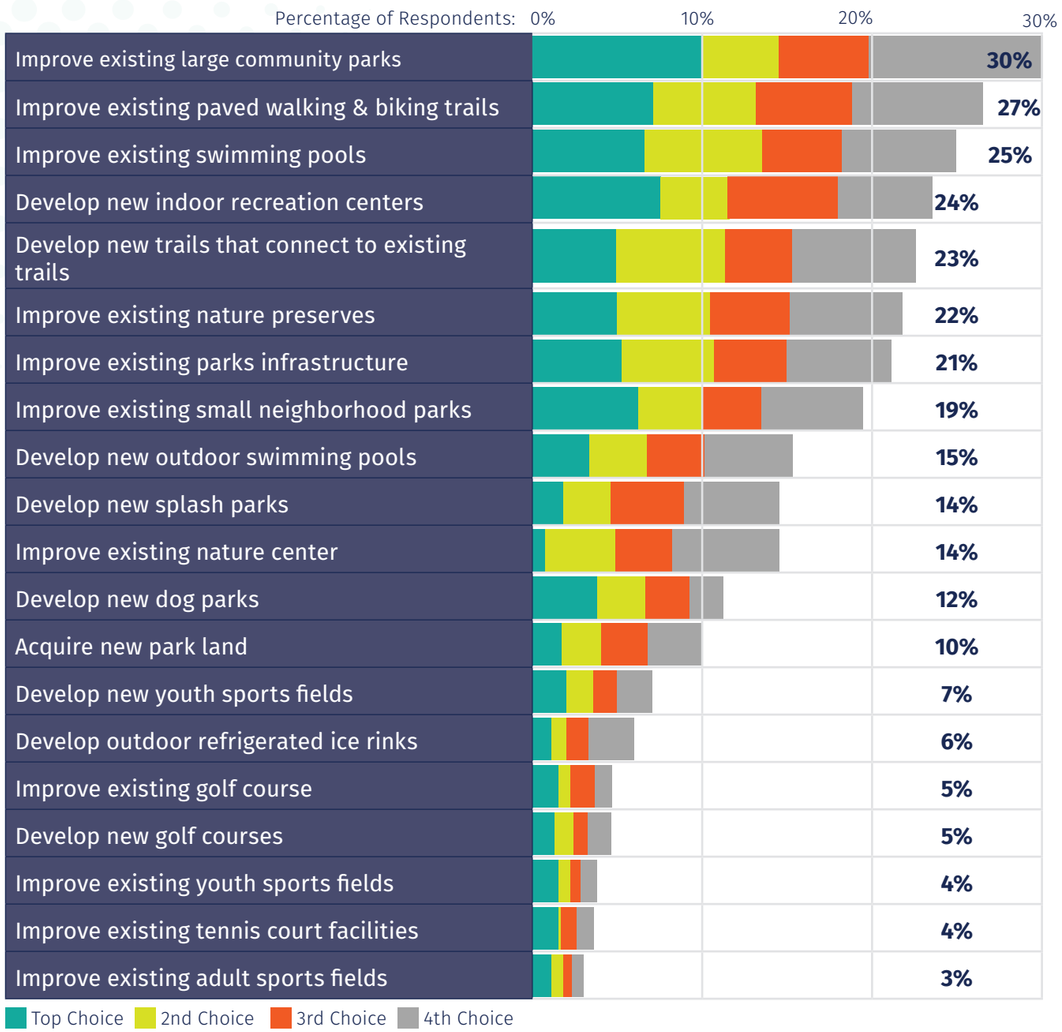
Q13. Listed below are actions the City of Dubuque could take to improve its parks and recreation system. Please indicate your support for each potential action.

BY PERCENTAGE OF RESPONDENTS (EXCLUDING "NO NEED")



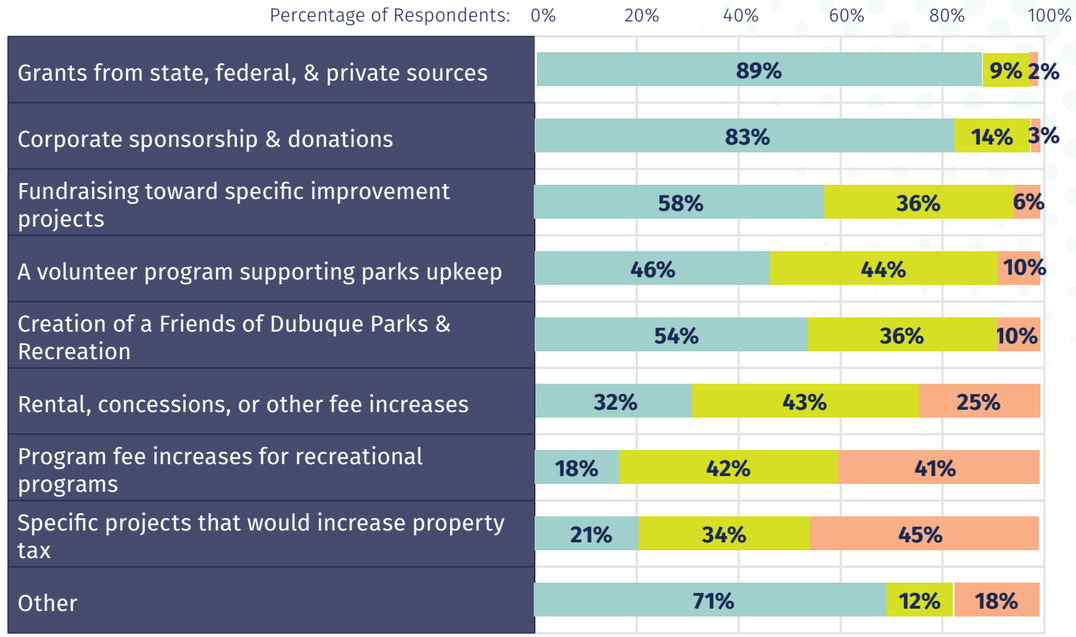
Q14. Which FOUR of the items listed in Question 13 would you be MOST WILLING to fund with additional tax dollars?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP FOUR CHOICES



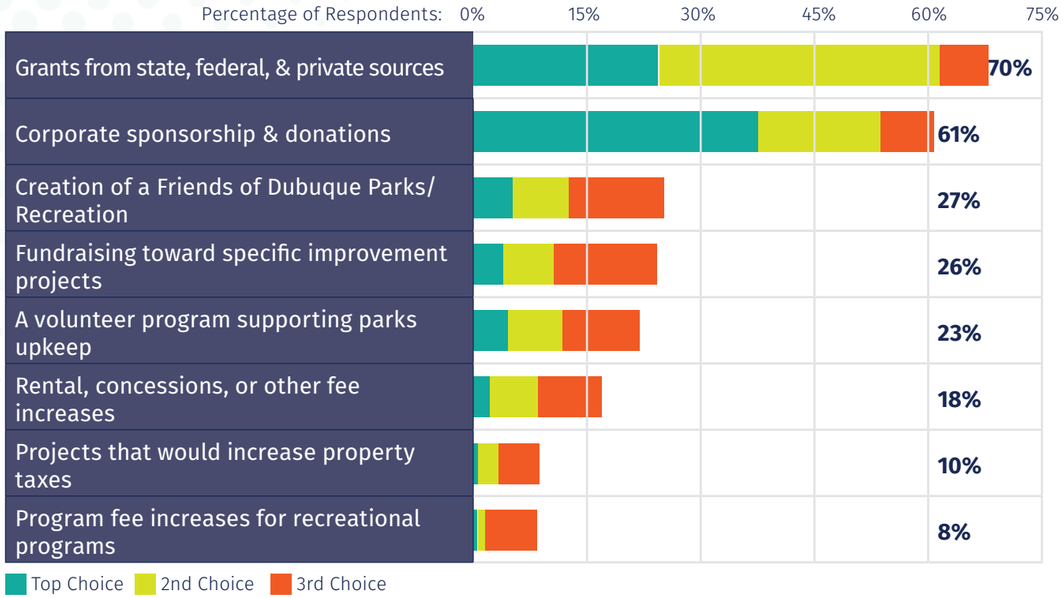
Q15. Listed below are various funding mechanisms that could be used to fund the actions you indicated you would be most willing to support in Question 14.

BY PERCENTAGE OF RESPONDENTS (WITHOUT "NOT SURE")



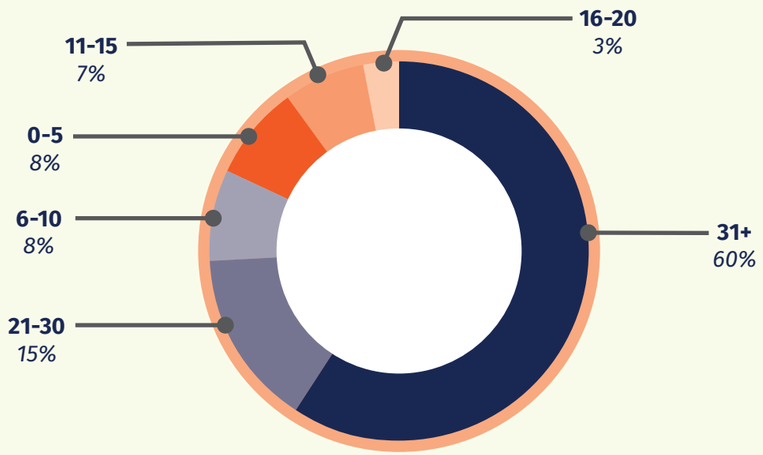
Q16. Which THREE of the items listed in Question 15 would you be MOST WILLING to support?

BY PERCENTAGE OF RESPONDENTS WHO SELECTED THE ITEMS AS ONE OF THEIR TOP THREE CHOICES

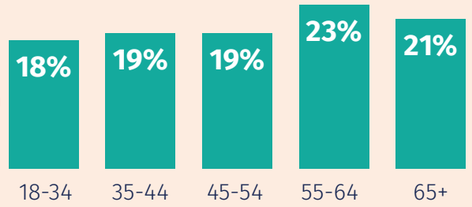


Q17. How many years have you lived in Dubuque? (without "not provided")

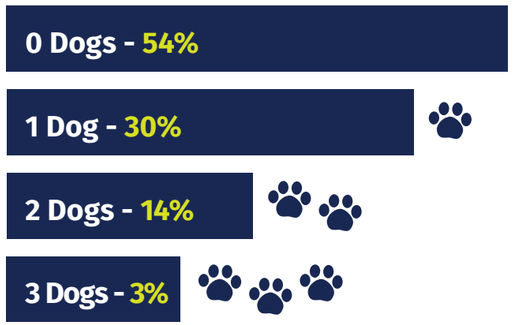
BY PERCENTAGE OF RESPONDENTS (WITHOUT "NOT PROVIDED")



Q18. What is your age?
BY PERCENTAGE OF RESPONDENTS
(WITHOUT "NOT PROVIDED")

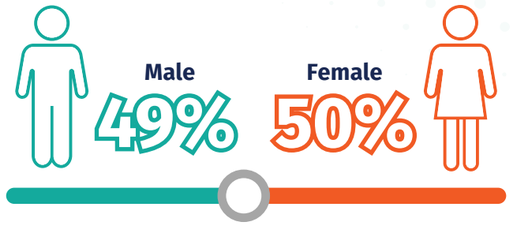


Do you have any dogs in the house?
122 RESPONSES

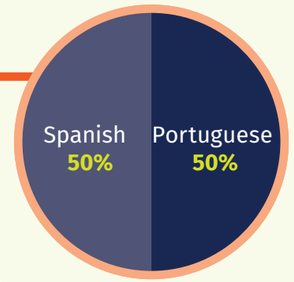


Q20. Your gender identity
BY PERCENTAGE OF RESPONDENTS
(WITHOUT "NOT PROVIDED")

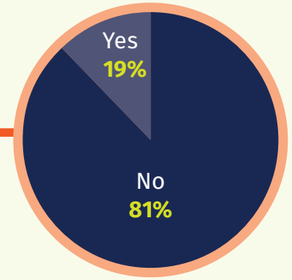
1% prefer to self describe



Q23a. What is the primary language spoken in your home?
BY PERCENTAGE OF RESPONDENTS WHO DID NOT INDICATE ENGLISH



Q24. Does anyone in your household have a disability?
BY PERCENTAGE OF RESPONDENTS
(WITHOUT "NOT PROVIDED")

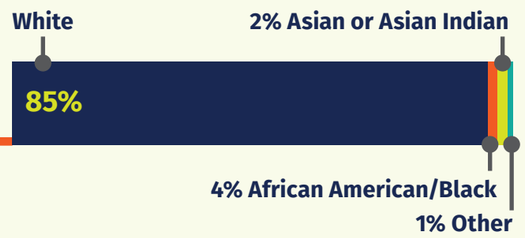


What is your total annual household income?
111 RESPONSES

Q21. Are you or other members of your household of Hispanic or Latino Ancestry?
BY PERCENTAGE OF RESPONDENTS
(WITHOUT "NOT PROVIDED")



Q22. Which of the following best describes your race/ethnicity?
BY PERCENTAGE OF RESPONDENTS



Q23. Is English the primary language spoken in your home?
BY PERCENTAGE OF RESPONDENTS
(WITHOUT "NOT PROVIDED")



PRIORITY INVESTMENT RATINGS

The Priority Investment Rating (PIR) was developed by ETC Institute to provide governments with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The PIR was developed by ETC Institute to identify the facilities and programs residents think should receive the highest priority for investment. The PIR reflects the importance residents place on items (sum of top 4 choices) and the unmet needs (needs that are only being partly or not met) for each facility/program relative to the facility/program that rated the highest overall. Since decisions related to future investments should consider both the level of unmet need and the importance of facilities and programs, the PIR weights each of these components equally.

The PIR reflects the sum of the Unmet Needs Rating (UNR) and the Importance Rating (IR) as shown in the equation below:

PIR = UNR + IR

For example, suppose the UNR for playgrounds is 26.5 (out of 100) and the IR for playgrounds is 52 (out of 100), the PIR for playgrounds would be 78.5 (out of 200).

How to Analyze the Charts:

High-Priority
Areas are those with a PIR of at least 100. A rating of 100 or above generally indicates there is a relatively high level of unmet need and residents generally think it is important to fund improvements in these areas. Improvements in this area are likely to have a positive impact on the greatest number of residents.

Medium-Priority
Areas are those with a PIR of 51-99. A rating in this range generally indicates there is a medium to high level of unmet need or a significant percentage of residents generally think it is important to fund improvements in these areas.

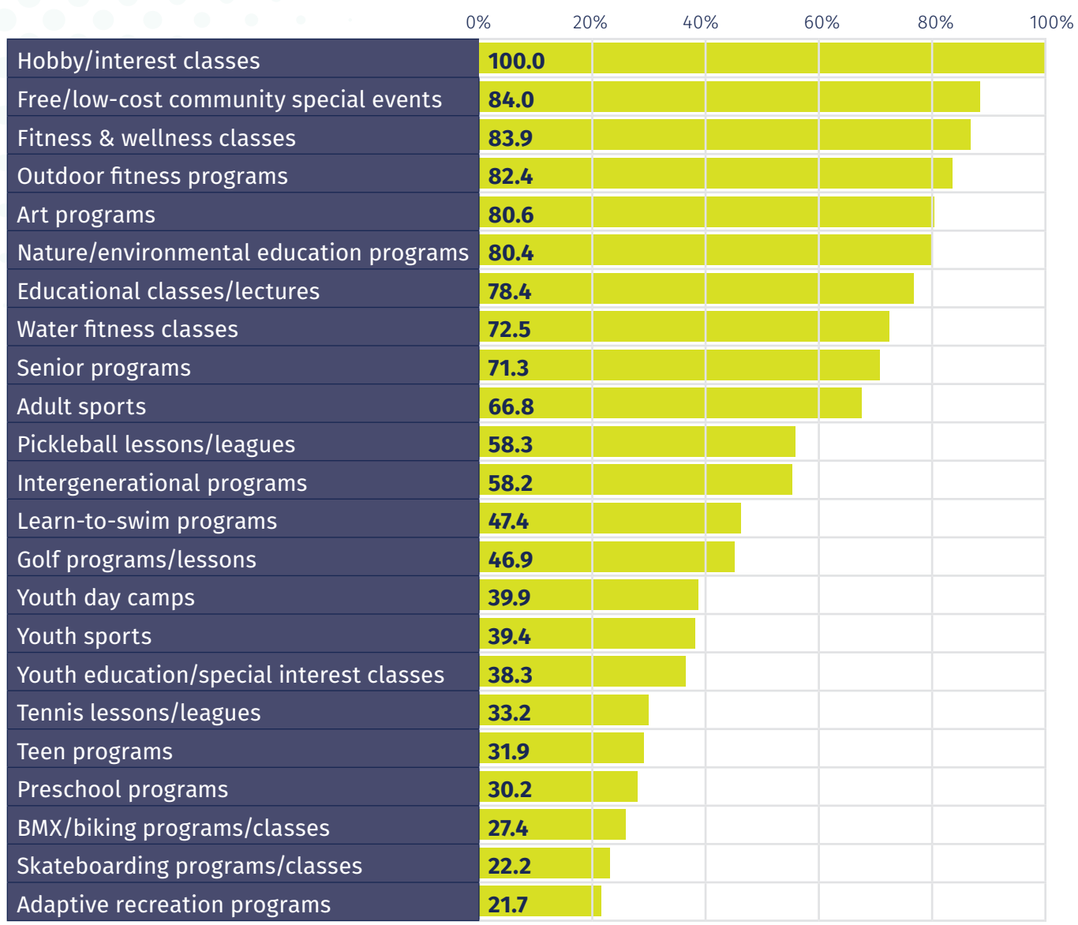
Low-Priority
Areas are those with a PIR below 50. A rating in this range generally indicates there is a relatively low level of unmet need and residents do not think it is important to fund improvements in these areas. Improvements may be warranted if the needs of very specialized populations are being targeted.

The following pages show the UNR, IR, and PIR for facilities and programs.

Unmet Needs Rating for Programs/Activities

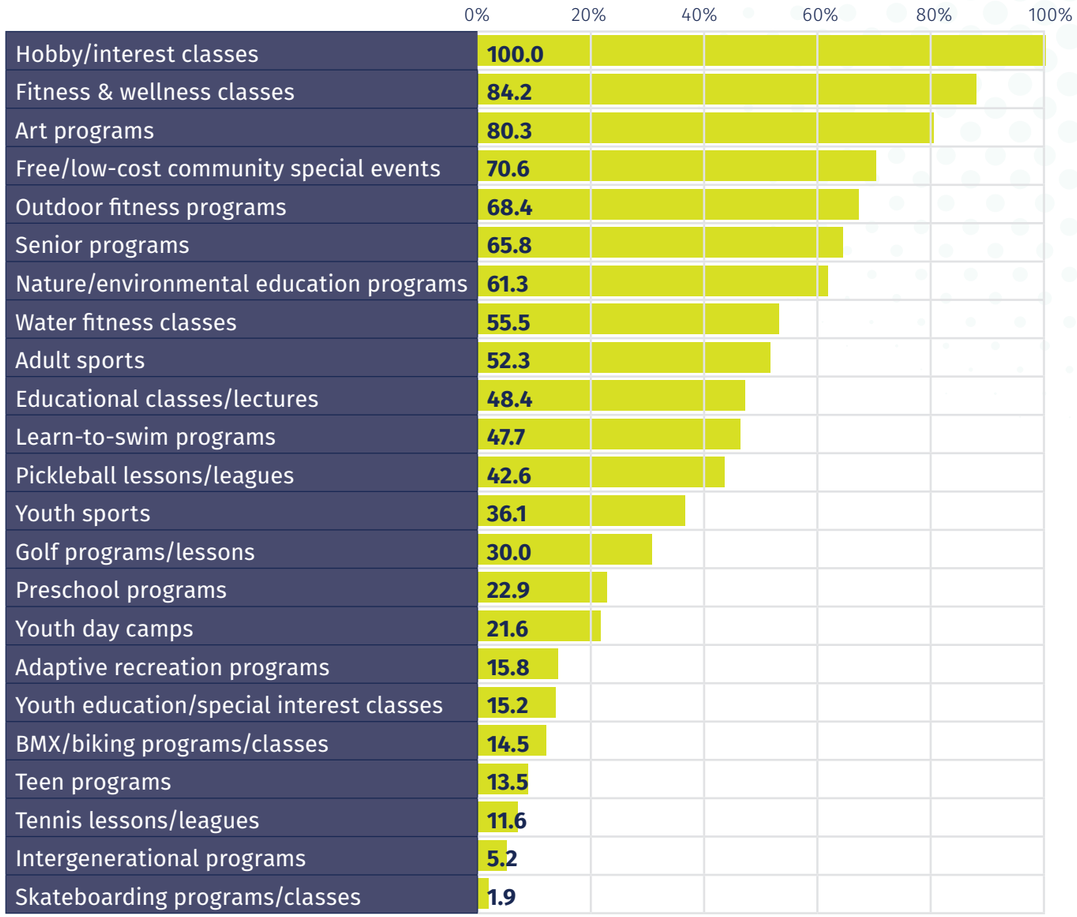
THE RATING FOR THE ITEM WITH THE MOST UNMET NEED=100

THE RATING OF ALL OTHER ITEMS REFLECTS THE RELATIVE AMOUNT OF UNMET NEED FOR EACH ITEM COMPARED TO THE ITEM WITH THE MOST UNMET NEED

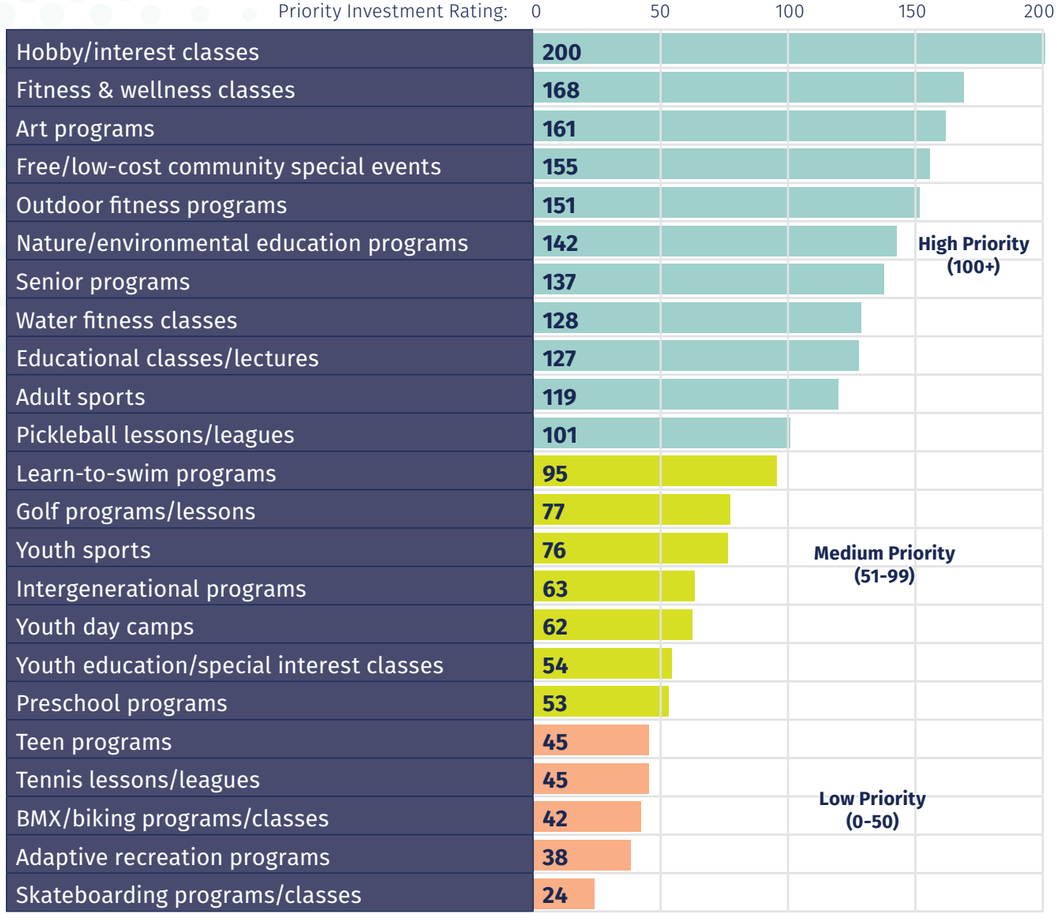


Importance Rating for Programs/Activities

THE RATING FOR THE ITEM RATED AS THE MOST IMPORTANT=100



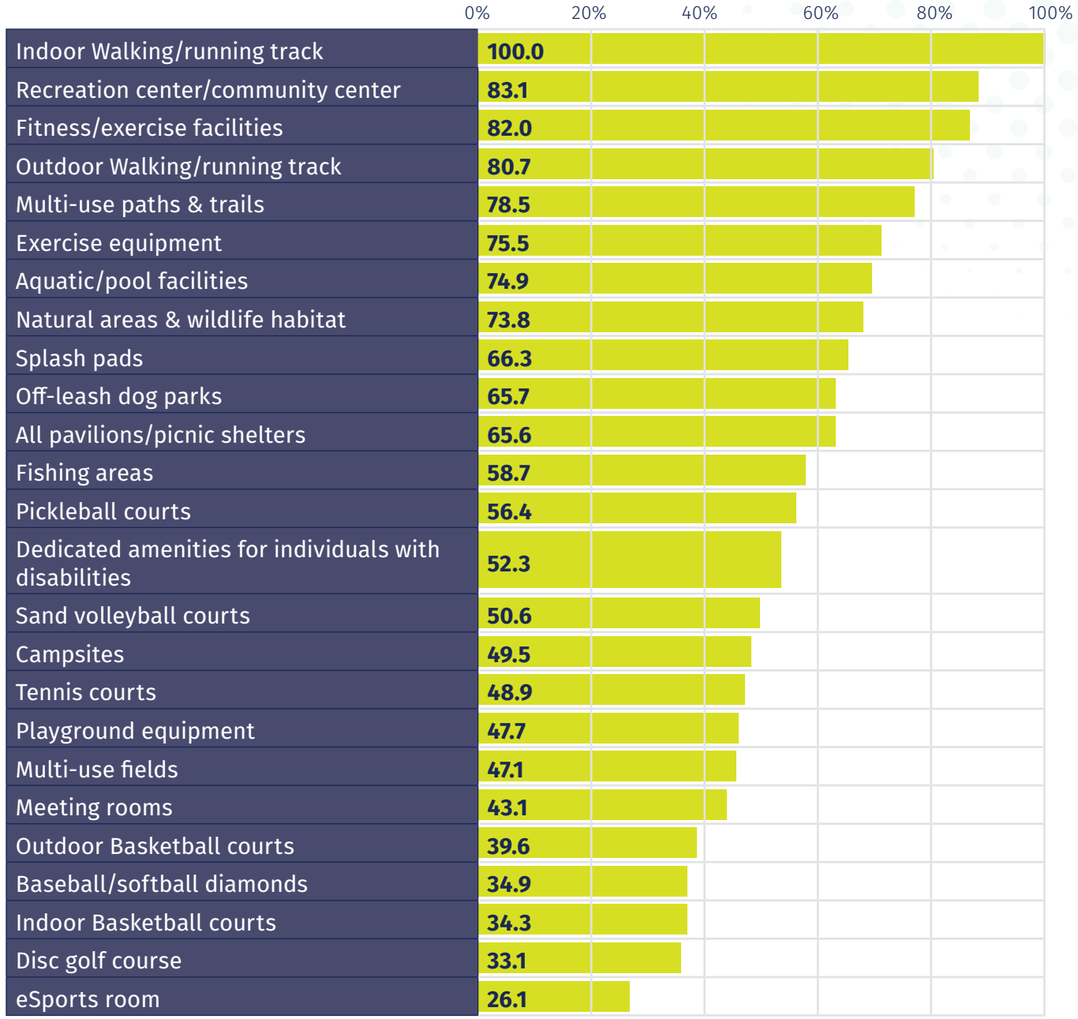
Top Priorities for Investment for Parks and Recreation Programs Based on Priority Investment Rating



Unmet Needs Rating for Facilities and Amenities

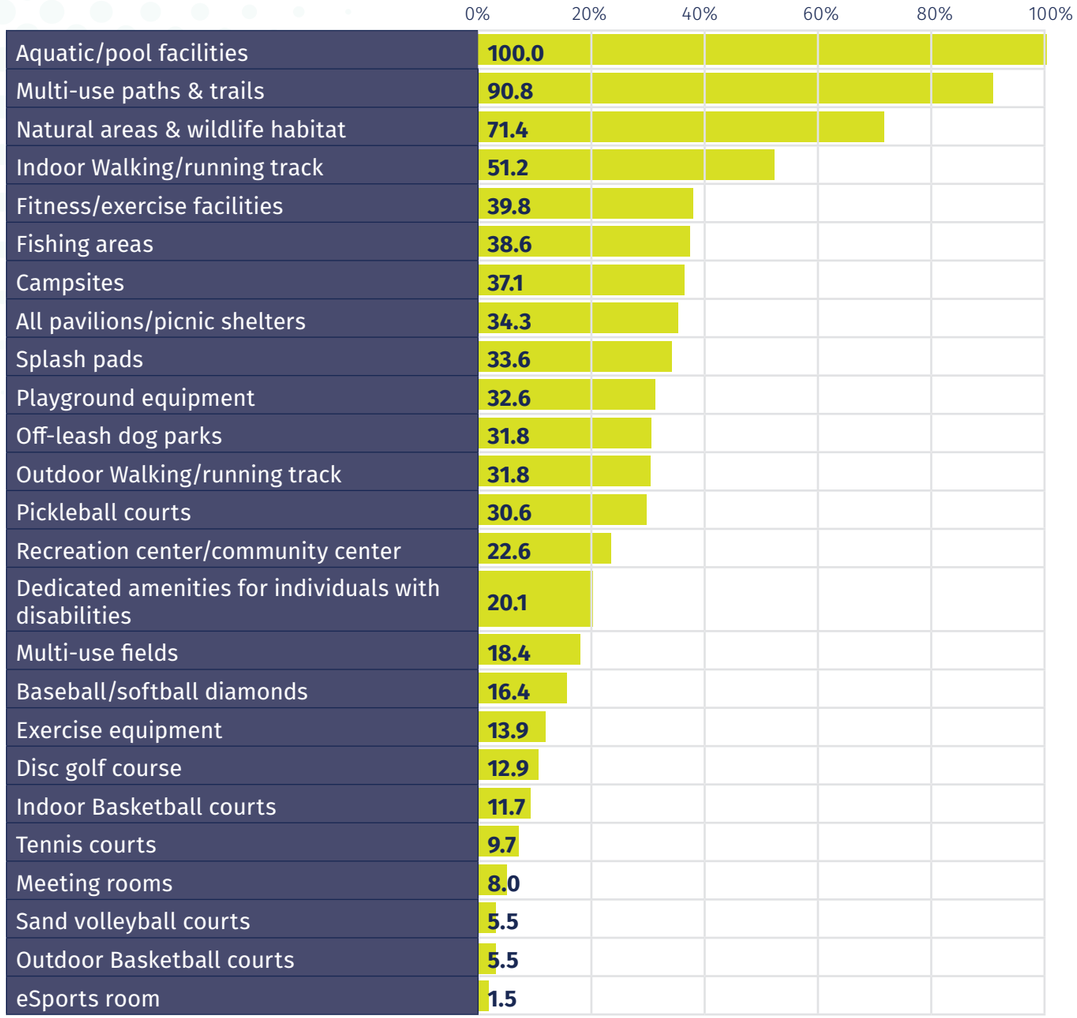
THE RATING FOR THE ITEM WITH THE MOST UNMET NEED=100

THE RATING OF ALL OTHER ITEMS REFLECTS THE RELATIVE AMOUNT OF UNMET NEED FOR EACH ITEM COMPARED TO THE ITEM WITH THE MOST UNMET NEED

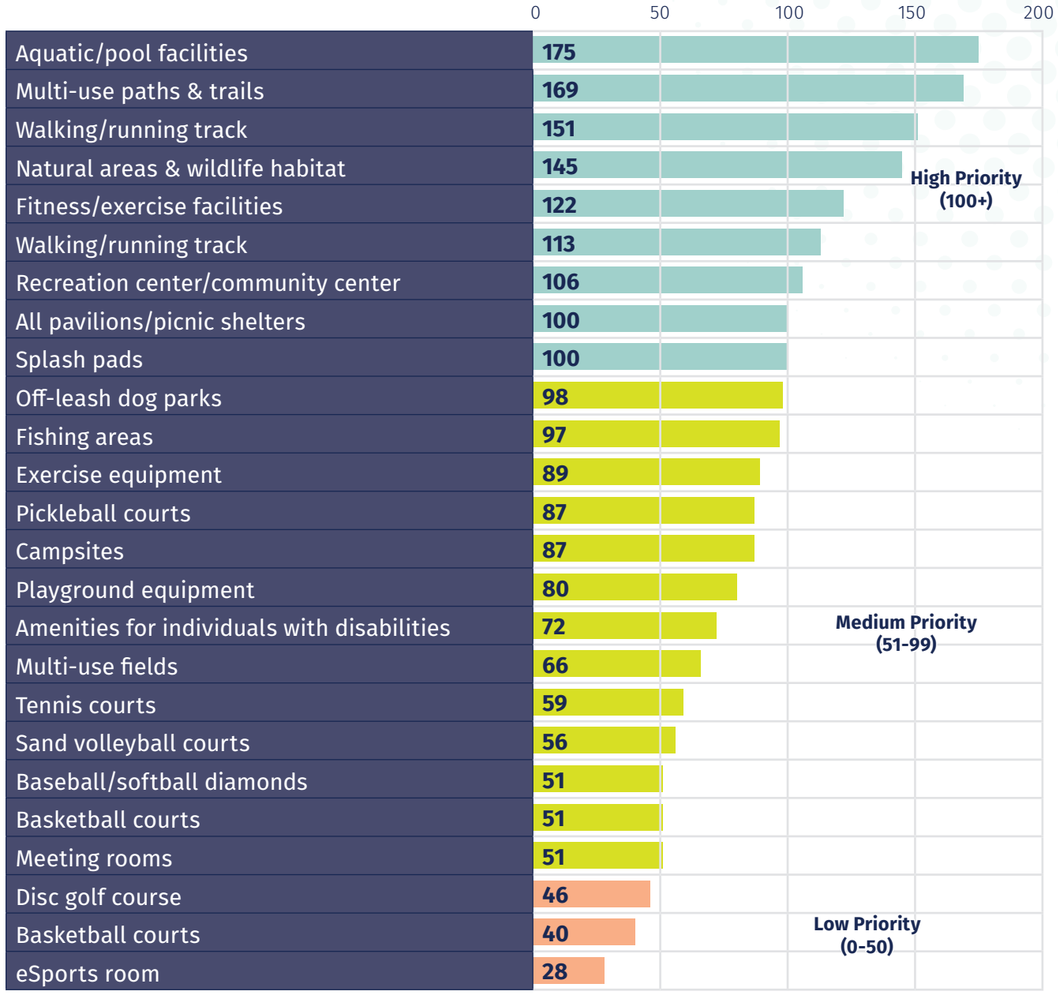


Importance Rating for Facilities and Amenities

THE RATING FOR THE ITEM RATED AS THE MOST IMPORTANT=100



Top Priorities for Investment for Facilities and Amenities Based on Priority Investment Rating

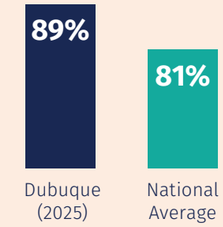


NATIONAL BENCHMARKING

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Dubuque is not Authorized without written consent from ETC Institute.

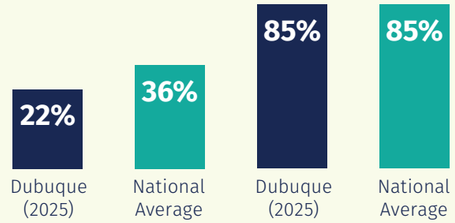
Have you or any members of your household visited any parks or recreation facilities or amenities in your community during the past year?

BY % OF RESPONDENTS



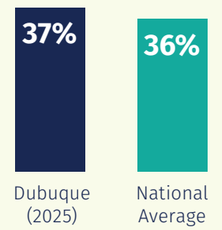
Overall condition of all the parks and recreation facilities and amenities you and the members of your households have visited over the past year.

BY % OF RESPONDENTS



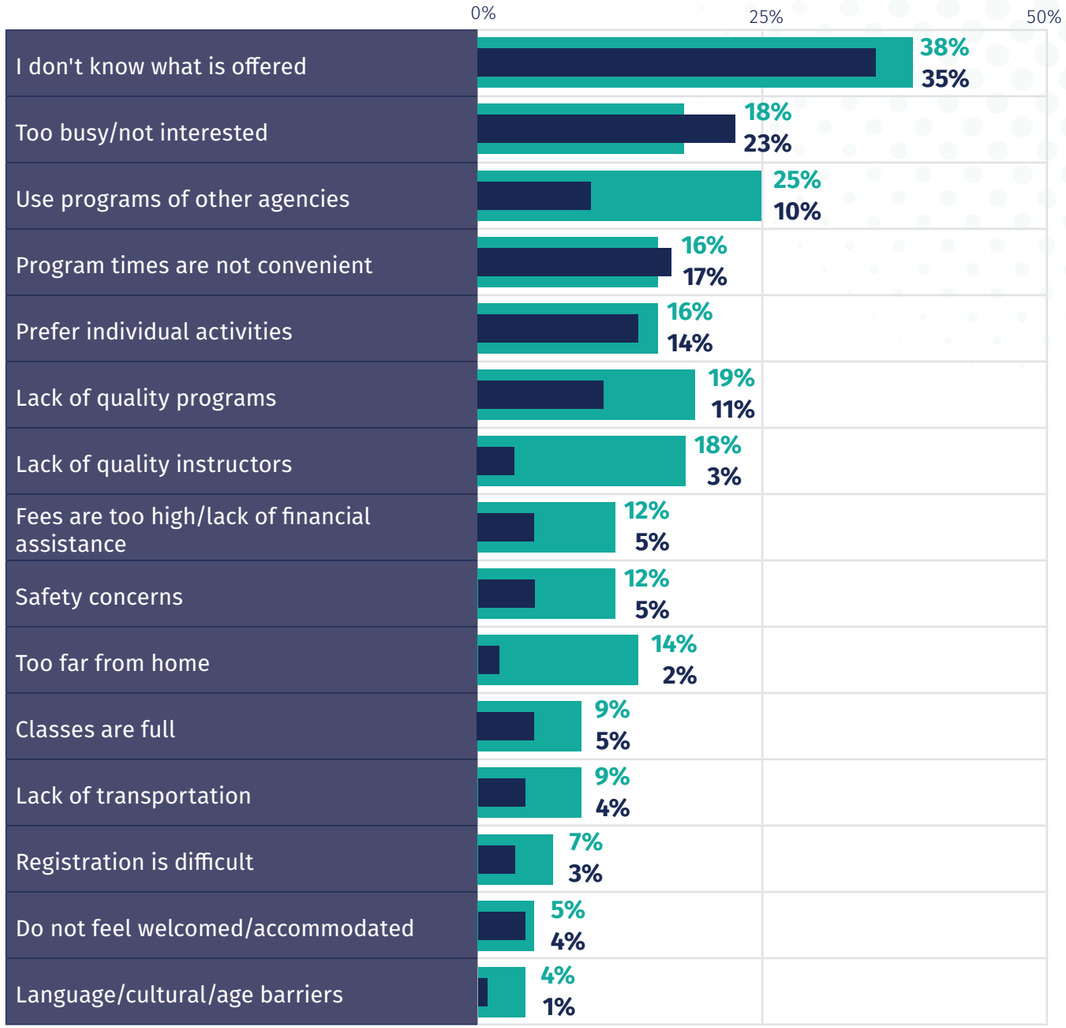
Have you or any members of your household participated in any recreation programs offered in your community during the past year?

BY % OF RESPONDENTS



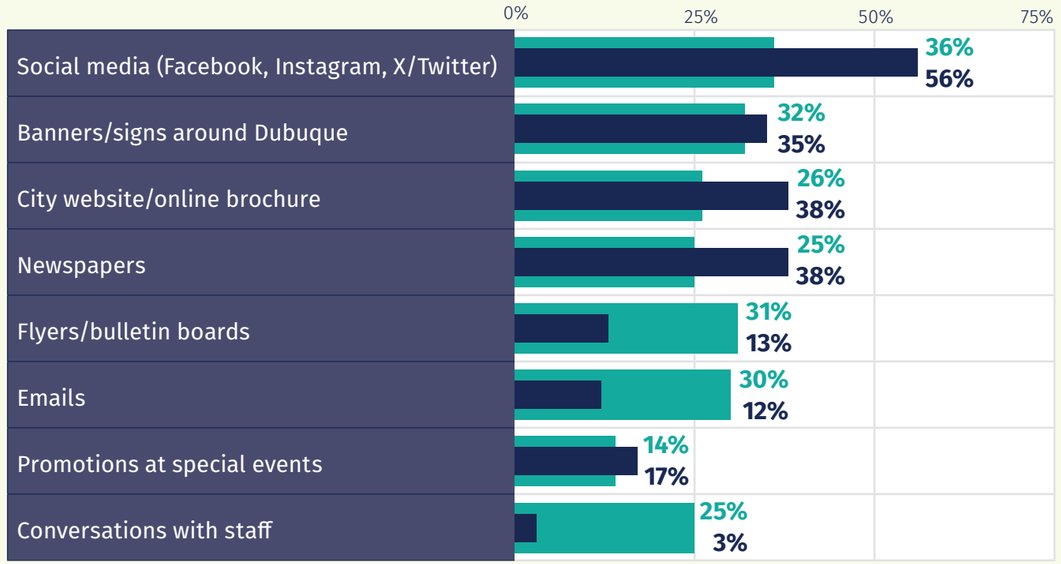
Barriers to Recreation Program Participation

BY % OF RESPONDENTS



Barriers to Recreation Program Participation

BY % OF RESPONDENTS



Top 10 Capital Needs Based on Statistically-Valid Survey

1 Aquatic/Pool Facilities



2 Multi-Use Paths and Trails



3 Walking/Running Track



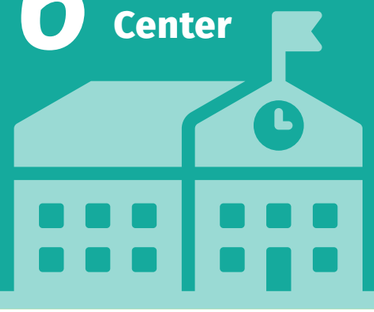
4 Natural Areas and Wildlife Habitat



5 Fitness and Exercise Facilities (Indoor)



6 Recreation/Community Center



7 Pavillions/Picnic Shelters



8 Splash Pads



9 Off-Leash Dog Parks

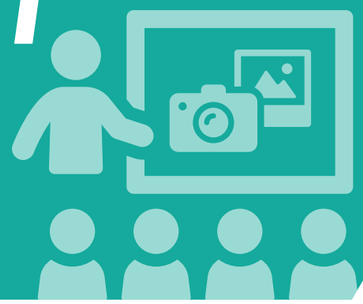


10 Fishing Areas



Top 10 Program Needs Based on Statistically-Valid Survey

1 Hobby/Interest Classes



2 Fitness and Wellness Classes



3 Art Programs



4 Free/Low-Cost Special Events



5 Outdoor Fitness Programs



6 Nature/Environmental Education



7 Senior Programs



8 Water Fitness Classes



9 Education Classes/ Lectures



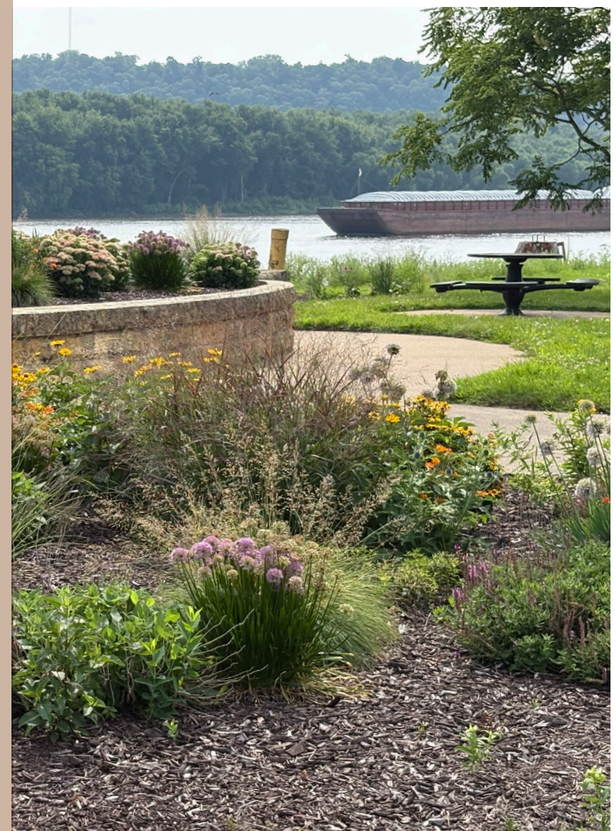
10 Adult Sports

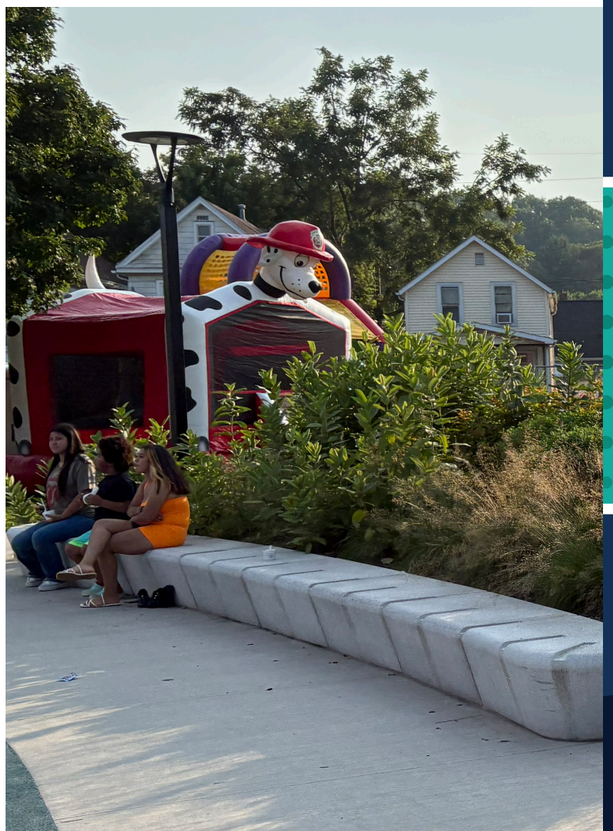




Appendix D

Paths and Trails Maintenance Guidelines





Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

PATHS AND TRAILS MAINTENANCE MANAGEMENT PLAN

Importance of Maintenance and Purpose of This Plan

Maintenance plays a crucial role in ensuring safe and efficient pedestrian and bicycle movement within the pathway network. Proper maintenance not only enhances the aesthetics of the city's pathways and promotes a positive user experience, it also helps reduce accidents and negative incidents occurring along the paths. This maintenance management plan aims to provide guidelines for maintenance best practices. This plan is meant to serve as a guideline and does not replace any existing City of Dubuque or partner governing agency standards, policies, and procedures. This Plan is designed to be a working document and should be reviewed on a regular basis and revised as appropriate. It may be used in conjunction with the city's development of an annual maintenance budget and planning. Maintenance and service levels may fluctuate from time to time due to the availability of resources, special needs or circumstances that may arise.

Quality of Work

The importance of quality of work for pathway maintenance cannot be overstated. Quality work ensures that pathways are safe, functional, and aesthetically pleasing, leading to a positive user experience and long-term sustainability. Here are some key reasons why maintaining a high standard of quality is crucial:

- Safety: Pathways are used by pedestrians, cyclists, and other users, and their safety should always be the top priority. High-quality maintenance practices help identify and address potential hazards promptly, such as uneven surfaces, potholes, or obstructions. By ensuring that pathways are in good condition, we can minimize the risk of accidents and injuries.
- User Experience: Pathways are designed to facilitate movement and provide an enjoyable experience for users. A well-maintained pathway with smooth surfaces, clear signage, and proper lighting enhances the user experience and encourages more people to utilize the pathway. Conversely, neglecting maintenance can lead to user dissatisfaction, decreased usage, and a negative perception of the overall environment.
- Longevity: Quality maintenance practices contribute to the longevity of pathways. Regular inspections, proactive repairs, and proper cleaning prevent minor issues from escalating into major problems. By addressing maintenance needs promptly and effectively, we can extend the lifespan of pathways, reducing the need for costly repairs or replacements in the future.
- Cost Savings: Investing in quality maintenance upfront can result in significant cost savings in the long run. Preventative maintenance and timely repairs help avoid more extensive damage that may require extensive reconstruction or replacement.
- Community Image: Pathways are often a reflection of the overall quality and care given to an environment. When pathways are well-maintained, they contribute to a positive community image and create a sense of pride among users and stakeholders. On the other hand, neglected pathways can give the impression of a neglected environment, impacting the overall perception of the area.

Criteria to ensure that an acceptable quality of work is met consistently include:

- All work is consistent with City maintenance standards and complies with any local standards and specifications for the design and construction of public improvements
- All work is consistent with Best Management Practices and industry standards
- All work is compliant with Federal, State and local laws and regulations
- All work is compliant with manufacturer's specifications and standards

MAINTENANCE STANDARDS FOR PATHWAYS AND TRAILHEADS

The City has adopted maintenance standards to help ensure that all pathways, trailheads, facilities, and equipment are maintained to a specified level of consistent service to produce a safe, clean, functional, and visually appealing multi-modal experience. The goal of these standards is to improve consistency and minimize subjectivity when assessing pathway and trailhead conditions. These standards are consistent with industry standards and best management practices to conserve and protect resources.

The maintenance standards provided in this chapter are intended to be used for the following purposes:

- Inspection and assessment of asset conditions.
- Communicating pathway network conditions effectively
- Developing an asset management plan
- Assisting staff in the prioritization of maintenance resources and allocation

Pathways and Trails

- Pathways meet applicable ADA requirements
- Pathways provide a clear path without overgrown landscape material, litter, and debris
- Pathways are free of water collecting depressions and erosion
- Pathways and trails have a uniform surface and positive drainage
- Pathways are free of depressions or trip hazards due to grade changes
- Pathways provide users with warning prior to street or intersection crossings via signage and sensory design Signage is clearly visible and not blocked by overgrown landscape materials or other barriers

- Pathway turns or intersections do not occur within 100’ of one another
- Sight visibility triangles are considered as part of trail and landscape design
- Pathways are routinely inspected and cleaned and cleared of litter, debris, and hazards, with frequency determined by assigned maintenance level

Landscape Areas

- Landscape areas are inspected on a weekly basis
- Turf areas are mowed and trimmed at a height of 2.5” to 3”
- Turf areas should only be provided at picnic areas or other spaces utilized for specific programming
- Plant material should be native or adaptive species and be drought tolerant
- Pathways, trailheads, and facilities are routinely inspected and cleaned and cleared of litter, debris, and hazards, with frequency determined by assigned maintenance level
- Shrubs and grasses are not overgrown or infringing on active pathway areas
- Trees are planted and pruned for the purpose of providing shade to pathway users
- Native grasses are mowed for health, aesthetics, and weed control
- Wildlife habitat is provided prioritized as applicable
- Noxious weeds are controlled as needed

Drinking Fountains

- Fountains are accessible and operational
- Consider the use of bottle fillers and dog bowls when selecting appropriate drinking fountain models
- Where electricity can be provided, water cooling systems are included
- Drinking fountains are located at all trailheads
- Fountains are checked for debris and cleaned as needed
- Fountains are installed on a solid and ADA compliant surface

Restrooms

- Restrooms are located at most trailheads
- Toilets are clean and sanitary
- Restrooms provide required ADA access
- Restrooms include vandal-resistant partitions and components
- Restrooms are fully operations and regularly maintained
- Restrooms include security system/cameras where allowable

Trash Receptacles

- Receptacles are clean and routinely emptied
- Receptacles are painted or powder coated
- Receptacles are installed per manufacturer recommendations and properly anchored
- Receptacles are installed on concrete pad
- Trash receptacles are adequately provided at trailheads, picnic areas, shade structures, and at increments of approximately every 500 linear feet along pathways
- Pet waste stations are located and stocked at trailheads
- All receptacles, containers and pet waste stations meet current ADA guidelines for accessibility and height

Benches and Picnic Tables

- Benches are installed on accessible concrete pad and per manufacturer recommendations
- Bench placement considers viewsheds, wildlife habitat, and other areas of interest
- Regular inspection occur and asset management program is in place for site furnishing replacement

Signage

- Signs are clean, legible, and free of vandalism
- Pathway signs are secure and properly installed in a highly visible location free of plant material overgrowth or other barriers
- Pathway network maps and rules signs are secure and properly installed at all trailheads and major points of ingress/egress
- Signage meets ADA requirements
- Trail markers are secure, placed at appropriate intervals, and installed in a highly visible location
- Inventory trail signage and traffic signs as part of the City's asset management system, including water trail signage

Lighting

- Lighting is provided at all trailheads and restroom buildings
- Low level security lighting is provided along trails in urban corridors where allowable
- Where applicable, conduit may be provided for future lighting to be added to pathway corridors

Shade Structures and Pavilions

- Shade structures and pavilions are installed on concrete pads with ADA compliant points of ingress/egress
- Shelters are installed per manufacturer recommendations and footings are designed based on sealed structural calculations provided by a registered structural engineer
- Regular inspection occur and asset management program is in place for shade structure and pavilion replacement
- Shelters are clean and sanitary
- LED lighting is provided at all pavilions
- Security lighting is provided in areas adjacent to pavilions
- Electrical receptacles are provided at pavilions
- Quick couplers and hose bibs are provided if utilities are available
- Rules signage, pavilion identification signage, and reservation signage is posted in highly visible locations

Preventative Maintenance

The City follows a comprehensive preventive maintenance plan for all pathways, trailheads, facilities, and equipment that it is responsible for maintaining. Regularly scheduled maintenance and monitoring of the pathway network is critical to meeting user needs. Visual and physical examinations of all pathway network amenities are routinely conducted through staff evaluation and assessment to ensure compliance, safety, proper operation, and to mitigate liability risks. Formal inspections are the be performed by qualified individuals and inspection documentation should be completed and archived in accordance with city document storage practices.

Repairs to all applicable assets should be completed as required upon notification or inspection in a timely manner. Repairs that include an immediate need or a condition that poses a risk to user safety should be considered immediate priorities. Any areas or assets that are considered a safety risk should be closed and off limits to public use until necessary repairs can be made. All applicable maintenance equipment utilized by the city should be locked and tagged out if found to be unsafe to operate until necessary repairs can be made.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

Planning Services Department
City Hall - 50 West 13th Street
Dubuque, IA 52001-4845
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org

December 18, 2025

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

SUBJECT: Recommendation of the Parks and Recreation Master Plan

Dear Mayor and City Council Members:

Introduction

The Long Range Planning Advisory Commission has reviewed the proposed Parks and Recreation Master Plan for consistency and alignment with the 2017 Imagine Dubuque Comprehensive Plan in accordance with Section 15-2-13 of the City Code. This review took place at a regular meeting of the Commission on December 17, 2025.

Background

The Parks and Recreation Master Plan is the first such plan in 45 years. Prioritized by and budgeted for by the Dubuque, it is a long-range plan that offers strategies providing guidance to meet the needs of current and future City of Dubuque residents. The plan defines opportunities, challenges, and recommendations for the next 10 years and beyond. The theme of the plan, Y(O)ur Story, is based on the idea that a well-crafted master plan would tell the story of Dubuque and its residents—where it was, where it is, and where it is going.

Discussion

Staff Member Duba explained the commission's responsibility in reviewing City plans with respect to their alignment with the Imagine Dubuque Comprehensive Plan. The commission is asked to provide a recommendation to City Council for the Parks and Recreation Master Plan.

Parks and Recreation Director Matt Kalcevich presented an overview of the Parks and Recreation Master Plan to the commission with the slides presented to City Council at their work session.

Commissioners expressed enthusiastic support for the plan, stating that they like the aspirational nature of its recommendations and that these changes would be great for young families in Dubuque.

There was discussion regarding the expense of the collected recommendations in the plan and whether there was public appetite for taking on increased costs. Kalcevich

acknowledged the reality of funding challenges and noted that the Parks and Recreation Department has a good track record and this plan has broad community support.

The commission asked about the utilization and maintenance of Flora Pool. Kalcevich acknowledged the pools are showing their age, though both pools function well, have had important maintenance work, and have adequate staffing.

The commission asked if there will be a public vote to raise funds for projects in the plan. Wernimont said there are various funding sources for these projects.

The commission asked if old parks are ever phased out when new parks are developed. Kalcevich replied that the department does need to be conscious about staffing levels relative to parks facilities. He said no one wants to see things go away, so nearby parks could have amenities spaced out.

The Commission reviewed the Parks and Recreation Master Plan and found it to be in alignment with the 2017 Imagine Dubuque Comprehensive Plan, which includes the recommendation, “Re-evaluate the parks and recreation plan, potentially through a strategic update or addendum, to identify opportunities to provide flexible, programmable space; improve active recreation connectivity in neighborhoods; and enhance Dubuque’s ‘dog-friendliness.’”

Recommendation

By a vote of 4-0, the Commission voted to recommend approval of the Chaplain Schmitt Island Development Plan as it is in substantial alignment with the 2017 Imagine Dubuque Comprehensive Plan.

Respectfully submitted,

Beth McGrath
Chairperson
Long Range Planning Advisory Commission

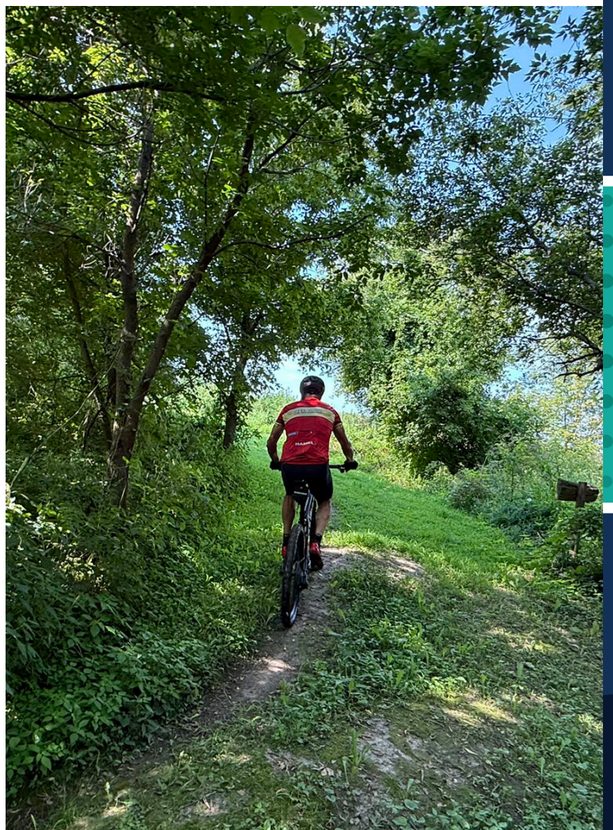


Chapter 2

Parks

Every Story Needs
A Good Setting





Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

INTRODUCTION/BACKGROUND

The City of Dubuque Park Division manages over 1,200 acres of parkland and over 300 facilities, from iconic outdoor areas like the Veterans Memorial Plaza at McAleece Park and Eagle Point Park to small neighborhood parks and parks and pavilions rentals. Dubuque's location along the Mississippi River at the junction of Iowa, Illinois, and Wisconsin, along with its rich history and cultural opportunities, give the city a unique flavor as a regional tourism destination. Whether it's a stroll along the Mississippi at Miller Riverview Park, a game of adaptive T-ball at Veteran's Memorial Park, or a wintertime skate at the outdoor ice rink, opportunities to get outside abound within Dubuque.

Assessing and inventorying the current park system's assets is a crucial phase in the development of the master plan. By conducting a thorough inventory, the Plan can identify gaps in service, areas needing improvements, and where resources are allocated effectively and are meeting the needs of the community. An in-person audit of each park was conducted between April and August 2025, which included photos, inventory, and assessment of every park asset based on location, quantity, and quality.



FINDINGS

Conditions and Maintenance

Dubuque contains some truly stand-out parks with creative new playgrounds, boldly painted basketball courts, and access to scenic natural beauty. However, many of the established parks contain aging assets that are heading toward or are at the end of their life cycle. Some of these aging assets, such as heavily rusted benches or play equipment and lack of wood fiber chips in play areas, are becoming hazards to public safety. Ongoing issues like asphalt court cracking, turf mowing, or public pool leaks can be difficult to keep up with as new projects appear. With many parks closed to the public during winter, maintenance cycles run with the changing seasons and spring can be an incredibly busy time. A deeper dive into maintenance conditions and recommendations is contained later within this chapter.

ADA Compliance

It is advisable that the City conduct a comprehensive Americans with Disabilities Act (ADA) compliance review; this effort would involved inspecting existing facilities, performing self-evaluations and updating the transition plan necessary to adhere to ADA standards and regulations for accessible parks and facilities. Although a thorough ADA compliance review was not included in this assessment, on-site investigations revealed many potential areas for attention, particularly with parking lots, sidewalks, and playground surfacing. The vast majority of Dubuque's parks do not meet ADA compliance standards and requirements. Lack of paved circulation routes throughout parks, amenities on steep hillsides without stairs or easy access, and inaccessible seating were frequently noted.

Buildings and Facilities

Dubuque's park system contains incredible structures and buildings constructed by the Works Progress Administration in the 1930s Prairie-style park architecture golden age within Eagle Point Park, historic estates at Four Mounds Estate and Ham House, and many other pavilions constructed over the last century throughout other parks. Keeping up with maintenance and preservation care on aging structures is a difficult task to fund and implement, made trickier to navigate with certain historic and cultural designations.

The 2025 Historic Structures Report examined the Alfred Caldwell-designed structures within Eagle Point Park. A full conditions assessment for structures was not conducted as part of this project; only visual inspections were performed. It is advised that the City initiate an assessment for all of its facilities that ascertains condition, averages remaining useful life expectancy, examines possible code violations and deficiencies and the impact of structure or occupancy, and outlines required maintenance, repair, costs for deficit conditions using nationally recognized estimated standards, and possible funding strategies and scheduling.

Connectivity and Wayfinding

While parks are distributed across the city, and approximately half of the city's land is within a ten-minute walk of a park. Trails route through the eastern and western edges of the city and connect some parks, but lack central access, greater connectivity, and an overall loop. Many parks were constructed at different times, so more uniform signage and unifying elements or plant palettes across parks will make the system as a whole feel more cohesive.

Overall Impressions

Dubuque has many distinct park points of pride for the community that anchor different parts of the city (such as Eagle Point, Comiskey Park, McAleece Park and Recreation Complex, and Miracle League Complex at Veterans Memorial Park).

Park gaps occur mostly in the north and southwestern edges of the City, with much of the core of the City within a 10-minute walk of a park.

Dubuque's unique relationship with the Mississippi allows for iconic views and recreation opportunities in parks along the eastern edge of the city.

Some parks could be easily perceived as being part of residential developments and not for general public use due to location, street parking only, etc.

Some pocket parks do not have any amenities or are simply grass medians or wooded areas; opportunities exist to add benches and make them more usable space, or to reclassify them.

Many park assets are nearing the end of their life cycles and should be replaced or removed quickly to maximize public safety.

Lots of turf exists at each park; opportunities to revert slopes and unused areas to native prairie or woodland could cut down on mow time and irrigation costs each year, as well as provide habitat, educational, and sustainability value.

Circulation routes throughout most parks do not exist or are not ADA compliant.

Opportunities exist to unify signage across the parks system (monument, rules and regulations, and wayfinding).

Neighborhood Parks in areas with redundant parks within a 10-minute walk should be considered for re-purposing to passive recreation spaces or special uses such as neighborhood dog parks.

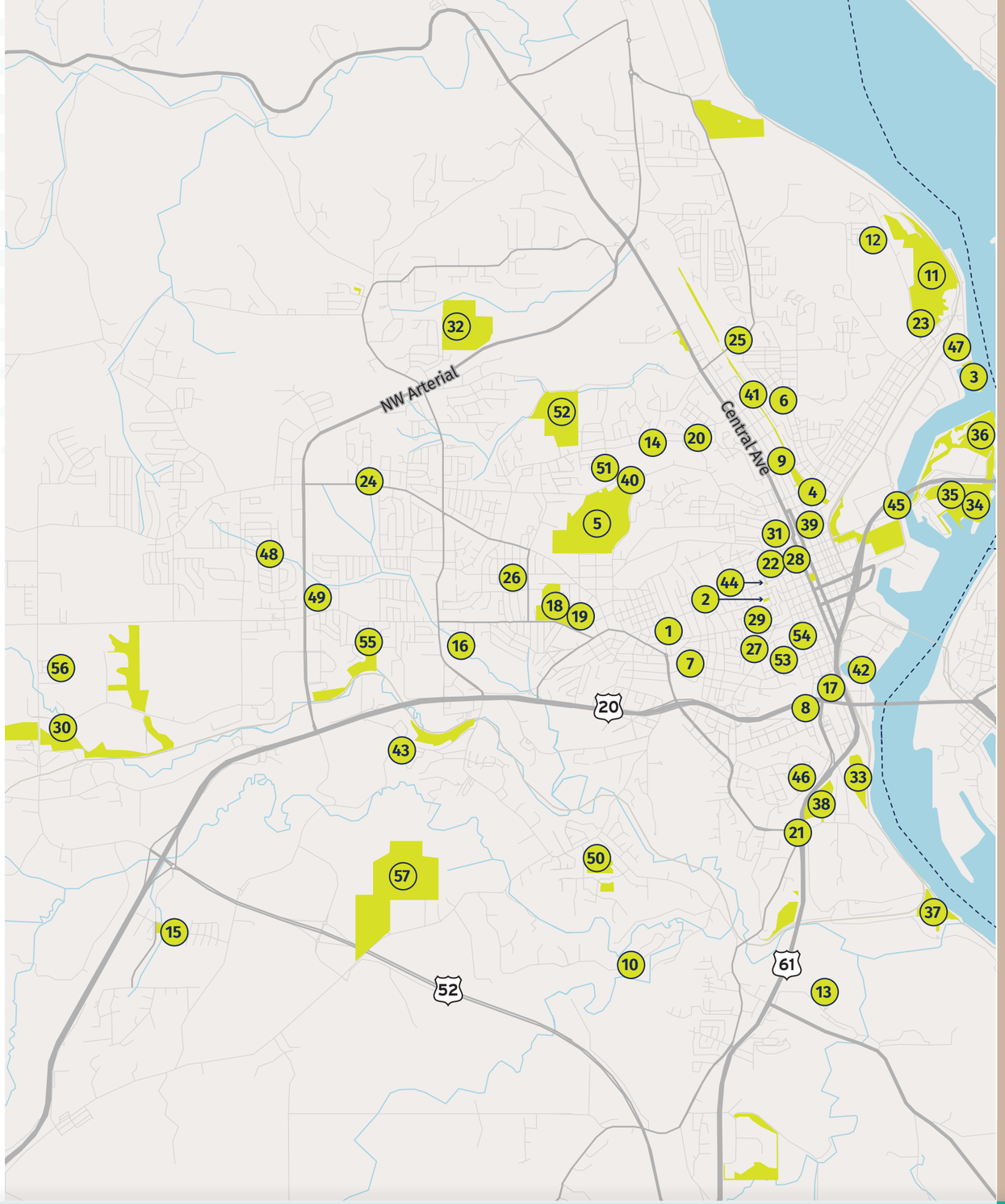
Inventory and Assessment Summary

PARK	ACRES
AY McDonald Park	8.0
Bee Branch Greenway	55.0
Bee Branch Greenway	55.0
Eagle Point Park	175.0
E.B Lyons Prairie and Woodland Preserve	89.0
Flora Park	35.0
Granger Creek Nature Trail	34.0
Heritage Trail	9.6
John G Bergfeld Recreation Area	73
Marshall Park/Dubuque Arboretum and Botanical Garden	50.0
Maus Park	8.9
McAleece Park and Recreation Complex	42.0
Medical Associates Greenbelt	33.0
Miller Riverview Park	20.0
Murphy Park	80.0
Port of Dubuque Marina	5.4
Sister City International Park	0.4
Veterans' Memorial Park	73.0
Washington Park	1.0
Pet Park	2.5
Bunker Hill Golf Course	110.0
Avon Park	1.0
Burden Park	1.0
Cancer Survivor Park	0.5
Cleveland Park	4.0
Eagle Valley Park	2.25
Elmwood Green Park	0.2
Falk Park	1.0
Flat Iron Park	1.0
Grant Park	0.2
Harvest View Park	2.1
Hillcrest Park	2.0
Hilltop Park	1.0
Jackson Park	2.0

PARK	ACRES
Jefferson Park	0.5
Madison Park	3.0
Marna Ridge Children's Forest	4.0
Orange Park	0.23
Pinard Park	0.5
Riley Park	0.5
Rocco Buda Jr. Park	0.1
Southern Park	2.0
Teddy Bear Park	1.0
Waller-Cooper Park	0.5
Welu Park	0.5
Allison-Henderson Park	5.0
Comiskey Park	4.0
Creek Wood Park	1.0
English Ridge Park	4
Gay Park	9.0
Rustic Point Park	0.9
Usha Park	8.0
Valentine Park	11.0
Valley High Park	6.0
Westbrook Park	5.2
Center Grove Open Space	12.93
Grandview Green Space	0.5
Ham House Historic Site	2.7
Oakwood Park	5.0
FDR Park	207.0

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park
57. FDR Park

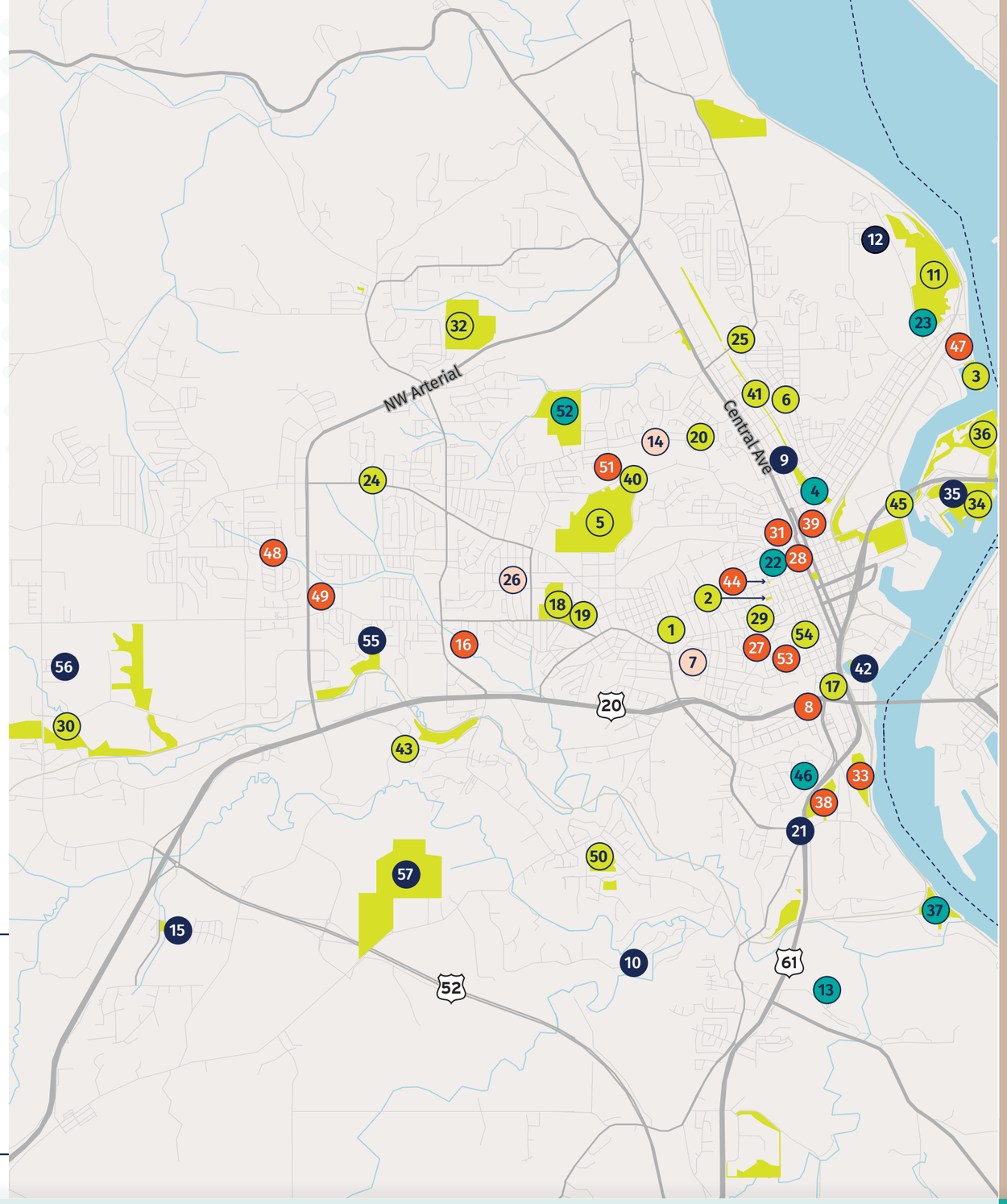


PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park
57. FDR Park

Legend:

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5



Evaluation Methodology

The quality of each asset within the overall City system is an important factor when evaluating the current level of service (LOS) provided. Parks that are not properly maintained, have exceeded their lifecycle, and/or do not provide a certain quality of experience to the user will not attract park visitors. By examining how each park compares to one another, department management and staff can evaluate and prioritize park improvement projects and identify gaps in coverage across the entire City system. The quality of each asset was assessed as a part of the on-site review and inventory, including quantity of each asset within each park as well as condition and quality.

For each asset, a grading standard has been assigned to the observed amenities within it. These scores are qualitative in nature and are determined based on the observations of the personnel conducting the field inventory. These categories were evaluated based on the individual asset's condition as opposed to the overall system during the inventory. If the amenity and/or facility was noted to exist in a condition well below that of similar equipment within other parks, then it was noted within the matrix as such. The number values then were used to provide a numerical score for the park based on the number of opportunities and quality of opportunities offered.



The following scoring system was used:

Grading Standard 1: Currently Critical

Conditions in this category require immediate action to:

- Correct a safety hazard
- Stop accelerated deterioration
- Return a facility/system to operational status

Grading Standard 2: Potentially Critical

Conditions in this category, if not corrected expeditiously, will become critical soon.

Situations within this category include:

- Potential for a critical safety hazard
- Potential for accelerated deterioration that would cause need for immediate action in the near future
- The need to replace or return a facility/system to operational status soon

Grading Standard 3: Necessary, but Not Yet Critical

Conditions in this category require appropriate attention to preclude predictable deterioration and associated damage or higher costs if deferred further.

Grading Standard 4: Recommended

Conditions in this category include items that represent a sensible improvement to existing conditions, include finishes that have deteriorated and are required to maintain the required aesthetic standards. These are not required for the most basic functioning of the facility.

Grading Standard 5: Early in Lifecycle

For full inventory and assessment information, please reference Appendix A.

Park Classifications

A well-rounded parks system offers diverse park and facility types to provide varied parks and recreation experiences to Dubuque residents and visitors. Each park and facility within the system has a set of objectives. A successful classification system categorizes these park types to achieve and maintain the desired objectives for the system overall. The park classification system defines multiple park types with the recognition that individual parks and their offerings may vary. Future park improvements will be guided by these classification descriptions, but ultimately be derived from the needs of the community through a public participation process. The following park classification descriptions are not meant to provide strict rules on what amenities are to be provided but should be used as a guide to ensure the City's parks are activated, accessible, inclusive, and meet the needs of the intended service areas.



NEIGHBORHOOD PARK: **Neighborhood parks provide primary recreation services and facilities that are easily accessible and available to local residents; serve a single neighborhood or several neighborhoods, depending on location; are preferably located with or next to elementary schools, neighborhood centers, or other gathering places; and are accessed primarily via pedestrians and bicycles.**

Other features include:

- **Amenities:** One signature amenity; may include one non-programmed sports field; playgrounds for ages 2-5 and 5-12 with shaded elements; no reservable shelters; loop trails; one type of sport court; benches, small picnic shelters next to play areas.
- **Land usage:** 85 percent active/15 percent passive
- **Programming:** Typically none, but a signature amenity may be included which is programmed

Neighborhood Parks

Dubuque's neighborhood parks are more compact spaces than community parks and serve smaller, more immediate populations within the city, typically containing amenities like playgrounds, sport courts, and passive recreation spaces. These parks can anchor neighborhoods and provide spaces for residents to gather and enjoy day-to-day recreational activities.

Neighborhood parks within Dubuque vary from urban green spaces like Sister City International Park which focus more on seating and walking loops, to parks tucked within residential neighborhoods like Valentine Park that contain play spaces and sports fields. Some of these more residential parks could easily be mistaken for HOA parks; many do not have dedicated parking nearby and/or are so deep within communities they cause confusion (such as Avon Park, Eagle Valley Park, Harvest View Park, or Falk Park). Others are pockets of vegetated space and have no amenities at all, such as Grant Park. Some parks, originally constructed by residential developers and later transferred to the City, occupy challenging parcels, lack parking, and may present long-term maintenance burdens for Dubuque.

Most of the major safety issues tied to aging assets were noted within neighborhood parks, whose large number and wide distribution across the city complicates maintenance scheduling. Consolidating amenity installation and replacement within highly-trafficked neighborhood parks and community parks could help alleviate budget, staffing, and maintenance issues. In areas of the city with clusters of neighborhood parks exist, consider a conversion from typical neighborhood park amenities to open space and passive recreation and the creation of neighborhood dog parks.









COMMUNITY PARK: **Community parks centralize a full range of recreational activities for major parts of the city; have the capacity to accommodate large groups; generally feature a community center building designed to meet multi-generational recreation needs, as well as lighted recreation amenities and sport fields/courts; serve several neighborhoods; are preferably located central to a group of neighborhoods and often next to elementary, middle, or high schools; and are accessed primarily by pedestrians, bicycles, and automobiles.**

Other features include:

- **Amenities:** Four signature amenities at a minimum; public restrooms with drinking fountains, ample parking, and security lighting. Amenities are ADA compliant. Sport Fields and Sport Complexes are typical at this park.
- **Land usage:** 65 percent active and 35 percent passive
- **Programming:** Minimum of four essential program services

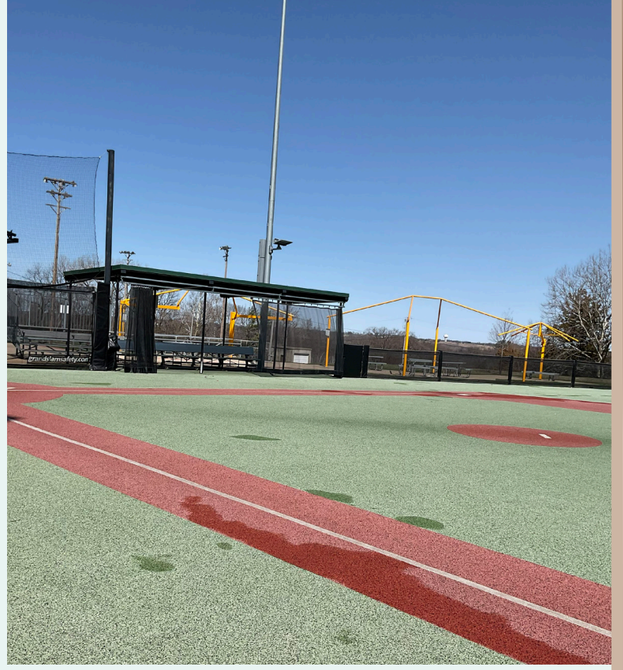
Community Parks

Dubuque's larger community parks meet diverse needs of the city, and include a range of amenities like sport courts, playgrounds and splash pads, disc golf, passive recreation and fishing areas, pavilions, hockey rink, and skate parks. Community parks serve broader populations and act as hubs for community events, sports leagues, festivals, and civic engagement. These parks provide broad, versatile spaces and uses, and anchor whole portions of the city.

Dubuque's destination community parks include A.Y. McDonald Park, Bee Branch Creek Greenway, Bergfeld Recreation Area, Comiskey Park, Eagle Point Park, Marshall Park & Arboretum and Botanical Garden, Veterans Memorial Plaza & McAleece Park and Recreation Complex, Veterans Memorial Park and Miracle League, and Washington Park. Other community parks include Allison-Henderson Park, Louis Murphy Park, and Flora Krey Wahlert Park.

Community parks within Dubuque vary in condition, mostly due to age. Some older parks contain aging amenities that need repair or replacement, while other newer parks with excellent assets have different challenges such as security and vandalism.





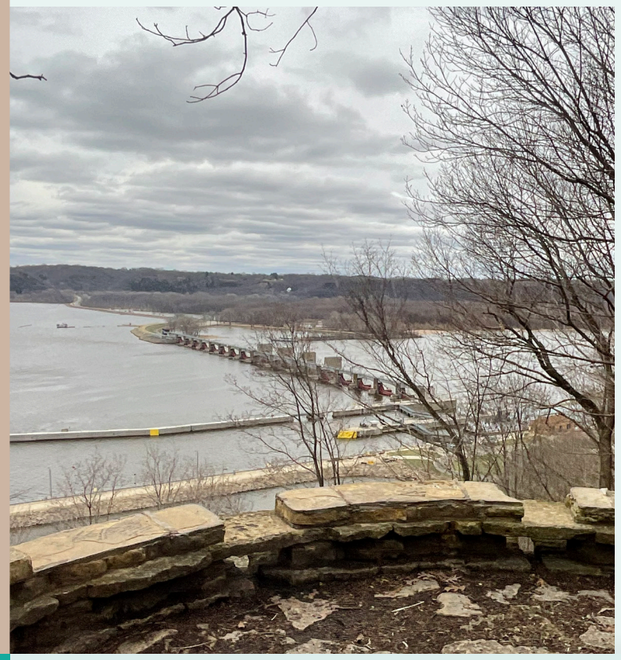




REGIONAL PARK: **Regional Parks are typically larger than 100 acres in size and serve a very broad range of people throughout the entire city or region. These parks offer large-scale recreational opportunities and frequently offer some passive recreation such as fishing, nature education, or exploration. These large park areas can offer unique recreational opportunities suited to larger areas such as disc golf and bicycle routes while still offering more traditional recreational opportunities like playgrounds, play lawns, athletic complexes, or sport courts. Regional parks may also feature large multi-generational or aquatics facilities to meet year-round indoor recreation needs.**

Other features include:

- **Amenities:** 8-12 amenities to create a signature facility; public restrooms with drinking fountains, ample parking, special event site. Sport Fields and Sport Complexes can be part of this park.
- **Revenue facilities:** More than two; park designed to produce some revenue and attract tourism
- **Land usage:** Up to 50 percent active/50 percent passive
- **Programming:** More than four recreation experiences per age segment with at least four core programs provided





Eagle Point Park

Eagle Point Park is a city jewel overlooking the Mississippi River with views of three different states from its 175 acres. The land was originally purchased in 1908, with 17 additional parcels donated or purchased since. The park today contains ponds, an amphitheater, multiple playground elements, tennis courts, walking paths and overlooks, a log cabin, memorials, pavilions, restrooms, BBQ and gathering areas, and other recreational opportunities.

Existing pavilions within the park were built as far back as 1910. Many of the structures were constructed during the 1930s with grants from the Works Progress Administration. These buildings are listed in the National Register of Historic Places and are part of the Eagle Point Park Historic District.

During the Plan's public outreach process, many comments praised the park while expressing a desire to restore it to its former, more pristine condition. A great deal of city pride and connection revolves around Eagle Point Park. Beyond ongoing maintenance and restoration, as well as historic preservation projects, a few overall improvement projects should be considered:

Signage, Mapping, and Visitor Experience: Eagle Point Park has potential to be even more of a regional destination and major landmark. Implementing more maps, educational and wayfinding signage including historical and habitat information, improving site fencing from chain-link to typical view fencing height and design, and overall theming could make the space easier to navigate for visitors and tourists.

Erosion, Invasive Species, and Reforesting: Areas where water/runoff has eroded hardscape and landscape features, where invasive species like oriental bittersweet have overgrown and could be replaced with diverse native plants, and locations suitable for reforestation and native prairie restoration should continue to be explored.

Circulation and Accessibility: While many walking paths exist through the park, circulation routes (especially ADA-compliant ones) to amenities themselves are limited. Many amenities are built on steep grassy slopes without sidewalks or flat zones with seating; ramps at key areas would improve accessibility for all. Opportunities also exist to expand circulation routes through undeveloped portions of the park.

SPECIALTY PARK: **Specialty parks provide specialized facilities and preserve significant unique features of the community; generally serve the entire city; are located where necessary to capitalize on an existing feature, facility, or specialized market area; and may need a high-degree of access or limited access.**

Other features include:

- **Amenities:** Varies by facility
- **Revenue facilities:** Due to nature of certain facilities, revenue may be required for construction and/or annual maintenance. This should be determined at a policy level before the facility is planned and constructed
- **Land usage:** Varies by facility
- **Programming:** Varies by facility











CONSERVATION PARKS: **Conservation parks are sites that preserve natural, cultural, and historic resources. These areas provide a tranquil setting for experiences in the outdoors.**

Other features include:

- **Amenities:** Zero to one signature amenity; no reservable shelters; loop trails; benches, small picnic shelters
- **Land usage:** 100 percent passive
- **Programming:** Typically none, may include nature education programs











LINEAR PARKS/GREENWAYS: **Linear parks and greenways are built connections or natural corridors that link together parts of the city. Typically, the linear park is developed for one or more modes of recreational travel such as walking, jogging, biking, in-line skating, hiking, and water sports. Linear parks may include active play areas. Multi-use trails also offer a safe, alternative form of transportation, provide substantial health benefits, provide habitat enhancements for plants and wildlife, and offer unique opportunities for outdoor education and cultural interpretation.**

Other features include:

- **Amenities:** Zero to five signature amenities based on length of park and location; no reservable shelters; loop trails; benches, small picnic shelters
- **Land usage:** 10-20 percent active/80-90 percent passive
- **Programming:** Typically none, may include nature education programs or walking/hiking/biking group programs











PARK	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION
Allison-Henderson Park	Community	Community
Avon Park	Mini-Park	Neighborhood
AY McDonald Park	Community	Community
Bee Branch Greenway	Community	Linear Park/Greenway
Bee Branch Greenway	Community	Linear Park/Greenway
Bunker Hill Golf Course	Golf	Specialty
Burden Park	Mini-Park	Neighborhood
Cancer Survivor Park	Mini-Park	Neighborhood
Center Grove Open Space	Other	Conservation Area
Cleveland Park	Mini-Park	Neighborhood
Comiskey Park	Neighborhood	Community
Creek Wood Park	Neighborhood	Neighborhood
Eagle Point Park	Community	Regional
Eagle Valley Park	Mini-Park	Neighborhood
Elmwood Green Park	Mini-Park	Neighborhood
English Ridge Park	Neighborhood	Neighborhood
Falk Park	Mini-Park	Neighborhood
FDR Park	Community	Community
Flat Iron Park	Mini-Park	Neighborhood
Flora Park	Community	Community
Four Mounds Park	Other	Conservation Area
Gay Park	Neighborhood	Neighborhood
Grandview Green Space	Other	Specialty
Granger Creek Nature Trail	Community	Linear Park/Greenway
Grant Park	Mini-Park	Neighborhood
Ham House Historic Site	Other	Specialty
Harvest View Park	Mini-Park	Neighborhood
Heritage Trail	Community	Linear Park/Greenway
Hillcrest Park	Mini-Park	Neighborhood
Hilltop Park	Mini-Park	Neighborhood
Jackson Park	Mini-Park	Neighborhood

PARK	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION
Jefferson Park	Mini-Park	Neighborhood
John G Bergfeld Recreation Area	Community	Specialty
Madison Park	Mini-Park	Neighborhood
Marna Ridge Children's Forest	Mini-Park	Conservation Area
Marshall Park/Dubuque Arboretum and Botanical Garden	Community	Specialty
Maus Park	Community	Conservation Area
McAleece Park and Recreation Complex	Community	Community
Medical Associates Greenbelt	Community	Conservation Area
Miller Riverview Park	Community	Specialty
Murphy Park	Community	Community
Oakwood Park	Other	Conservation Area
Orange Park	Mini-Park	Neighborhood
Pet Park	Other	Specialty
Pinard Park	Mini-Park	Neighborhood
Port of Dubuque Marina	Community	Specialty
Riley Park	Mini-Park	Neighborhood
Rocco Buda Jr. Park	Mini-Park	Neighborhood
Rustic Point Park	Neighborhood	Neighborhood
Sister City International Park	Community	Specialty
Southern Park	Mini-Park	Neighborhood
Sutton Pool	Community	Specialty
Teddy Bear Park	Mini-Park	Neighborhood
Usha Park	Neighborhood	Neighborhood
Valentine Park	Neighborhood	Neighborhood
Valley High Park	Neighborhood	Neighborhood
Veterans' Memorial Park	Community	Community
Waller-Cooper Park	Mini-Park	Neighborhood
Washington Park	Community	Specialty
Welu Park	Mini-Park	Neighborhood
Westbrook Park	Neighborhood	Neighborhood

PARK RECOMMENDATIONS

PARK/RECOMMENDATION	TERM
Parks	
System Wide	
Introduce prairie in strategic areas throughout the parks system where native	Short
Partner with City Police to implement proactive measures and safety infrastructure to increase park safety	Short
Provide interpretive signage with all prairie establishment within parks to educate users on the natural environment	Short
Conduct a systemwide parks and recreation lighting assessment to strategically prioritize LED lighting replacement	Short
Conduct a systemwide parks and recreation signage master plan and begin implementing updated signage as part of asset management replacement plan	Short
Explore opportunities to co-steward public lands with tribes who at one time called Dubuque home	Short
Provide more fishing opportunities and accessible fishing areas	Mid
Improve accessibility of the greenhouse to open it to the public for educational purposes	Long
Generally focus investment on planning and further amenitizing regional and community parks. Based on site conditions like topography, some neighborhood parks may evolve to offer only passive recreation opportunities.	Long
Eagle Point Park	
Create a dedicated "Friends of Eagle Point Park" group to assist in park advocacy, volunteer coordination, and fundraising	Short
Create a site-specific master plan for Eagle Point Park	Short
Reclassify Eagle Point Park to a regional Park	Short
Create a dedicated funding source for Eagle Point Regional Park improvements	Mid
Explore partnerships for concessionaire at Eagle Point Park	Mid
Study Feasibility of Winter Holiday Experience Event at Eagle Point Park	Mid
Create trail loops within Eagle Point Park	Mid
Create a bike and surrey rental program at Eagle Point Park	Mid
Introduce camping event opportunities at Eagle Point Park	Mid

PARK/RECOMMENDATION	TERM
Allison-Henderson Park	
Repair cracked sidewalks	Short
Add edging around sand playground pit and ensure ADA access to playground	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Replace worn/rusted playground equipment that is becoming safety hazard	Short
Re-stripe rink surface	Short
Add sidewalk routes to playground elements and hockey rink (ADA compliant wherever possible)	Mid
Add concrete pads at benches, picnic tables, BBQs, and other areas that would benefit from being accessible	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Avon Park	
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Mid
Repair basketball court asphalt surface and re-stripe	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
A.Y. McDonald Park	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Connect walkways to amenities and assets, including benches and picnic tables (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground equipment	Long
Bee Branch Greenway	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short

PARK/RECOMMENDATION	TERM
Bunker Hill Golf Course	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Examine opportunities to remove turf and restore/re-vegetate with native plants	Short
Refinish/repair parking lot (cracking, potholes)	Mid
Refinish/repair asphalt cart path (cracking, erosion)	Mid
Burden Park	
Replace rusted bike racks, trash receptacles, and picnic tables where necessary	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Add sidewalk routes to all amenities (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Cancer Survivor Park	
Fix rusting lighting	Short
Add edger around playground and ensure proper wood fiber play surfacing depth for safety	Short
Create accessible route to pavilion and make necessary updates to aging structure	Mid
Add sidewalk routes to all amenities (ADA compliant wherever possible) and ensure ADA access at playground	Mid
Add level pads under picnic tables to make them accessible	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Center Grove Open Space	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Add trails that would connect to Medical Associates Greenbelt and Welu Park for a more complete trails network/walking loop	Mid
Implement standard signage at all parks	Long
Cleveland Park	
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Repair and replace rusted/damaged assets	Short
Repair or replace rusted playground elements that could become a safety hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access at playground	Mid
Add concrete pad around BBQ and picnic table for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Comiskey Park	
Create ongoing maintenance and ranger/visitation schedule to improve safety and cut down on vandalism	Short
Fix parking lot cracking	Short
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Creek Wood Park	
Add signage with parking instructions	Short
Eagle Point Park	
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Repair/replace rusted play equipment and swings that could become a hazard	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add edging around sand playground area	Short
Repair sidewalk cracking and trip hazards where needed	Short
Continue prairie restoration and reforestation efforts throughout park, as well as eradication of invasive species	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add concrete pad around key BBQs and picnic table for accessibility	Mid
Ensure ADA access at playgrounds	Mid
Repair/resurface parking areas where needed (cracking, potholes)	Mid
Add educational signage about history, ecological restoration, and habitat	Mid

PARK/RECOMMENDATION	TERM
Add mapping and wayfinding signage throughout park	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Refinish tennis courts	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Update chain link fencing to more aesthetic, lower-height safety view fencing at overlook areas	Long
Continue high-level preservation efforts, including funding and maintenance planning	Long
Examine and implement green infrastructure techniques where feasible to positively impact effects of flow and infiltration of water	Long
Create more dynamic splash pad	Long
Modernize lighting throughout	Long
Eagle Valley Park	
Add signage with parking instructions	Short
Add shade over playground elements	Long
Elmwood Green Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
English Ridge Park	
Add signage with parking information	Short
Falk Park	
Repair/replace rusted play equipment and swings that could become a hazard	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Modernize lighting	Long

PARK/RECOMMENDATION	TERM
Flat Iron Park	
Repair/replace rusted play equipment that could become a hazard	Short
Add signage with parking information	Short
Ensure ADA access to playground area	Mid
Add shade over playground elements	Long
Flora Park	
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Repair skate park cracking	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Repair/replace rusted play equipment that could become a hazard	Short
Add handrails where needed at stairs/steps	Short
Address asphalt potholes, cracking, etc. within parking lot and interior drives	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible) and create walking loops	Mid
Re-grade and resurface tennis courts	Mid
Resurface baseball/softball fields	Mid
Ensure ADA access to playground and improve sand/playground mulch separation	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Modernize lighting throughout	Long
Implement standard signage at all parks	Long
Add new maintenance yard, building, and restroom	Long
Add shade over playground elements	Long
Consider adding dog park	Long
Four Mounds Park	
Implement standard signage at all parks	Long
Gay Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair/replace rusted play equipment that could become a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access to playground	Mid
Resurface ball field	Mid

PARK/RECOMMENDATION	TERM
Repair/replace playground equipment with wear	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Grandview Green Space	
Implement standard signage at all parks	Long
Grant Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
Granger Creek Nature Trail	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Mid
Add amenities such as seating, pathways, and trash cans	Mid
Implement standard signage at all parks	Long
Ham House Historic Site	
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Implement standard signage at all parks	Long
Continue historic preservation efforts including funding and maintenance	Long
Harvest View Park	
Add playground edging/curbing and ensure ADA access into playground	Short
Add sign with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Repair/replace playground platforms that are beginning to peel/rust	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long

PARK/RECOMMENDATION	TERM
Hillcrest Park	
Repair/replace rusted play equipment and swings that are becoming a hazard	Short
Add edging around playground areas	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Resurface/restripe parking lot	Mid
Add concrete pad with BBQ and picnic table for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Hilltop Park	
Add signage with parking information	Short
Add edging around playground areas	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add level concrete pads at BBQ, benches, and picnic tables for accessibility	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Jackson Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted bike racks, trash receptacles, BBQs, drinking fountains, and picnic tables where necessary	Short
Ensure ADA access into playground	Mid
Replace faded/scratched playground equipment	Mid
Connect all assets and amenities to sidewalks (bench, picnic table, and BBQ pads, etc.)	Mid

PARK/RECOMMENDATION	TERM
Community garden beds mostly empty; consider an alternate plan for these or make more of a feature (and accessible)	Mid
Repair fountain or make it a planter/other feature	Long
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Jefferson Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Add signage with parking information	Short
Create border between play fiber and sand play areas and around whole playground, and ensure ADA access into playground	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Ensure ADA access to park	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
John G Bergfeld Recreation Area	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Repair sidewalk cracking	Short
Paint/repair wood that is chipping/flaking on pavilion	Short
Repair asphalt cracking and spalling in parking lot	Mid
Replace/repair play elements that are starting to rust	Mid
Replace rusting/warping amenities/assets over time	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Investigate flow of water that is moving through area with benches	Long
Madison Park	
Repair/replace rusted playground equipment that are becoming a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Repair/paint aesthetically damaged play equipment	Mid

PARK/RECOMMENDATION	TERM
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Restore and repair pavilion, including stairs, posts, and roof	Long
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Marna Ridge Children's Forest	
Consider adding a clear entrance with signage and parking information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Implement standard signage at all parks	Long
Marshall Park/Dubuque Arboretum and Botanical Garden	
Add playground rules/safety signage	Short
Install header curb around playgrounds and keep sand and fiber separate. Ensure ADA access into playgrounds	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add shade over playground areas	Long
Maus Park	
Master plan how to make this park more friendly to the public. For example, it needs parking, clear signage, lighting, seating, and other amenities to make it into a usable park that feels safe.	Short
McAleece Park and Recreation Complex	
Replace rusted bike racks, trash receptacles, BBQs, fencing, drinking fountains, and other assets where necessary	Short
Fix or replace netting to protect spectators from foul balls	Short
Replace rusted playground equipment that could become a hazard	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible), including all benches and bleachers	Mid
Fix cracking, spalling, erosion, and potholes in asphalt driveways and walkways	Mid
Resurface areas around baseball complex to fix water ponding, uneven surfaces, cracking, and accessibility issues	Mid
Add edging around playground area and ensure proper depth of wood fiber safety surfacing in playgrounds	Mid
Replace worn amenities and assets	Mid
Make sure the concessions building is ADA accessible	Mid

PARK/RECOMMENDATION	TERM
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add shade over playground elements	Long
Implement standard signage at all parks	Long
Medical Associates Greenbelt	
Consider adding parking and an entrance with signage and information. Many people would not assume that this was accessible land by the public	Short
Add amenities such as seating, pathways, and trash cans	Short
Add trails that would connect to Welu Park and Center Grove Open Space for a more complete trails network/walking loop	Mid
Implement standard signage at all parks	Long
Miller Riverview Park	
Repair/replace rusted playground equipment and swings that are becoming a hazard	Short
Add edging around playground areas and ensure ADA access into playground	Short
When listing pavilions as accessible, make sure picnic tables are ADA friendly	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Create/modify sites to include more ADA-compliant camping spots	Mid
Implement standard signage at all parks	Long
Modernize lighting	Long
Add shade over playground elements	Long
Murphy Park	
Replace edging around playground area	Short
Replace rusted BBQ grills, benches, trash cans, and picnic tables that are becoming safety hazards	Short
Replace rusted play equipment that is becoming a hazard	Short
Repair tennis court lighting	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Add accessible routes to buildings and pavilions	Mid

PARK/RECOMMENDATION	TERM
Ensure ADA access into playgrounds	Mid
Repair/refinish tennis courts	Mid
Add accessible concrete pads under picnic tables, benches, and BBQs	Mid
Repair cracking/spalling on interior drives	Mid
Replace aging/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Modernize lighting	Long
Update restroom building	Long
Oakwood Park	
No signage, amenities, or parking exist here; examine whether to re-classify this space or add seating and other assets	Short
Orange Park	
Replace rusting benches that are a hazard	Short
Ensure wood fiber surfacing in playgrounds meets safe depth requirements; current levels are inadequate, and edging may need to be raised.	Short
Replace rusting play equipment that is becoming a hazard	Short
Ensure ADA access into playground	Short
Connect pathways to bench pads, drinking fountain pads, etc. so that they are accessible	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace worn play equipment	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Pet Park	
Add concrete pads beneath picnic tables and benches so that they are accessible	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Implement standard signage at all parks	Long
Pinard Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short

PARK/RECOMMENDATION	TERM
Ensure ADA access into playground	Short
Repair/replace rusting play surfaces that could become a hazard	Short
Add signage with parking information	Short
Replace worn playground equipment	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Riley Park	
Add signage with parking information	Short
Replace rusted caps on fencing	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground equipment that could become a hazard	Short
Ensure ADA access into playground	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Replace worn playground equipment	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Rocco Buda Jr. Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground equipment that could become a hazard	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Add concrete pads under benches to make them accessible	Mid
Replace worn playground equipment	Mid
Revitalize pavilion	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long

PARK/RECOMMENDATION	TERM
Rustic Point Park	
This park was still in development/construction during the time of site visits and evaluation	Short
Sister City International Park	
Connect bench pads to walkway for accessibility	Mid
Replace benches that are rusting and will become a hazard	Mid
Replace rusting trash cans and signage posts	Mid
Implement standard signage at all parks	Long
Southern Park	
Add playground edging	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Add a bench/seating	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Teddy Bear Park	
Ensure proper depth of wood fiber safety surfacing in playground and remove turf growing within it	Short
Replace rusting playground equipment that is becoming a hazard	Short
Add edging around sand play area and remove grass growing within it	Short
Ensure ADA access into playgrounds	Short
Add signage with parking information	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Usha Park	
Ensure proper depth of wood fiber safety surfacing in playground	Short

PARK/RECOMMENDATION	TERM
Replace playground equipment that is rusted or damaged, impacting safety and usability	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add bleachers to make cricket field more of a destination	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Valentine Park	
Resurface asphalt walking trail	Short
Ensure proper depth of wood fiber safety surfacing in playground	Short
Replace rusted playground elements that could become a hazard	Short
Fix tipping/damaged fencing at baseball field that is a hazard	Short
Remove turf growing into baseball dugouts and diamond	Short
Fix dugout benches sinking into earth; consider a concrete pad	Short
Fix upheaving/tipping basketball hoops	Short
Resurface parking lot	Mid
Resurface basketball courts	Mid
Connect playground to sidewalk for accessibility, and ensure ADA ramp access into it	Mid
Add seating around basketball courts and playground areas	Mid
Replace worn/damaged playground elements	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Consider baseball field improvements: refreshed diamond surfacing, new pitcher's mound, paved dugouts, foul poles, distance markers, yellow capping on fencing, new benches and bat holders, etc.	Long
Further develop community garden	Long
Valley High Park	
Add edging around playground areas	Short

PARK/RECOMMENDATION	TERM
Replace rusted play equipment that is becoming a hazard	Short
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Ensure ADA access into playground	Mid
Replace worn/faded playground equipment	Mid
Add concrete pads at benches for accessibility	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Veterans' Memorial Park	
Replace ripped safety netting at Miracle League Field	Short
Replace missing edging around playground areas	Short
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Replace rusted playground equipment that is becoming a hazard and broken pieces	Short
Repair parking lot potholes	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace faded/worn playground equipment	Mid
Add pads under picnic tables and benches to make them accessible	Mid
Ensure ADA access into playground	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Waller-Cooper Park	
Ensure proper depth of wood fiber safety surfacing in playgrounds	Short
Fix tipping bench	Short
Replaced damaged playground equipment	Short
Add sidewalk routes to all amenities and assets (ADA compliant wherever possible)	Mid
Replace faded/worn playground equipment	Mid

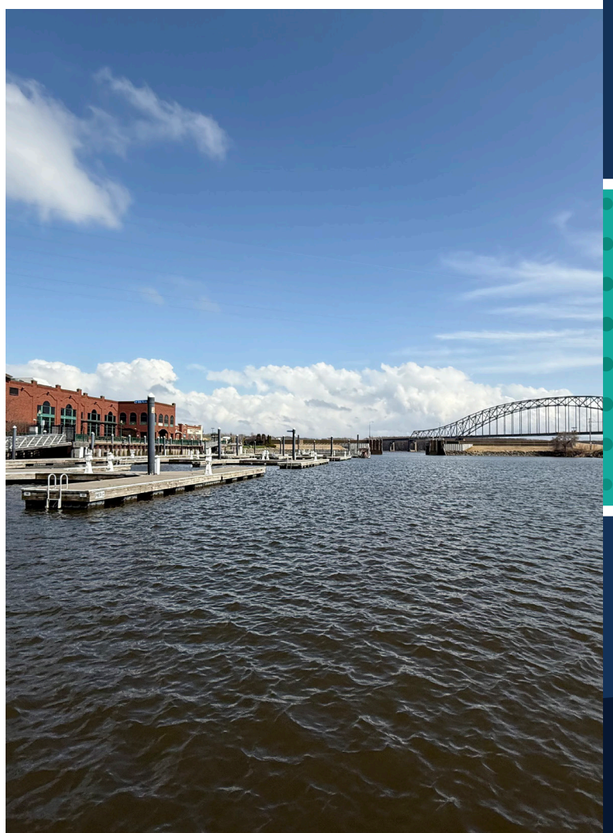
PARK/RECOMMENDATION	TERM
Add pads under picnic tables, BBQs, and benches to make them accessible	Mid
Ensure ADA access into playground	Mid
Examine opportunities to remove turf and restore/re-vegetate with native plants	Mid
Update basketball court to true half-court dimensions with smooth surface and striping	Mid
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Washington Park	
Replace rusting benches and trash cans that could become a hazard	Short
Implement standard signage at all parks	Long
Welu Park	
Implement standard signage at all parks	Long
Add shade over playground elements	Long
Westbrook Park	
Add shade over playground elements	Long



Appendix A

Park Inventory and Assessment Report



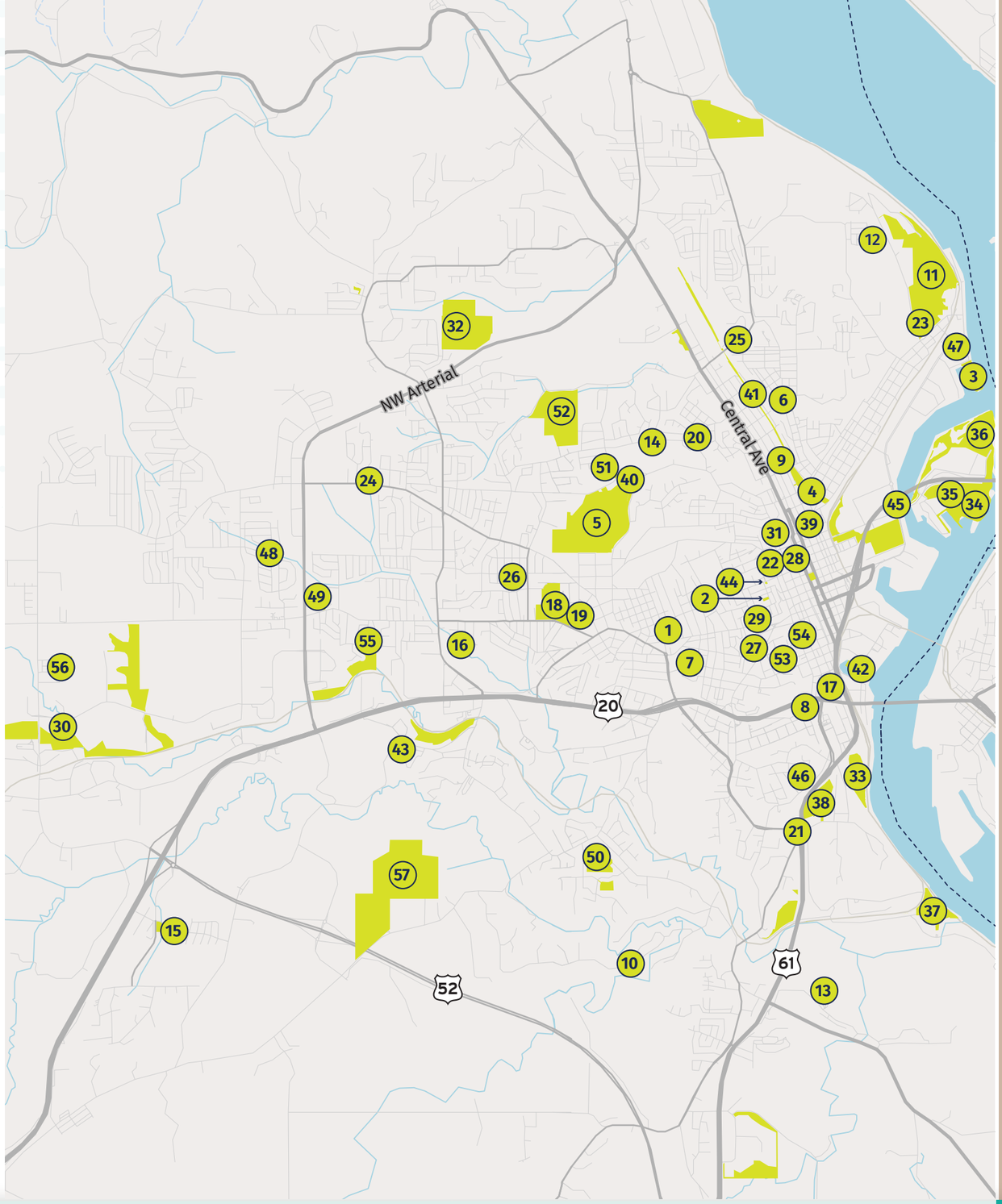


Y(OUR) STORY

Dubuque
Parks and Recreation
Comprehensive Plan

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park
57. FDR Park



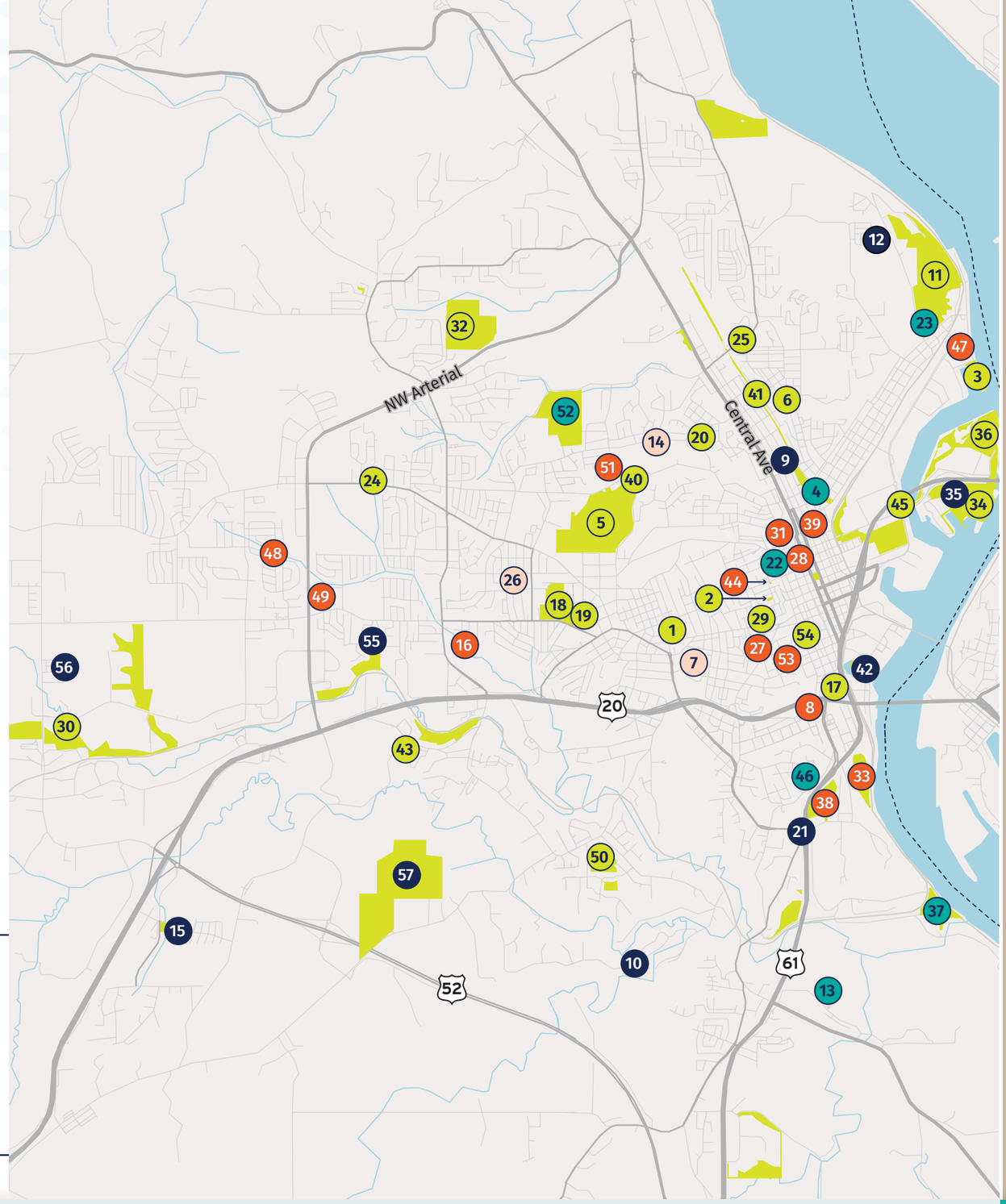
Dubuque Parks and Recreation Comprehensive Plan

PARKS

1. Allison-Henderson Park
2. Avon Park
3. AY McDonald Park
4. Bee Branch Greenway
5. Bunker Hill Golf Course
6. Burden Park
7. Cancer Survivor Park
8. Cleveland Park
9. Comiskey Park
10. Creek Wood Park
11. Eagle Point Park
12. Eagle Valley Park
13. EB Lyons Nature Preserve
14. Elmwood Green Park
15. English Ridge Park
16. Falk Park
17. Flat Iron Park
18. Flora Park
19. Flora Pool
20. Gay Park
21. Grandview Green Space
22. Grant Park
23. Ham House Historic Site
24. Harvest View Park
25. Heritage Trail
26. Hillcrest Park
27. Hilltop Park
28. Jackson Park
29. Jefferson Park
30. John G Bergfeld Recreation Area
31. Madison Park
32. Marshall Park/Dubuque Arboretum & Botanical Garden
33. Maus Park
34. McAleece Park and Recreation Complex
35. McAleece Park and Recreation Complex Veterans Memorial
36. Miller Riverview Park
37. Mines of Spain
38. Murphy Park
39. Orange Park
40. Pet Park
41. Pinard Park
42. Port of Dubuque Marina
43. Riley Park
44. Rocco Buda Jr. Park
45. Sister City International Park
46. Southern Park
47. Sutton Pool
48. Teddy Bear Park
49. Usha Park
50. Valentine Park
51. Valley High Park
52. Veterans' Memorial Park
53. Waller-Cooper Park
54. Washington Park
55. Welu Park
56. Westbrook Park
57. FDR Park

Legend:

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5



FDR PARK

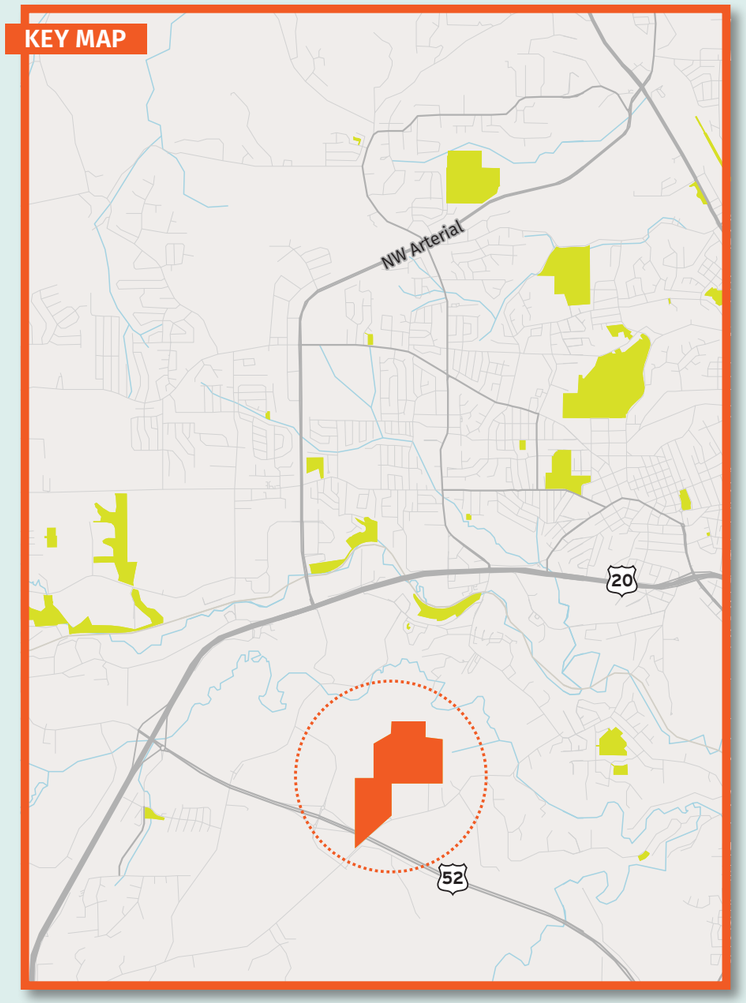
12201 N CASCADE RD

CURRENT CLASSIFICATION: **Community**

207
ACRES

This largely undeveloped gem serves as a natural, rugged, and recreational haven, featuring forested areas, mountain biking trails, and the quaint Storybook Hill Zoo (leased). Ideal for hiking, biking, and wildlife viewing, the park provides a serene escape into nature. Storybook Hill Zoo offers a family-friendly experience with a touch of wildlife wonder. Roosevelt Park also boasts expansive wooded areas and trails perfect for outdoor activities, a once-bustling model airplane hobbyist area, and vast, quiet natural spaces. By preserving its rustic charm, the park offers visitors an authentic natural environment. The planned Southwest Arterial highway and trail expansion will serve as a key connection for this area, enhancing its accessibility and appeal. The City does not have maintenance responsibilities within FDR Park.

KEY MAP



AERIAL



Dubuque Parks and Recreation Comprehensive Plan Appendix A

FDR PARK CONTINUED

With the Zoo and farm land leased by the City, Dubuque has no maintenance responsibilities within FDR Park.





Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 2.

ITEM TITLE:	Presentation on Impact of Proposed Iowa Property Tax Bills
SUMMARY:	Chief Financial Officer Jennifer Larson will make a presentation on the impact of the proposed Iowa property tax bills, which include Senate Study Bill 3001, the Governor's bill Senate Study Bill 3004, and House Study Bill 596.
SUGGUESTED DISPOSITION:	Receive and File; Presentation

ATTACHMENTS:

1. MVM Memo - Presentation on Proposed Iowa Property Tax Bills_MVM Memo
2. Iowa_Property_Tax_Bills_Impact_Presentation (1)
3. Tax Increment Financing in Dubuque - Jan 29 2026
4. TIF 15-Year Impact - State
5. Property Tax Handout 2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Presentation on Impact of Proposed Iowa Property Tax Bills

DATE February 12, 2026

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

I respectfully recommend you receive and file the presentation.

Michael C. Van Milligen

MCVM:jml
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jennifer Larson, Chief Financial Officer

THE CITY OF DUBUQUE

Masterpiece on the Mississippi

Impact of Proposed Iowa Property Tax Bills

Jennifer Larson, Chief Financial Officer

Senate Study Bill (SSB) 3004 (Governor's Bill)
Senate Study Bill (SSB) 3001
House Study Bill (HSB) 596

Key Terms: Levy – Tax rate applied to property value; TIF – Tax Increment Financing for development projects.

Overview

- SSB 3004 Governor's Bill: Caps levies, limits reserve, changes assessments, restricts TIF
- SSB 3001: General Fund Levy cap formulas, rollback phase-out, homestead exemptions, LOST increase, Gas Excise Tax CPI increase
- HSB 596: Caps levies, adds exemption, Taxpayer Budget Statement improvements, voter approval for bonds

Key Terms: Rollback – Percentage reducing taxable value; Homestead Exemption – Deduction from taxable value for primary residence. CPI – Consumer Price Index for inflation adjustments.

SSB 3004 Governor's Bill – Key Impacts

- Property Tax Growth Cap: Max levy = 102% of prior year + new valuation growth
- Reserve Limit: 10% cap
- Assessment Changes: Rollback threshold raised, homestead exemption replaces credit
- Urban Renewal Restrictions: TIF limited to infrastructure/demolition & new TIF areas 20 years

Key Terms: Property Tax Growth Cap – Limit on annual levy increase; Reserve Limit – Max 10% of general fund; TIF – Restricted to infrastructure/demolition.

SSB 3004 Governor's Bill Impact

Category	SSB 3004 FY28	Current FY28	Diff FY28	SSB 3004 FY39	Current FY39	Diff FY39
Avg Residential	$968	$1,007	-$38	$929	$1,094	-$164
Avg Multiresidential	$1,751	$1,915	-$164	$1,680	$2,054	-$374
Avg Commercial	$4,511	$5,422	-$911	$5.378	$6.877	-$1,499
Avg Industrial	$5,473	$6,473	-$1,000	$5,606	$7,218	-$1,611
City Tax Revenue (Million)	$32.2	$36.1	-$3.8	$42.3	$60.0	-$17.7
TIF Revenue (Million)	$16.1	$19.6	-$3.4	$19.2	$29.9	-$10.7

Key Terms: FY – Fiscal Year; TIF Revenue – Taxes diverted for development; Avg – Average tax per property class.

SSB 3001 – Key Impacts

- Levy Cap Formulas: Formula A (2% growth), Formula B (0.5% increase)
- Assessment Changes: Commercial/industrial at 100%, residential rollback phases out
- Homestead Exemptions: 25%-50% over time
- 65+ No Mortgage Exemption: 25%-100% over 4 years
- LOST Increase: Up to 1.5%
- CPI on Gas Excise Taxes

Key Terms: Levy Cap – Formula limiting tax growth; Homestead Exemption – Percentage of home value exempt; LOST – Local Option Sales Tax.

SSB 3001 Impact

Category	SSB 3001 FY28	Current FY28	Diff FY28	SSB 3001 FY39	Current FY39	Diff FY39
Avg Residential	$943	$1,006	-$63	$938	$1,219	-$281
Avg Multiresidential	$2,273	$1,915	$358	$3,390	$2,290	$1,100
Avg Commercial	$5,267	$5,422	-$155	$5,086	$6,217	-$1,131
Avg Industrial	$6,167	$6,473	-$306	$6,437	$8,046	-$1,609
City Tax Revenue (Million)	$36.0	$36.1	-$0.1	$55.0	$54.2	+$0.8
TIF Revenue (Million)	$18.3	$19.6	-$1.3	$24.2	$29.9	-$5.7

Key Terms: BAF – Budget Adjustment Factor tied to CPI; CPI – Consumer Price Index for inflation adjustments.

HSB 596 – Key Impacts

- All Levies Cap: 102% limit
- Residential Exemption: $25,000 taxable value
- Taxpayer Budget Statement improvements
- Bond Restrictions: 60% voter approval for General Corporate Purpose

Key Terms: Exemption – Fixed amount deducted from taxable value; Debt Service – Levy for bond repayment; Voter Approval – 60% required for bonds.

HSB 596 Impact

Category	HSB596 FY28	Current FY28	Diff FY28	HSB596 FY39	Current FY39	Diff FY39
Avg Residential	$734	$1,007	-$272	$722	$897	-$175
Avg Multiresidential	$1,919	$1,915	$4	$1,754	$1,709	$45
Avg Commercial	$5,433	$5,422	$10	$5,583	$4,885	$698
Avg Industrial	$6,486	$6,473	$12	$5,938	$5,834	$276
City Tax Revenue (Million)	$32.2	$36.1	-$3.9	$42.7	$54.2	-$11.5
TIF Revenue (Million)	$17.8	$19.6	-$1.8	$18.7	$29.9	-$11.2

Key Terms: Tax Levy – Rate applied to assessed value; TIF – Tax Increment Financing revenue.

Comparison of Iowa Property Tax Bills

Feature	HSB 596	SSB 3004 Governor's	SSB 3001
Tax Levy Limitation	102% cap on all levies (excludes debt service)	102% cap on all levies (excludes debt service)	102% cap on general fund levy, budget adjustment factor if taxable value growth >102%
Taxpayer Budget Statement	Revises mailed property tax info; consults Iowa League of Cities & ISAC	Not addressed	Allows online posting of taxpayer budget statement
General Obligation Bonds	Special election required for general corporate purpose bonds (fire stations, parking) 60% for	No bonds for general operations.	No bonds for general operations.
General Fund Reserve Limit	None	10% of current year general fund expenditures	None
Assessment Changes	$25,000 homestead exemption in addition to homestead credit	Commercial/Industrial tier 1 rollback threshold increases from $150K to $250K. Homestead credit becomes an exemption. Assessment cycle changes from every two years to every three years	Residential and Multiresidential rollback phases out 70% in FY28 to 100% by FY39.Eliminates Homestead Credit. Phases in Homestead Exemption 25% & cap of $175k in FY28, rising to 50% & cap of $300K in FY38.
65+ Homestead Exemptions	None	Eliminates 65+ Homestead $6500 exemption.	Creates additional exemption for 65+ with no mortgage. FY28: 25% of remaining taxable value, increasing to 100% in FY31
Revenue Increases	None	None	LOST cap from 1% to 1.5%. CPI on Gas Excise Tax
TIF Restrictions	None	Only street & demolition allowed; New TIF areas limited to 20 years	None

Key Terms: Homestead Credit vs Exemption – Credit reduces tax owed; Exemption reduces taxable value; LOST – Local Option Sales Tax.



TIF

TAX INCREMENT FINANCING

Creating and retaining jobs and facilitating growth in Dubuque, Iowa

Greater Dubuque DEVELOPMENT CORP.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi



ECONOMIC TRANSFORMATION

"Would the last person to leave Dubuque please turn off the lights?"

Commonly repeated, residents used this dark humor to help deal with Dubuque's dire unemployment rate which hit 23% in January 1982. High school and college graduates left for more prosperous cities and states, taking their talent with them.

Enter Tax Increment Financing. In 1985, the Iowa State Legislature amended urban renewal law to allow cities to use Tax Increment Financing (TIF) for economic development purposes. This tool simply directs the increase in property tax generated from property improvements to the city, which can use this increment as a financial incentive to companies that invest and create jobs in the urban renewal area. This is how the City of Dubuque built over 1,400 acres of industrial parks, now home to 56 businessses, including 47 local businesses that needed a place to expand.

TIF is the only meaningful local economic incentive available to Iowa cities and Dubuque's responsible use of TIF has created a nationally-recognized transformation. Dubuque has been ranked by Forbes, Kiplinger, the U.S. Conference of Mayors, the National Civic League, and the Milken Institute as one of the best cities in the United States to live, work, and play.

TIF Incentives 2010 - 2026:
$95,138,429

Leveraged Private Investment:
$863,296,204

Employment Impact 2010 - 2026:
4,204 jobs retained
866 jobs created

Housing Creation 2010 - 2026:
1,461 units created

(Totals as of January 2026)

70+ PROJECTS

From small, local companies to global brands, over 70 projects in our community have benefitted from tax increment financing since 2001, including:

- Advanced Data-Comm
- Andersen Window & Door
- Art's Way Manufacturing
- AY McDonald Manufacturing
- Cottingham & Butler
- Dubuque Screw Products
- Dupaco Community Credit Union
- E91 (formerly Entegee)
- FEH Design
- Geisler Brothers Company
- Giese Manufacturing
- Green Industrial Supply
- Hartig Drug
- Heartland Financial Services
- Hodge Companies
- Hormel/Progressive Processing
- ITC Midwest
- Kendall-Hunt Publishing
- Klauer Manufacturing
- Kunkel & Associates
- McCoy Group
- McGraw-Hill
- Medline Industries
- Nordstrom
- Prairie Farms
- Rite-Hite
- Rockfarm Holdings
- Rousselot, Inc.
- Sedgwick CMS
- Simmons Pet Food Inc.
- Spahn & Rose Lumber Co.
- Theisen's Supply
- Tri-State Industries
- Tri-State Quality Metals
- Unison Solutions
- Universal Tank
- Vanguard Industries
- Verena Street Coffee
- Woodward Communications

DUPACO
COMMUNITY CREDIT UNION

TIF Investment:
15 years of TIF rebates

Project Investment:
$38,000,000

Employment Impact:
40 new jobs



More Quality Jobs Where Employees Can Live, Work, and Play

Dupaco Community Credit Union is a not-for-profit financial cooperative owned and controlled by more than 112,000 members, most of whom live in Dubuque and the Tri-State area. The credit union was founded in 1948 by 10 employees of the Dubuque Packing Company.

Dupaco redeveloped 82,800 square feet of office space in a five-story building on Jackson St. in Dubuque's Historic Millwork District. The project was completed in 2022. As part of the project's development agreement, Dupaco agreed to expand its operation in Dubuque from 150 operations employees by at least 40 new full-time employees prior to October 1, 2023.

An additional component of the agreement is the required collaboration between the City, Dupaco, and other stakeholders in the area regarding the uses of existing infrastructure and transportation needs. Ongoing communication in the form of monthly meetings and annual reports highlight the ability for these types of agreements to bring the community together.

SIMMONS PET FOOD

National company chooses Dubuque and expands within 2 years

Simmons Pet Food, Inc., a family-owned business based in Arkansas, is the leading North American private-label and contract manufacturer of wet pet food with three locations in the US and one in Canada. Simmons purchased a vacant existing manufacturing facility in Dubuque in summer 2021. By summer 2022, they already expanded, introduced a second pet food line at the location, and hired additional employees. In spring 2023, they partnered with a local developer on a new $25.5 million warehouse project, also supported by 10 years of TIF rebates.

The original and subsequent development agreements with Simmons required them to provide a total of 281 jobs but, as of February 2025, they had provided over 400 new jobs in Dubuque!

TIF Investment:
10 years of TIF rebates

Project Investment:
$71,000,000

Employment Impact:
441 new jobs





HORMEL /PROGRESSIVE PROCESSING

TIF Investment:
5 years of TIF rebates

Project Investment:
$123,400,000

Employment Impact:
381 new jobs

Expansion After Just Four Years in Dubuque

Progressive Processing, LLC, a subsidiary of Hormel Foods Corporation, has a processing plant located in the Dubuque Industrial Center West. In 2014, the company expanded operations at its Dubuque location, moving the production of its bacon topping products and Spam line to the facility.

The original project, completed in 2014, created 91 new jobs and had a capital investment of $34.4 million in new equipment and building improvements. This expansion followed Progressive Processing's 2010 investment of $89 million to construct the new facility at the site and create 196 jobs. An additional $13 million investment in machinery and building improvements in 2019 allowed Hormel to increase production capacity and add two additional product lines to this facility, as well as another 58 new jobs. Today, Progressive Processing reports 381 jobs at its Dubuque facility.



TRI-STATE QUALITY METALS

TIF Investment:
10 years of TIF rebates

Project Investment:
$5,150,000

Employment Impact:
10 new employees

Fabricator Finds New Home for Growth

Tri-State Quality Metals, LLC is a locally owned sheet metal fabrication manufacturer formed in 2010 in Peosta, Iowa. The company performs laser cutting of sheet metal, as well as plasma cutting, bending, drilling, tapping, sawing, and welding to create customized parts. Tri-State Quality Metals also provides services including plating, machining, sheering, and painting that are outsourced to other area manufacturers. The company has grown from a local customer base to one that is regional, serving manufacturers in eastern Iowa, northwestern Illinois, and southwestern Wisconsin. The largest customer, Rite-Hite, sells products to worldwide markets. In addition, Tri-State Quality Metals produces parts for companies that ultimately sell to international manufacturers such as John Deere, Caterpillar, and Volvo.

In 2014, the Tri-State Quality Metals constructed a new $3.4 million, 44,000 square-foot production facility in the Dubuque Industrial Center South. The expansion allowed the company to add 10 new employees, bringing its total number of employees to 23. In 2023, the Tri-State Quality Metals constructed a $1.75 million, 31,500 square-foot expansion to their facility. This expansion did not require additional TIF but was made possible by the original TIF support.



ROASTING SOLUTIONS /VERENA STREET COFFEE

TIF Investment:
10 years of TIF rebates

Project Investment:
$10,200,000

Employment Impact:
20 new jobs

New Facility Meets Needs of Coffee Roaster's Growing Market

Roasting Solutions/Verena Street Coffee opened their new state-of-the art production facility and national headquarters in the Dubuque Industrial Center South in 2016. The locally owned 34,000 square-foot facility is nearly five times larger than its previous facility. Roasting Solutions invested over $10.2 million on the project which created 10 new jobs.

Roasting Solutions is a privately-held, family-owned organization founded in 2010. The company roasts and packages its coffees at its Dubuque facility. Verena Street coffee can currently be found in over 750 grocery stores, club stores, warehouse stores, and mass merchandisers in Iowa, Illinois, Wisconsin, Minnesota, Nebraska, surrounding areas, and online.



RITE-HITE

TIF Investment:
10 years of TIF rebates

Project Investment:
$8,900,000

Employment Impact:
138 new jobs

Project Creates Operational Efficiencies for Manufacturer

Rite-Hite manufactures doors, seals and shelters, barrier systems, and other aftermarket products at its Dubuque production facility at 4343 Chavenelle Drive in the Dubuque Industrial Center. The company is a longtime Dubuque corporate citizen of and employs 270 at its Dubuque location where it completed an $8.9 million expansion project in 2017 to add 138,000 square feet of manufacturing space and 24 new employees.

In addition to the new production space, the project included a partial remodel of offices, and approximately $420,000 for new machinery and equipment. The project improved productivity and operational efficiencies and expanded research and development capabilities. Today, Rite Hite employs 407 employees at its expanded facility.





THEISEN SUPPLY INC.

Family-Owned Company Invests in Distribution Center

A local company whose owner is very generous with non-profit agencies across the state was looking to expand for the second time in a five-year period. A consultant advised Theisen Supply to relocate its proposed distribution center outside of Dubuque, closer to a major US interstate highway. Jim Theisen, then president and CEO, credited programs like TIF with helping make the decision to stay in Dubuque. The $2.8 million investment is located in Dubuque's Industrial Center West—helping the company maintain 48 full-time positions and create 32 additional positions to date.

The 160,000 square-foot distribution center supplies Theisen's 22 stores in Iowa and two in Wisconsin—up from 15 stores in 2007. The extra space allows the company to maximize its buying potential and offer the lowest prices and best selection of products to their loyal customers...a definite win for Iowans!

TIF Investment:
5 years of TIF rebates

Project Investment:
$4,800,000

Employment Impact:
117 jobs

GREEN INDUSTRIAL SUPPLY

Dubuque-Based Supplier Expands Local Footprint

In 2022, Green Industrial Supply, Inc. announced plans to expand its operations including the construction of a 97,000 sq. ft. building addition. Originally founded in 1971, Green Industrial Supply, Inc. is locally owned and headquartered in Dubuque and offers services such as competitive parts sourcing, quality inspection, knitting, assembly, and packaging.

The company's use of innovative technology allows customers the opportunity to lower overhead costs and make better use of human and capital resources. Green Industrial Supply's expansion projects included a capital investment of approximately $7.8 million dollars, the retention of 61 full time positions, and the creation of 10 new full-time positions.

TIF Investment:
10 years of TIF rebates

Project Investment:
$7,800,000

Employment Impact:
10 new jobs

ROSHEK BUILDING

History Meets High Tech



From a posh department store built in the 1930s, to a tired office building that had suffered from "urban renewal" in the 1970s, the Roshek Building was given new life in 2009 in the form of a $40 million historic rehabilitation. The 250,000 square-foot, LEED Platinum rehab project now houses offices for Cottingham & Butler, UMB Bank, RSM, Community Foundation of Greater Dubuque, and other local firms—with retail on the first floor catering to the needs of the building's employees.

The rehabilitation of this downtown icon has enabled local businesses to expand their downtown employment base while maintaining 1,144 jobs.

TIF Investment:
10 years of TIF rebates

Project Investment:
$40,000,000

Employment Impact:
32 new jobs

Project Accolades

- **Excellence in Economic Development in Historic Preservation-Led Strategies Award** - Iowa Economic Development Authority
- **Excellence in Economic Development Award in the Category of Public-Private Partnerships** - International Economic Development Council
- **J. Timothy Anderson Award** - National Housing & Rehabilitation Association
- **National Preservation Honor Award** - National Trust for Historic Preservation
- **Platinum LEED Certification - Leadership in Energy and Environmental Design Core and Shell Platinum** - U.S. Green Building Council
- **Best Development Award** - 1000 Friends of Iowa
- **Outstanding Total Building Rehabilitation Award** - Dubuque Main Street
- **Best Total Building Rehabilitation Award** - Main Street Iowa
- **Preservation Award** - Dubuque County Historical Society

KUNKEL & ASSOCIATES

Making Iowa Competitive

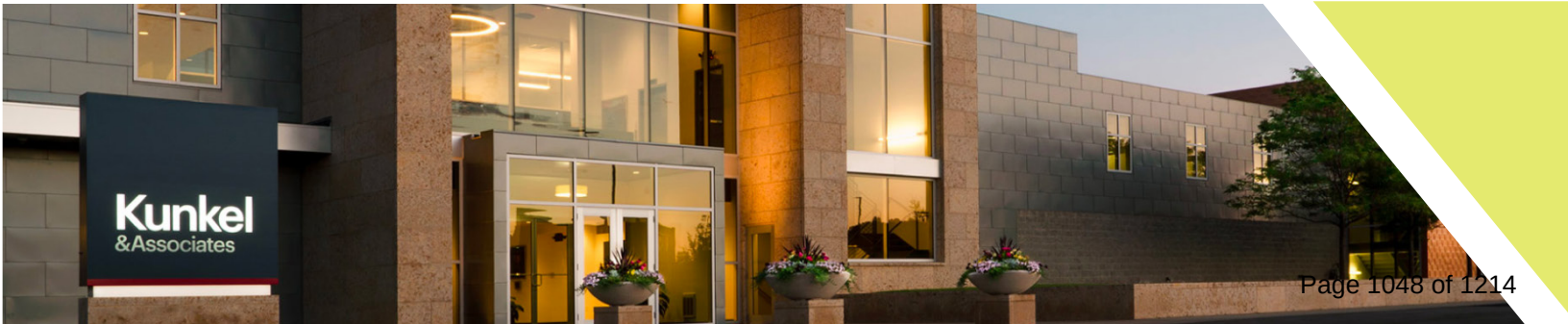
Locally owned Kunkel & Associates announced plans to relocate from Wisconsin to Dubuque in 2006. The company provides insurance consulting, commercial and personal insurance, employee benefits, claim consulting, and patient advocate services. The company invested $1.8 million and built a 10,000 square-foot office complex in the Dubuque Technology Park, initially bringing 24 new jobs to Iowa. The facility also serves as the company's corporate headquarters.

In 2015, Kunkel & Associates expanded its operation and invested over $2.5 million to double their office space to 20,000 square feet. Along with the expansion, the company hired 16 new employees. The most recent job reporting showed Kunkel & Associates bringing their total employment to 76.

TIF Investment:
10 years of TIF rebates

Project Investment:
$1,800,000

Employment Impact:
76 new jobs



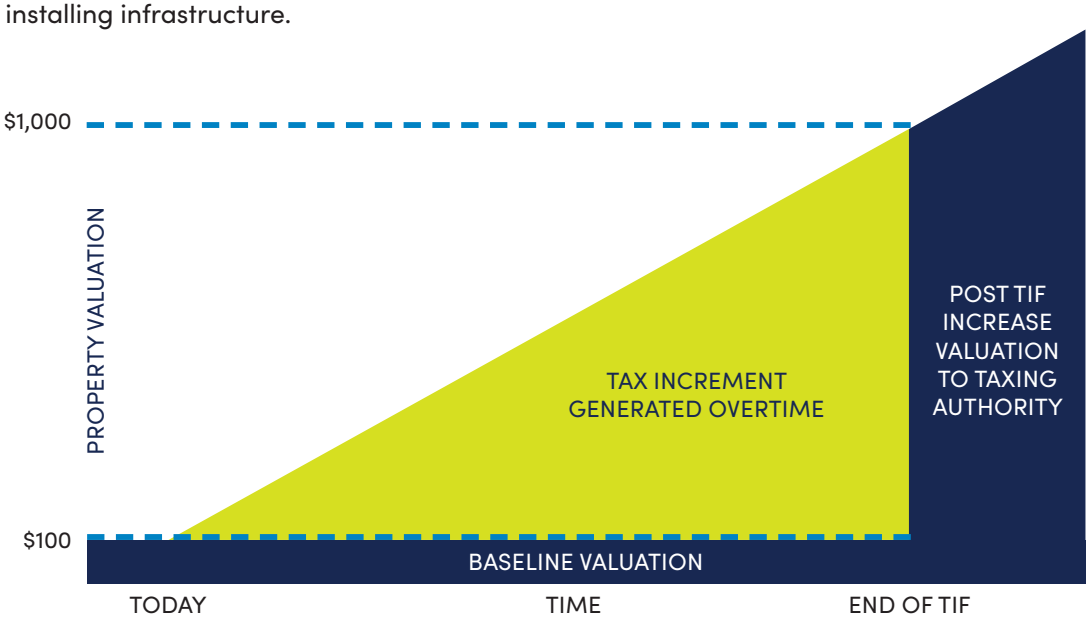
TAX INCREMENT FINANCING



HOW IT WORKS

When a TIF district is created, a "base" valuation of the property value is established. The base valuation accounts for assessed values prior to the TIF designation. The tax revenue from this base value remains with all taxing authorities. Increases in the assessed value over time over and above the base are called the "increment." The TIF authority (in this case, the City of Dubuque) may access the tax revenue generated by the increment, to fulfill the designated purpose of the district.

TIF is typically used by cities to fund public improvement projects or private project-based financial assistance, in conjunction with developing or redeveloping different parts of a city. This may include upgrading areas of the city suffering from slum and blight, helping residential development efforts, and enhancing economic development activities. Depending on the size of the project, cities may use the annual increment to provide project funding or may need to incur debt to finance an improvement, such as installing infrastructure.



TIF FOR DUBUQUE HOUSING CREATION: 2010-2025

$34.5 million in TIF spread across 60 projects leveraged $326 million in private investments to create nearly 1,500 housing units within the city.

Projects are located throughout the community and range in size from 2 units to 201 units, with individual TIF grants ranging from $15,000 to nearly $7 million.

Multiple housing studies have shown Dubuque needs thousands of additional housing units to address the need. Housing TIF has been a critical tool to support private housing creation of all types to address the housing gap.

By state law, when TIF is used for housing development, approximately 38 percent of the future tax increment revenues from the project must be used to provide housing assistance to low- and moderate-income families whose incomes are no greater than 80 percent of the median income anywhere in the city. This is starter housing for Dubuque's current and future workforce, and our most vulnerable residents, the elderly and disabled.





CONTACT US City of Dubuque Economic Development | www.cityofdubuque.org/econdev | 563-589-4393

Tax Increment Financing in Dubuque: 2010-2025

$95 million in TIF has leveraged $836 million in private investment in 91 projects.

Private investment to TIF ratio = 9:1

Tax increment financing (TIF) is the only meaningful local economic incentive available to Iowa cities. It is an important and flexible tool used in communities for three main purposes: promoting economic development, eliminating slum and blight, and facilitating housing development.

The ability to use TIF to assist private economic development projects in urban renewal districts is an essential ingredient of the City of Dubuque's nationally recognized success, providing financing and incentives for private investment.

TIF directs the increase in property tax generated from property improvements to the city, which can use this increment as a financial incentive to the private sector to invest in and create jobs in

TIF for Dubuque Job Creation: 2010-2025

TIF supported 35 companies in retaining or creating 5,000 jobs.
$38 million in TIF leveraged $348 million in private investments

From small, local companies to global brands, TIF has supported a variety of Dubuque employers over the last 15 years, including:

- Andersen Window & Door,
- AY McDonald Manufacturing,
- Cottingham & Butler,
- Dubuque Screw Products,
- Dupaco Community Credit Union,
- Geisler Brothers,
- Giese Manufacturing,
- Green Industrial Supply,
- Hormel,
- Klauer Manufacturing,
- McCoy Group,
- Prairie Farms,
- Rite Hite,
- Rousselot,
- Simmons Pet Food,
- Theisen's Supply,
- Tri-State Quality Metals,
- Unison Solutions,
- Universal Tank,
- Vanguard Industries, and
- Woodward Communications.


Green Industrial Supply


Dubuque Screw Products

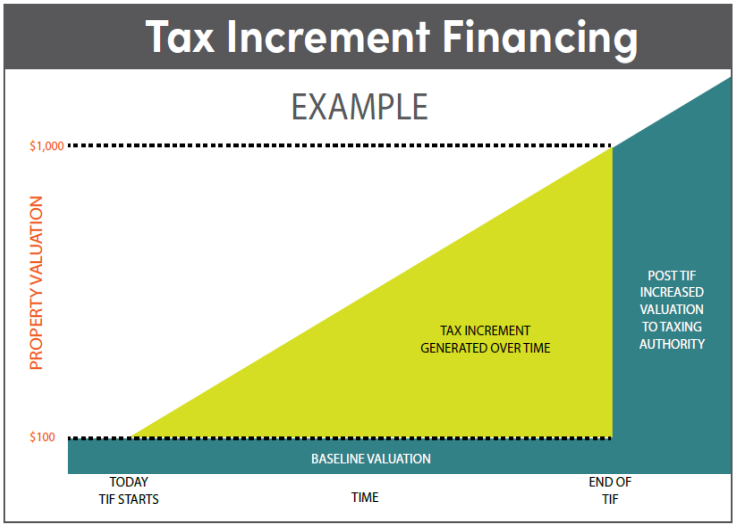
THE CITY OF DUBUQUE
Masterpiece on the Mississippi

TIF for Dubuque Housing Creation: 2010-2025

$34.5 million in TIF spread across 60 projects leveraged $326 million in private investments to create nearly 1,500 housing units within the city.

Projects are located throughout the community and ranged in size from 2 units to 201 units, with individual TIF grants ranging from $15,000 to nearly $7 million.

When a TIF district is created, a "base" valuation of the property value is established. The base valuation accounts for assessed values prior to the TIF designation. The tax revenue from this base value remains with all taxing authorities. Increases in the assessed value over time over and above the base are called the "increment." The TIF authority (in this case, the City of Dubuque) may access the tax revenue generated by the increment, to fulfill the designated purpose of the district.



By state law, when TIF is used for housing development, approximately 38 percent of the future tax increment revenues from the project must be used to provide housing assistance to low- and moderate-income families whose incomes are no greater than 80 percent of the median income anywhere in the city. This is starter housing for Dubuque's current and future workforce, and our most vulnerable residents, the elderly and disabled.


Rustic Pointe Estates

TIF is typically used by cities to fund public improvement projects or private project-based financial assistance, in conjunction with developing or redeveloping different parts of a city. This may include upgrading areas of the city suffering from slum and blight, helping residential development efforts, and enhancing economic development activities. Depending on the size of the project, cities may use the annual increment to provide project funding or may need to incur debt to finance an improvement, such as installing infrastructure.

Requested Action

- Support efforts to maintain Tax Increment Financing as an economic development financing tool.
- Oppose restrictions on use of TIF for public infrastructure and oppose the "sunsetting" of TIF districts.

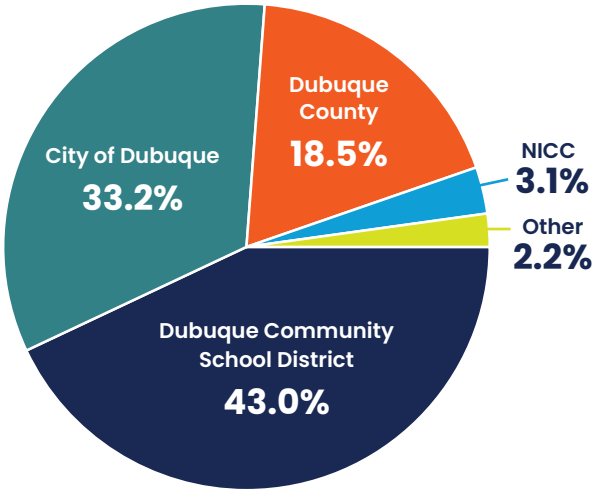
IOWA'S PROPERTY TAX SYSTEM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

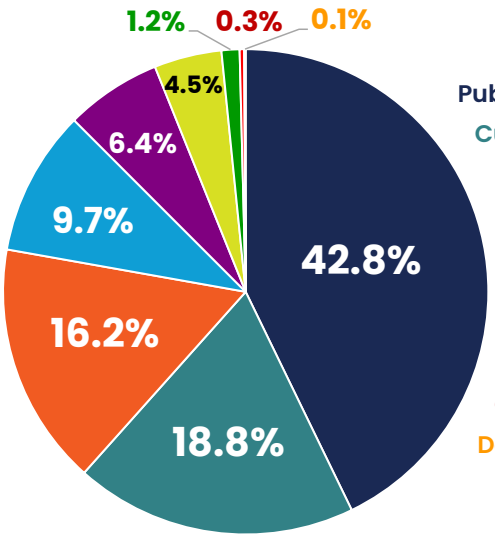
The property tax system in Iowa is a key revenue source for local governments, including cities, counties, school districts, and other taxing districts.

Where Do Dubuque Property Taxes Go?

FY2026 Consolidated Rate of $30.31761 per $1,000 assessed value



How Does the City of Dubuque Use Property Taxes?



- Public Safety - 42.8%
- Culture & Recreation - 18.8%
- General Government - 16.2%
- Public Works - 9.7%
- Community & Economic Development - 6.4%
- Other - 4.5%
- Health & Social Services - 1.2%
- Capital Projects - 0.3%
- Debt Service - 0.1%

Local governments set property tax rates to deliver essential services residents want and need. This flexibility is crucial for several reasons:

Meeting Local Needs

Communities have unique needs, and a one-size-fits-all tax rate wouldn't address these differences.

Maintaining Fiscal Freedom

Local freedom to use local dollars enables governments to respond to local residents' needs and community-specific challenges. It allows local governments to be more self-reliant and less dependent on state or federal funding, which can fluctuate or come with restrictive conditions.

Encouraging Community Investment

When property taxes are effectively used for visible, high-quality services, residents are more likely to see value in their tax contributions. This investment in the community can encourage long-term growth, retain existing residents and attract new residents, circulate money in the local economy, and increase property values over time.

Dubuque has the lowest property tax rate of the 11 cities in Iowa with a population over 50,000.

In 2023, Moody's Investor Services upgraded the City's bond rating to the third-highest rating possible.

IOWA'S PROPERTY TAX SYSTEM: HOW IT WORKS

Valuation of Property

- **Assessment:** Property is assessed by the county assessor every odd-numbered year (e.g., 2021, 2023, 2025). The assessor estimates the market value of the property, which is essentially what it would likely sell for under current market conditions.
- **Classification:** Properties are classified as residential, agricultural, commercial, industrial, or multi-residential. Each classification can have different assessment rates, as well as tax credits and exemptions.

Calculation of Property Taxes

- **Taxable Value Calculation:** Once the rollback is applied, the property's taxable value is determined. Then, each taxing authority's levy rate is applied to calculate the actual tax owed.

Rollback and State Equalization

- **Rollback:** The Iowa Department of Revenue applies a "rollback" rate to certain property classes. In the current year, residential property owners only pay taxes on 47.4% of the assessed value of their property.
- **Equalization:** Every two years, the Iowa Department of Revenue conducts an equalization process to adjust property valuations across counties. This helps to standardize assessment levels statewide and prevent wide disparities. This is based on actual land sales.

Levy Rates

- **Levy Rates:** Property taxes in Iowa are determined by applying a levy rate to the taxable value of the property. Local governments, school districts, and other taxing authorities each set a levy rate according to their funding needs.

Tax Credits and Exemptions

Iowa offers property tax credits and exemptions that can reduce the tax burden. Key programs include:

- **Homestead Credit:** Provides tax relief for Iowa residents who own and occupy their homes.
- **Homestead Exemption for 65+:** Provides additional tax relief for Iowa residents age 65 and over who own and occupy their homes.
- **Military Exemption:** Offers a property tax exemption for eligible veterans.
- **Agricultural Land Tax Credit:** Provides tax relief for farmland.

Appeals Process

If a property owner disagrees with the assessment, they may appeal to their local Board of Review, typically in April or May. If the owner disagrees with the Board of Review's decision, further appeals can be made to the Property Assessment Appeal Board or through district court.

DUBUQUE EXAMPLE

Assessed Value of the Average Residential Property:

$196,508

Taxable Value of the Average Residential Property After Rollback:

$93,207

CITY PORTION of FY2026 Average Residential Property Tax Bill:

$889.20

with homestead tax credit

TOTAL FY2026 Average Residential Property Tax Bill:

$2,678.77

with homestead tax credit

FINANCIAL TRANSPARENCY

Budget Adoption Process

- Multiple public input meetings and input opportunities as recommended budget is developed
- City Council holds public hearing to set the maximum property tax levy
- City Council holds series of 7 public meetings as recommended budget is considered.
- City Council holds public hearing to adopt the budget

Open Budget Portal

cityofdubuque.org/budget

- Explore and visually interact with the City's operation and capital budgets

Open Expenses Portal

cityofdubuque.org/finance

- Interactive "checkbook" to view all City payments to vendors

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 3.

ITEM TITLE:	Central Avenue and White Street Corridor Phase 1 - Parking Mitigation Strategy (14th - 22nd Street) - Approve Professional Consultant Services Agreement
SUMMARY:	City Manager recommending City Council approval of the attached resolution authorizing the City Manager to execute the Professional Consultant Services Agreement with Bolton & Menk, Inc. in the amount of $87,824.00, to complete Phase 1 - Parking Mitigation Strategy from 14th - 22nd Street, for the Central Avenue and White Street corridor. **RESOLUTION** Approving Professional Services Consultant Agreement With Bolton & Menk, Inc. To Complete The Phase 1 - Parking Mitigation Strategy For The Central Avenue And White Street Corridor
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo - Central Avenue and White Street Corridor Phase 1 Parking Mitigation Strategy Approve PCS Agreement
2. Central_White Corridor - Bolton Menk Prof Service Agreement Approval - Council Staff MEMO
3. Central_White Corridor - Bolton Menk Prof Service Agreement Approval - Council RESOLUTION
4. Central and White Design Phase 1 Parking Mitigation Strategy Contract
5. Central and White_Fee Parking Analysis 2026.02.04

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: February 11, 2026

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

The Phase 1 consultant services will focus on identifying and evaluating strategies to address potential parking impacts within the Central Avenue and White Street corridors, particularly within the 14th Street to 22nd Street segment. Tasks include:

- Inventory and analysis of existing parking supply and utilization
- Evaluation of opportunities to replace or offset on-street parking through nearby facilities or side streets
- Stakeholder engagement with residents, property owners, and businesses within the project area to understand parking needs, usage patterns and operational concerns
- Development of parking scenarios and identification management or mitigation strategies to address potential parking impacts.

The Phase 1 - Parking Mitigation Strategy is intended to provide City Council with clear, data-driven options related to parking prior to consideration of any further design or corridor modifications. Findings from Phase 1 work will be used to inform future decision-making.

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
Gus Psihoyos, City Engineer
Justine Hull, Traffic Engineer
Jenny Larson, Chief Financial Officer
Bob Schiesl, Assistant City Engineer
Dave Ness, Traffic Engineer
Duane Richter, Traffic Project Supervisor
Nate Steffen, Civil Engineer
Jason Duba, Assistant Planner
Jill Conners, Economic Development Director
Ian Hatch, Assistant Economic Development Director
Ryan Knuckey, Transportation Services Manager
Russ Stecklein, Transportation Services Operations Supervisor

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: February 10, 2026

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

INTRODUCTION

The purpose of this memorandum is to request Mayor and City Council concurrence and approval of the Professional Consultant Services Agreement with Bolton & Menk, Inc. of Des Moines, Iowa, to complete the Phase 1 - Parking Mitigation Strategy for the Central Avenue and White Street corridor.

BACKGROUND

In January 2021, the City of Dubuque obtained jurisdiction of Central Avenue and White Street, creating the opportunity to evaluate a two-way conversion and implement complete street and urban design elements consistent with the Central Avenue Corridor Streetscape Master Plan.

A 2024 corridor study and community engagement process identified Central Avenue and White Street as critical components of the downtown transportation network, carrying approximately 8,000 and 5,000 vehicles per day, respectively. The study emphasized the importance of addressing corridor conditions in a manner that responds to surrounding land use, freight needs, and downtown access.

Through this completed corridor study, the City Council identified the Multi-Modal Focused Alternative as a preferred long-term approach, maintaining one-way operations while reallocating space to improve safety, accessibility, and downtown vitality.

DISCUSSION

Through evaluation of the Multi-Modal Focused Alternative, parking availability and management emerged as a primary concern associated with any potential corridor modifications. City Council feedback, and stakeholder input consistently identified parking impacts as a key issue to resolve before considering changes to traffic operations, streetscape elements, or multimodal facilities.

To advance the Central Avenue and White Street Corridor improvements, staff is proposing a multi-phased scope of work approach to allow flexibility in consultant services and project sequencing. As part of the corridor study and planning phase, the corridor segment from 14th Street to 22nd Street was identified as a logical focus area

based on alignment with planned infrastructure projects, the presence of adjacent residential and business activity, and the continued need to support freight movement. Within this segment, parking availability and access were consistently identified as issues requiring further evaluation prior to advancing any design concepts.

The prepared Professional Consultant Services Agreement includes the scope of work to complete the Phase 1 – Parking Mitigation Strategy.

- **Phase 1 – Parking Mitigation Strategy**
  Identify and implement parking solutions to offset removal of on-street parking associated with corridor modifications. This includes evaluating property acquisition options and optimizing nearby side streets for replacement parking. Addressing parking impacts is a priority for the City Council and the community.

The Phase 1 consultant services will focus on identifying and evaluating strategies to address potential parking impacts within the Central Avenue and White Street corridors, particularly within the 14th Street to 22nd Street segment. Tasks include:

- Inventory and analysis of existing parking supply and utilization
- Evaluation of opportunities to replace or offset on-street parking through nearby facilities or side streets
- Stakeholder engagement with residents, property owners, and businesses within the project area to understand parking needs, usage patterns and operational concerns
- Development of parking scenarios and identification management or mitigation strategies to address potential parking impacts.

The Phase 1 - Parking Mitigation Strategy is intended to provide City Council with clear, data-driven options related to parking prior to consideration of any further design or corridor modifications. Findings from Phase 1 work will be used to inform future decision-making.

FUTURE DEVELOPMENT PHASES

Upon completion of the Phase 1 - Parking Mitigation Strategy work, and subject to the findings and recommendation, and City Council directive, the City could elect to prepare a future Supplemental Agreement, a scope of services and fee amount with Bolton & Menk for specific selected future phases are described below.

- **Phase 2 – Corridor Restriping (4th to 22nd Streets)**
  Prepare the corridor for future conversion by restriping Central Avenue and White Street. Alternatives will be evaluated to determine the feasibility of including an on-street cycle track.

❖ **Phase 3 – Detailed Corridor Design (13th/14th to 22nd Streets)**
Develop detailed design plans in the following sub-sections, including side street connections between Central Avenue and White Street:

- **Section 1 (14th–17th):** Prepare for the 14th Street Overpass connection. Focus on the east side of White Street and the full corridor of Central Avenue.
- **Section 2 (17th–20th):** Continue full corridor improvements on Central Avenue and the east side of White Street, with cycle track completion following.
- **Section 3 (20th–22nd):** Complete full corridor improvements on both streets, including side streets.
- **Section 4 (13th–14th):** Coordinate with the 14th Street Overpass and Prescott School to complete this small connection segment.
- **Section 5 - 18th Street Plaza:** Create a pedestrian plaza by closing 18th Street and integrating it into the corridor design.

❖ **Phase 4 - Cycle Track (5th to 19th Streets)**
Develop a raised, sidewalk-grade cycle track along the west side of White Street, enhancing multimodal safety and connectivity between Downtown and northern neighborhoods.

RECOMMENDATION

Based upon the developed consultant scope of work and the negotiated fee for services, I recommend the Mayor and City Council concur and approve the Consultant Professional Services Agreement with Bolton & Menk, Inc., to complete Phase 1 - Parking Mitigation Strategy.

BUDGET IMPACT

The estimated professional services fee to complete the Phase 1 - Parking Mitigation Strategy is summarized as follows:

Description	Amount
Bolton & Menk - Professional Services Agreement (Phase I)	$ 87,824.00
Project Cost	**$ 87,824.00**

The anticipated Phase I consultant services funding summary is as follows:

Project Code	Funding Source	Amount
5521000065	Central Ave Streetscape	$ 87,824.00
Project Funding		**$ 87,824.00**

The City has sufficient funding programmed to cover the Phase 1 - Parking Mitigation Strategy work, along with potentially future selected phases.

Project Code	Fund Description	Fund Amount
5521000065	Central Ave Streetscape	$ 1,400,000
Total Project Funding		**$ 1,400,000**

REQUESTED ACTION

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

Prepared by: Justine Hull, Traffic Engineer

cc: Jenny Larson, Chief Financial Officer
Bob Schiesl, Assistant City Engineer
Duane Richter, Traffic Project Supervisor
Dave Ness, Traffic Engineer
Nate Steffen, Civil Engineer
Jason Duba, Assistant Planner
Jill Conners, Economic Development Director
Ian Hatch, Assistant Economic Development Director
Ryan Knuckey, Transportation Services Manager
Russ Stecklein, Transportation Services Operations Supervisor

F:\PROJECTS\CENTRAL & WHITE\FY26 Design Phase 1\Council & Staff Documents\Consultant Contract Award

Prepared by Robert Schiesl City of Dubuque Engineering, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. _____ - 26

RESOLUTION APPROVING PROFESSIONAL SERVICES CONSULTANT AGREEMENT WITH BOLTON & MENK, INC. TO COMPLETE THE PHASE 1 - PARKING MITIGATION STRATEGY FOR THE CENTRAL AVENUE AND WHITE STREET CORRIDOR

WHEREAS, the City solicitated competitive proposals from qualified consulting engineering firms to determine interest and capabilities to complete engineering design services; and

WHEREAS, the City Council concurred with the Consultant Selection Committee's recommendation in the selection of Bolton & Menk, Inc. as the first-ranked Consultant; and

WHEREAS, the City Council authorized the City Engineer to initiate contract negotiations for Professional Consultant Services; and

WHEREAS, the City in collaboration with Bolton & Menk, Inc., developed a consultant scope of work and a negotiated fee for services in the amount of $87,824.00 for Professional Consultant Services to complete Phase 1 - Parking Mitigation Strategy from 14th - 22nd Street, for the Central Avenue and White Street corridor.

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

SECTION 1. That said Professional Services Consultant Agreement with Bolton & Menk, Inc. to complete Phase 1 - Parking Mitigation Strategy from 14th - 22nd Street, for the Central Avenue and White Street corridor is hereby approved.

SECTION 2. The City Manager is authorized and directed to execute the Professional Services Consultant Agreement with Bolton & Menk, Inc.

Passed, approved, and adopted this 16th day of February 2026.

Attest: _____ Brad M. Cavanagh, Mayor

_____
Adrienne N. Breitfelder, City Clerk

PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
BOLTON & MENK, INC.

This Agreement, dated for reference purposes the 16th day of February, 2026, is made and entered into by and between City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (Client), and Bolton & Menk, Inc., 430 E. Grand Avenue Suite 101, Cedar Rapids, IA 50309 (Consultant).

WITNESSETH:

WHEREAS, Client requires professional services in conjunction with the improvements for Central Avenue and White Street (the Project); and

WHEREAS, Consultant agrees to furnish the various professional services required by Client.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION 1. CONSULTANT'S SERVICES.

1.1 Consultant agrees to perform the various Basic Services in connection with the proposed project as described in Attachment 1.

1.2 Upon mutual agreement of the parties, Additional Services may be authorized as described in Section 4.2 and this Agreement will be revised accordingly.

1.3 The Basic Services and the Additional Services are referred to collectively as the Services.

SECTION 2. THE CLIENT'S RESPONSIBILITIES.

2.1 Client shall promptly compensate Consultant in accordance with Section 3 of this Agreement.

2.2 Client shall place any and all previously acquired information related to the Project in its custody at the disposal of Consultant for its use. Such information shall include, but not limited to boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. Consultant may rely upon the accuracy and sufficiency of all such information in performing the Services unless otherwise instructed, in writing, by Client.

2.3 Client will guarantee access to and make all provisions for entry upon public portions of the Project and reasonable efforts to provide access to private portions and pertinent adjoining properties.

2.4 Client will give prompt notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project.

2.5 Client shall designate a liaison person to act as Client's representative with respect to Services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret, and define Client's policies with respect to the project and Consultant's Services.

2.6 Consultant's Services do not include legal, insurance counseling, accounting, independent cost estimating, financial advisory or "municipal advisor" (as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act 2010 and the municipal advisor registration rules issued by the SEC) professional services and Client shall provide such services as may be required for completion of the Project described in this Agreement.

2.7 Client will obtain any and all regulatory permits required for the proper and legal execution of the Project. Consultant will assist Client with permit preparation and documentation to the extent described in Attachment 1.

2.8 Client may hire, at its discretion, when requested by Consultant, an independent test company to perform laboratory and material testing services, and soil investigation that can be justified for the proper design and construction of the Project. Consultant shall assist Client in selecting a testing company. Payment for testing services shall be made directly to the testing company by Client and is not part of this Agreement. If Client elects not to hire an independent test company, Client shall provide Consultant with guidance and direction on completing those aspects of design and construction that require additional testing data.

SECTION 3. COMPENSATION FOR SERVICES.

3.1 Fees.

A. Client will compensate Consultant in accordance with the attached Attachment 3 Schedule of Fees (Schedule of Fees) for the time spent in performance of the Services. Total cost of Basic Services shall not exceed Eighty Seven Thousand, and Eight Hundred and Twenty Four Dollars ($87,824.00) without the prior written consent of Client.

B. Additional Services as outlined in Section 1.2 and 4.2 will vary depending upon Project conditions and will be billed in addition to the Not-to-Exceed Fee on

an hourly basis at the rates described in Attachment 3 or as that Attachment may subsequently be adjusted as described below.

C. The attached Schedule of Fees shall apply for Services provided through December 31, 2026. Hourly rates may be adjusted by Consultant on an annual basis and upon written notice to Client, thereafter to reflect reasonable changes in its operating costs. Adjusted rates will become effective on January 1st of each subsequent year.

D. Rates and charges do not include sales tax. If such taxes are imposed and become applicable after the date of this Agreement, Client agrees to pay any applicable sales taxes.

E. The rates in the Schedule of Fees include labor, general business and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed in writing, the fees and rates include vehicle and personal expenses, mileage, telephone, survey stakes and routine expendable supplies and no separate charges will be made for these activities and materials.

F. Reimbursable Direct Expenses: Except for those expenses identified in Section 3.1.E, any expenses required to complete the Services or identified in this section will be listed separately on the invoice, and include but are not limited to large quantities of prints, extra report copies, out-sourced graphics and photographic reproductions document recording fees, special field and traffic control equipment rental, outside professional and technical assistance, geotechnical services, and other items of this general nature required by Consultant to fulfill the terms of this Agreement. Consultant shall be reimbursed at cost plus an overhead fee (not-to-exceed 10%) for these Direct Expenses incurred in the performance of the Services, subject to any limit set forth in Section 3.1.A.

3.2 Payments and Records.

A. The payment to Consultant will be made by Client upon billing at intervals not more often than monthly at the herein rates and terms.

B. If Client fails to make any payment due Consultant for undisputed Services and expenses within forty-five (45) days after date of Consultant's invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance.

C. In addition to the service charges described in preceding sections, if Client fails to make payment for undisputed services and expenses within sixty (60) days after the date of the invoice, Consultant may, upon giving seven days' written notice to Client, suspend services and withhold project deliverables due under this Agreement until Consultant has been paid in full for all past due amounts for

undisputed Services, expenses and charges, without waiving any claim or right against Client and without incurring liability whatsoever to Client.

D. Documents Retention. Consultant will maintain records that reflect all revenues, costs incurred, and Services provided in the performance of the Agreement. Client or its duly authorized representatives may at any time during normal business hours and as often as reasonably necessary, have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of Consultant which are relevant to the contract for a period of six (6) years.

SECTION 4. GENERAL.

4.1 Standard of Care. Professional Services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions. No warranty, express or implied, is made.

4.2 Change in Project Scope. In the event Client changes or is required to change the scope or duration of the Project from that described in Attachment 1, and such changes require Additional Services by Consultant, Consultant shall be entitled to additional compensation at the applicable hourly rates. Except for Additional Services required to address emergencies or acts of God that impact the Project (Emergency Services), Consultant shall give written notice to Client of any Additional Services prior to furnishing such Additional Services and an estimate of additional costs of the changed scope of work, and Consultant will only furnish such Additional Services upon approval of Client. No such prior notice or approval shall be required for Emergency Services, provided, however that Consultant shall notify Client regarding the scope of such Emergency Services and the cost thereof as soon as practicable.

4.3 Limitation of Liability.

A. General Liability of Consultant. For liability other than professional acts, errors, or omissions, and to the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless Client, its officers and employees from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising from claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the negligent acts and omissions in the non-professional services of Consultant or Consultant's employees, agents, or subconsultants..

B. Professional Liability of Consultant. With respect to professional acts, errors and omissions and to the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, its officers and employees from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising

from third-party claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by a negligent act, error or omission of Consultant or Consultant's employees, agents, or subconsultants. This indemnification shall include reimbursement of Client's reasonable attorneys' fees and expenses of litigation, but only to the extent that defense is insurable under Consultant's liability insurance policies.

C. General Liability of Client. To the fullest extent permitted by law, Client shall indemnify, defend and hold harmless Consultant from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising from third-party claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the negligent acts or omission of Client or Client's employees, agents, or other consultants.

D. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or Consultant. Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against Consultant because of this Agreement or the performance or nonperformance of services provided hereunder.

E. To the fullest extent permitted by law, Client and Consultant waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to breach of this Agreement.

F. Client waives all claims against individuals involved in the Services provided by Consultant under this Agreement and agrees that any claim, demand, or suit shall be directed/asserted only against the Consultant.

4.4 Insurance.

A. Consultant agrees to maintain at Consultant's expense at all times during the performance of this Agreement insurance as described in the attached Insurance Schedule.

4.5 Opinions or Estimates of Construction Cost. Where provided by Consultant as part of Attachment 1 or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since Consultant has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general

information of Client and Consultant does not warrant or guarantee the accuracy of construction cost opinions or estimates. Client acknowledges that costs for project financing should be based upon contracted construction costs with appropriate contingencies.

4.6 Construction Services. It is agreed that Consultant and its representatives shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at any Project site, nor for any failure of a contractor to comply with Laws and Regulations applicable to that contractor's furnishing and performing of its work. Consultant shall not be responsible for the acts or omissions of any contractor. Client acknowledges that on-site contractor(s) are solely responsible for construction site safety programs and their enforcement.

4.7 Use of Electronic/Digital Data.

A. Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Except for electronic/digital data which is specifically identified as a project deliverable for this Agreement or except as otherwise explicitly provided in this Agreement, all electronic/digital data developed by Consultant as part of the Project is acknowledged to be an internal working document for Consultant's purposes solely and any such information provided to Client shall be on an "as is" basis strictly for the convenience of Client without any warranties of any kind. As such, Client is advised and acknowledges that use of such information may require substantial modification and independent verification by Client (or its designees).

B. Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce the information. It is the responsibility of Client to verify compatibility with its system and long- term stability of media. Client shall indemnify and hold harmless Consultant and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this Agreement, unless such third-party use and adaptation or distribution is explicitly authorized by this Agreement.

4.8 Reuse of Documents.

A. Drawings and Specifications and all other documents (including electronic and digital versions of any documents) prepared or furnished by Consultant

pursuant to this Agreement are instruments of service in respect to the Project and Consultant shall retain an ownership interest therein. Upon payment of all fees owed to Consultant, Client shall acquire a limited license in all identified deliverables (including Reports, Plans and Specifications) for any reasonable use relative to the Project and the general operations of Client. Such limited license to Client shall not create any rights in third parties.

B. Client may make and disseminate copies for information and reference in connection with the use and maintenance of the Project by Client. However, such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse by Client or, any other entity acting under the request or direction of Client, without written verification or adaptation by Consultant for such reuse will be at Client's sole risk and without liability or legal exposure to Consultant and Client shall indemnify and hold harmless Consultant from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from such reuse.

4.9 Confidentiality. Consultant agrees to keep confidential and not to disclose to any person or entity, other than Consultant's employees and subconsultants any information obtained from Client not previously in the public domain or not otherwise previously known to or generated by Consultant. These provisions shall not apply to information in whatever form that comes into the public domain through no fault of Consultant; or is furnished to Consultant by a third party who is under no obligation to keep such information confidential; or is information for which the Consultant is required to provide by law or authority with proper jurisdiction; or is information upon which the Consultant must rely for defense of any claim or legal act.

4.10 Period of Agreement. This Agreement will remain in effect for the later of two (2) years from February 16th, 2026 or until such other expressly identified completion date, after which time the Agreement may be extended upon mutual agreement of the parties.

4.11 Hazardous Materials.

A. Except as expressly stated in Attachment 1, the parties acknowledge that Consultant's Services do not include any services related to Constituents of Concern. If Consultant or any other party encounters, uncovers, or reveals a Constituent of Concern at the Project site or should it become known in any way that such materials may be present at the site or any adjacent areas that may affect the performance of the Consultant's Services, then Consultant may, at its option and without liability for consequential or any other damages: 1) suspend performance of Services on the portion of the Project affected thereby until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove such materials, and warrant that the site is in full compliance with applicable laws and regulations; or, 2) terminate this Agreement for cause if it is not practical to continue providing Services.

B. Constituent of Concern is defined as asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), lead based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to laws and regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

4.12 Termination.

A. For Cause: This Agreement may be terminated by either party upon seven (7) days written notice delivered to the other party in the event of substantial failure by other party to perform in accordance with the terms of this Agreement through no fault of the terminating party.

1. For termination by Consultant, cause includes, but is not limited to, failure by Client to pay undisputed amounts owed to Consultant within one hundred and twenty (120) days of invoice and delay or suspension of Consultant's Services for more than one hundred and twenty (120) days for reasons beyond Consultant's cause or control.

2. Notwithstanding the foregoing and with consent of terminating party, this Agreement will not terminate under Section 4.10 if the party receiving such notice immediately commences correction of any substantial failure and cures the same within ten (10) days of receipt of the notice.

B. For Convenience: This Agreement may be terminated for convenience by Client with or without cause upon seven (7) days written notice delivered to Consultant.

C. In the event of termination by Client for convenience or by Consultant for cause, Client shall be obligated to Consultant for payment of amounts due and owing including payment for Services performed or furnished to the date and time of termination, computed in accordance with Section 3 of this Agreement. Upon receipt of payment, Consultant shall deliver, and Client shall have, at its sole risk, right of use of any completed or partially completed deliverables, subject to provisions of Section 4.8.

D. In event of termination by Client for cause, Client shall compensate Consultant for all undisputed amounts owed Consultant as of date of termination and, upon receipt of payment, Consultant shall deliver to Client and Client shall have, at its sole risk, right of use of any completed or partially completed deliverables, subject to the provisions of Section 4.8. All other matters will be resolved in accordance with the Dispute Resolution clause of this Agreement.

4.13 Independent Contractor. Nothing in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting Consultant or any of its employees as the

agent, representative, or employee of Client for any purpose or in any manner whatsoever. Consultant is to be and shall remain an independent contractor with respect to all Services performed under this Agreement.

4.14 Contingent Fee. Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from award or making of this Agreement.

4.15 Non-Discrimination. The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein. The Consultant is an Equal Opportunity Employer, and it is the policy of Consultant that all employees, persons seeking employment, subcontractors, subconsultants and vendors are treated without regard to their race, religion/creed, sex, color, national origin, mental/physical disability, age, sexual orientation, gender identity, marital status, familial status, public assistance status or any other characteristic protected by federal, state or local law.

4.16 Assignment. Neither party shall assign or transfer any interest in this Agreement without the prior written consent of the other party.

4.17 Survival. All obligations, representations and provisions made in or given in Section 4 and Documents Retention clause of this Agreement will survive the completion of all Services of the Consultant under this Agreement or the termination of this Agreement for any reason.

4.18 Severability. Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

4.19 Controlling Law. This Agreement is to be governed by the law of the State of Iowa. Venue shall be exclusively in the Iowa District Court for Dubuque County, Iowa.

4.20 Dispute Resolution. Client and Consultant agree to negotiate all disputes between them in good faith for a period of thirty (30) days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall then be submitted to nonbinding mediation using a neutral from the American Arbitration Association Construction Industry roster. If mediation is unsuccessful in resolving the dispute, then either party may seek to have the dispute resolved by bringing an action in the Iowa District Court for Dubuque County, Iowa.

SECTION 5. SIGNATURES. This Agreement embodies the whole agreement of the parties, there being no promises, terms, conditions, or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written agreement signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

CITY OF DUBUQUE, IOWA
CLIENT

By: _____
Michael C. Van Milligen, City Manager

Date: _____

Address for giving notice:
City Hall
50 W. 13th Street
Dubuque, IA 52001

BOLTON & MENK, INC.
CONSULTANT

By: _____
Matt Ferrier, PE

Date: _____

Address for giving notice:
401 1st Street SE, Suite 201
Cedar Rapids, IA 52401

Client's Representative with authority for ordering engineering services and transmitting instructions:

By: _____
Jill Connors, Economic Development Director

Attachments:

Attachment 1 – Scope of Services
Attachment 2 – Project Schedule
Attachment 3 – Schedule of Fees
Attachment 4 – Design Fee

(Remainder of this page intentionally left blank)

ATTACHMENT 1
SCOPE OF SERVICES

The work to be performed by Bolton & Menk, Inc. (**CONSULTANT**) under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary to complete analysis and design for the project.

The project involves the improvements of Central Avenue and White Street which includes work from E 13th Street to E 22nd Street and multi-modal improvements along White Street from E 5th Street to E 19th Street. The **CONSULTANT** will carry out parking analysis. This scope of services is based on the following project assumptions:

Project Assumptions

- Parking analysis and mitigation strategy will need to be completed prior to any re-striping of the corridor or any preliminary or final roadway design.
- **CONSULTANT** work to follow schedule listed in Attachment 2
- **CONSULTANT** fee to complete the described work is detailed in Attachment 4

Extra / Optional Tasks (Not Included In Scope and Fee)

- Parking lot reconfiguration and conceptual will be completed if it's determined the number of spaces could be increased through restriping and/or efficiency improvements in existing facilities. Determine whether identified facilities can be expanded or reconfigured to meet projected parking needs.

The scope of services to be performed by the **CONSULTANT** shall be in accordance with generally accepted standards of practice and shall include the services to complete the following tasks:

A. PROJECT MANAGEMENT

1. Monitoring Project Schedule

   The **CONSULTANT** shall prepare and submit monthly project status reports that include schedule updates (1-page) via email, outlining the following activities during the reporting period: activities completed during the prior month, activities planned for the following month, challenges encountered and recommended solutions, and overall project status, and an updated design schedule. If design work is not progressing in a manner to comply with the anticipated completion date, the **CONSULTANT** shall provide a brief summary of the actions to be taken to reduce or eliminate any delays in completing the design in accordance with the agreed upon schedule.

2. Invoice Processing and Review

The **CONSULTANT** shall create, review and process invoices, not more than on a monthly basis, verifying they meet **CITY** payment requirements and verifying all necessary information required for payment is included on the city provided payment forms. The **CONSULTANT** shall coordinate with **CITY** staff, as necessary, and answer any questions regarding invoices and verify the percentage of work complete on the project is consistent with the percentage of work invoiced. Services provided as part of this task shall include all other general project administration necessary to complete the project.

The **CONSULTANT** shall inform the **CITY** of any additional services requested by the **CITY** that were not included in the scope of services contract approved by the **CITY** for this project. It shall be the responsibility of the **CONSULTANT** to inform the **CITY** of any potential amendments to the contract before the services are rendered.

B. PARKING ANALYSIS

1. Project Management and Coordination

Our team will conduct project management and coordination through all phases of the project life cycle. This includes holding a bi-weekly standing call with core **CITY** and project personnel to maintain close communication on project progress and outcomes.

2. Kick-Off Meeting

We will facilitate a virtual kick-off meeting with the appropriate Client and project personnel to confirm project objectives, study area, facilities, schedule, milestones, roles and responsibilities, and the project communications and management plan. The project kick-off meeting will include a facilitated assessment and brainstorming discussion of project topics.

3. In-Person Walking Tour

An in-person walking tour of the study area with **CITY** personnel will be conducted to observe operations during typical conditions. This is essential for understanding the issues and opportunities in the study area from those with the most firsthand knowledge.

4. Request for Information

We will collect (via request for information) from city representatives and related project personnel) and review/analyze/summarize data and information. Data may include, but is not limited to:

- Available transportation and mobility data;

- GIS base data of the study area (this work was started as part of the Smart Parking and Mobility Management Plan process);
- Pedestrian and traffic counts;
- Video data from stationary camera feeds along the corridors;
- On-street and off-street parking payment data;
- Available parking inventory and occupancy data;
- Relevant past plans and studies (e.g., Comprehensive Plan, past parking studies, etc.);
- List of relevant stakeholders;
- Ordinance and policy information (i.e., city code) related to parking requirements and parking and loading use and procedures; and
- Data and information on current and forthcoming development projects and proposals.

We will leverage all collected and available data from the past Bolton and Menk Central/White Study and the Walker Consultants—Bolton & Menk-led Smart Parking and Mobility Management Plan project. In addition, we propose using available movement and count data from the city's network of stationary cameras.

5. Field Data Collection

The team will conduct field data collection, including verifying on-street parking and curb inventory along Central Avenue and White Street within the project areas, as well as parking and curbside occupancy data at up to three count times, identified in collaboration with client project personnel. The purpose of the occupancy data collection is to update the parking occupancy counts collected during the previous Smart Parking and Mobility Management Plan project, in order to understand current parking behaviors and needs.

In addition to parking occupancy data, we will also record parking turnover (duration) data over the course of a single day on up to four (4) block faces, identified in collaboration with project personnel.

6. Stakeholder Engagement

Walker and Bolton and Menk will work with **CITY** project personnel to facilitate necessary stakeholder meetings, beginning during the initial site visit, and continuing virtual, if necessary. These will include:

- City Staff Meeting: Up to four meetings with city and project personnel, to review project process and discuss data collection, engagement, project objectives, and project plan. This includes meeting with the City Manager.
- Stakeholder Group/Committee Meetings: Up to six meetings with stakeholder groups or committees, identified in collaboration with the

client project personnel. These include focus groups with business owners and freight users, and/or meetings with parking stakeholder group(s).

- Business Owner Meetings: Meetings with individual business owners along the Central Avenue and White Street corridors. These meetings involve project team staff walking the corridors and speaking with business owners across two separate days.
- City Council Sessions: Up to two sessions with the City Council to discuss project objectives, outcomes, and progress.

7. Parking Adequacy Evaluation

Our team will review and summarize the collected parking and curb supply and demand data from the study area. Additionally, we will conduct a desktop review of all private parking assets within the study area. The inventories will be summarized in tabular, graphical, and geographic information systems (GIS). They will include space counts and types, rates (if applicable), parking ownership/management, and restrictions.

Working in collaboration with **CITY** and project personnel, we will develop a parking scenario projection model for the study area to make future parking needs projections based on scenarios and conditions determined in collaboration with the client. This model will incorporate future development plans and any known changes to existing land use and parking supply in the study area.

Using the baseline parking needs projection models developed for the study area, we will estimate future parking requirements for different user groups and demand profiles over the next five years. We will then assess the future parking adequacy—whether there is a surplus or shortfall—based on anticipated market conditions within the study area. This analysis will be conducted for up to two (2) different development scenarios, identified collaboratively with **CITY** project personnel. We will generate both tabular and graphical summaries to illustrate the adequacy of the parking system.

Additional analysis will be included to determine the projected financial gain or loss of any parking spaces that are removed or added.

8. Parking Management Strategies

Based on the parking scenario modeling results, our team will assess potential options for additional parking supply, including side streets and off-street parking options if needed. We will also evaluate the application of operational and technological strategies to enhance the efficiency, accessibility, and utilization of the current parking supply. We will review the

implementation of recommendations, including those from the Smart Parking and Mobility Management Plan, to enhance the overall parking experience for customers, residents, and business owners.

9. Report-Out and Deliverable
We will take feedback and develop a draft deliverable for review by project personnel. After incorporating edits, we will develop a final deliverable for inclusion into the broader project deliverable subject to City Council adoption and implementation.

C. EXTRA/OPTIONAL TASKS (NOT INCLUDED IN SCOPE AND FEE) – PARKING LOT RECONFIGURATION

CONSULTANT to conduct an evaluation of up to three (3) surface parking facilities along the corridors, identified in collaboration with project personnel, to determine parking Level of Service. This will include review of the existing functional design and operation of parking on-site, including a review of general parking facility layouts, user parking assignments and access locations, and general circulation routes. This review will include:

a. Review of parking area geometry and vehicular circulation design.
b. Internal traffic flow.
c. Parking stall layout, including accessible parking.
d. Bay size and parking stall size.
e. Pavement marking locations.
f. Vehicle turning movements.
g. Review of entry/exit area geometric design.
h. Location, number, and layout of entrance and exit lanes.

Identify observed appropriateness or deficiency, as the case may be. If necessary, determine if the number of spaces could be increased through restriping and/or efficiency improvements in existing facilities. Determine whether identified facilities can be expanded or reconfigured to meet projected parking needs. If necessary, identify alternatives for potential new parking facilities (surface and/or structured). Provide conceptual suggestions for improvements of observed deficiencies. Participate in a work session with the project team to review findings, provide recommendations on improvements, and receive feedback. Based on collaboration with the **CITY**, develop recommendations for functional design parking improvements, to be included in final project deliverables.

ATTACHMENT 2
PROJECT SCHEDULE

The time of completion of the Basic Services of the **CONSULTANT** under this Agreement shall be as follows:

Notice to Proceed: February 2026
Project Kickoff Meeting: February 2026
Parking Analysis: March 2026 – May 2026

ATTACHMENT 3
SCHEDULE OF FEES

BOLTON & MENK

2026 FEE SCHEDULE

The following fee schedule is based upon competent, responsible professional services and is the minimum, below which adequate professional standards cannot be maintained. It is, therefore, to the advantage of both the professional and the client that fees be commensurate with the service rendered. Charges are based on hours spent at hourly rates in effect for the individuals performing the work. The hourly rates for principals and members of the staff vary according to skill and experience. The current specific billing rate for any individual can be provided upon request.

The fee schedule shall apply for the period through December 31, 2026. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

These rates include labor, general business, and other normal and customary expenses associated with operating a professional business. For projects with typical expenses and unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond typical project expenses, non-routine expenses, and expenses beyond the agreed scope of services, such as out of town travel expenses, long travel distances, large quantities of prints, extra report copies, outsourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately. Rates and charges do not include sales tax, if applicable.

EMPLOYEE CLASSIFICATION	2026 HOURLY BILLING RATE
Administrative	$70-175
Technician	$98-186
Survey Technician	$112-202
Senior Technician	$138-230
Construction Manager	$162-228
Design Engineer	$135-202
Graduate Engineer	$125-190
Graduate Surveyor	$145-202
Landscape Designer	$128-178
Landscape Architect	$156-185
Licensed Project Surveyor	$190-237
Planner	$120-181
Project Engineer	$148-220
Project Manager	$140-261
Senior Landscape Architect	$154-269
Senior Planner	$172-240
Senior Project Engineer	$170-220
Senior Project Manager	$190-290
Architect	$160-276
Specialist*	$100-216
Practice Expert**	$125-349
Principal**	$180-320
Senior Principal**	$232-344
GPS/Robotic Survey Equipment[1]	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

[1] No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for survey technicians.
*Specialized role not classified above otherwise.
**Highly specialized and industry expertise unique to the market or area of discipline.

2026 FEE SCHEDULE | BOLTON & MENK, INC.

Attachment 4
Design Fee

Client: City of Dubuque Project: Central Ave & White St		Bolton & Menk, Inc.																			
Task No.	Work Task Description	Project Manager	Deputy Project Manager	Senior Project Engineer	Design Engineer	Stormwater Design Lead	Stormwater Project Engineer	Traffic Design Lead	Traffic Design Engineer	Landscape Design Reviewer	Landscape Design Lead	Landscape Designer	Public Engagement Leader	Community Outreach Leader	Survey Manager	Survey Engineering Technician	Walker - Parking Lead	Walker - Parking Analyst	Clerical	Total Hours	Total Cost
1.0	Project Management	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	20	$3,884
2.0	Parking Analysis	8	52	0	0	0	0	0	0	0	0	0	8	0	0	0	106	212	0	386	$81,380
	Extra/Optional Tasks - Not Included In Scope and Fee																				
3.0	Extra - Parking Lot Reconfiguration	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	8	16	0	28	$5,896
	Total Hours	16	60	0	0	0	0	0	0	0	0	0	8	0	0	0	106	212	4	406	
	Average Hourly Rate	$204.00	$224.00	$213.00	$156.00	$186.00	$172.00	$172.00	$154.00	$203.00	$156.00	$130.00	$165.00	$217.00	$205.00	$136.00	$240.00	$195.00	$115.00		
	Subtotal	$3,264	$13,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,320	$0	$0	$0	$25,440	$41,340	$460		

Walker Reimbursable Expenses $2,560

Total Fee **$87,824**

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 4.

ITEM TITLE:	Open Container Ordinances
SUMMARY:	City Attorney recommending City Council amend the open container ordinances to include the state of Iowa amendments regarding tetrahydrocannabinol. **ORDINANCE** Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic Chapter 7 Operation Division 4 Criminal Offenses, Section 9-7-321.284: Open Containers In Motor Vehicles; Drivers And Section 9-7-321.284A: Open Containers In Motor Vehicles; Passengers
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. Council_Open Container Amendments_2-4-26
2. Open Containers Ordinance_02-03-2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

CRENNA M. BRUMWELL, ESQ.
CITY ATTORNEY

TO: **MAYOR BRAD M. CAVANAGH AND MEMBERS OF THE CITY COUNCIL**

DATE: **FEBRUARY 4, 2026**

RE: **OPEN CONTAINER ORDINANCES**

During a recent discussion of updating practices within the organization related to alcoholic beverages Chief Jensen mentioned the possibility of updating our local ordinances on open containers as the state law was updated last session. The City tries to mirror the state code when possible for ease of enforcement for our police department staff.

The state amendments:

- Incorporated a prohibition of beverages containing any amount of tetrahydrocannabinol for drivers of vehicles and
- Outlined limitations on the transport of lawful beverages containing tetrahydrocannabinol.

I respectfully request our open container ordinances be amended to include the state of Iowa amendments.

cc: Jeremy Jensen, Police Chief

OFFICE OF THE CITY ATTORNEY DUBUQUE, IOWA
SUITE 330, HARBOR VIEW PLACE, 300 MAIN STREET DUBUQUE, IA 52001-6944
TELEPHONE (563) 589-4381 / FAX (563) 583-1040 / EMAIL cbrumwel@cityofdubuque.org

Prepared by: Crenna M. Brumwell, Esq. 300 Main Street Suite 330 Dubuque IA 52001 563 589-4381

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 9 MOTOR VEHICLES AND TRAFFIC CHAPTER 7 OPERATION DIVISION 4 CRIMINAL OFFENSES, SECTION 9-7-321.284: OPEN CONTAINERS IN MOTOR VEHICLES; DRIVERS AND SECTION 9-7-321.284A: OPEN CONTAINERS IN MOTOR VEHICLES; PASSENGERS

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

Section 1. Section 9-7-321.284 and Section 9-7-321.284A of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

9-7-321.284: OPEN CONTAINERS IN MOTOR VEHICLES; DRIVERS:
A driver of a motor vehicle upon a public street or highway shall not possess in the passenger area of the motor vehicle an open or unsealed bottle, can, jar, or other receptacle containing an alcoholic beverage or a beverage containing any amount of tetrahydrocannabinol. "Passenger area" means the area designed to seat the driver and passengers while the motor vehicle is in operation and any area that is readily accessible to the driver or a passenger while in their seating positions, including the glove compartment. An open or unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported in the trunk of the motor vehicle. An unsealed receptacle containing alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported behind the last upright seat of the motor vehicle if the motor vehicle does not have a trunk. A person convicted of a violation of this section is guilty of a simple misdemeanor punishable as a scheduled violation under Iowa Code section 805.8A.

9-7-321.284A: OPEN CONTAINERS IN MOTOR VEHICLES; PASSENGERS:
A. A passenger in a motor vehicle upon a public street or highway shall not possess in the passenger area of the motor vehicle an open or unsealed bottle, can, jar, or other receptacle containing an alcoholic beverage or a beverage containing any amount of tetrahydrocannabinol. "Passenger area" means the area of a motor vehicle designed to seat the driver and passengers while the motor vehicle is in operation and any area that is readily accessible to the driver or a passenger while in their seating positions, including the glove compartment. An open or unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported in the trunk of the motor vehicle. An unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported behind the last upright seat of the motor vehicle if the motor vehicle does not have a trunk.

B. This section does not apply to a passenger being transported in a motor vehicle designed, maintained, or used primarily for the transportation of persons for compensation, or a passenger being transported in the living quarters of motor home, manufactured or mobile home, travel trailer, or fifth wheel travel trailer.

C. A person convicted of a violation of this section is guilty of a simple misdemeanor punishable as a scheduled violation under Iowa Code section 805.8A.

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this _____ day of _____, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

EFFECT OF AMENDMENT

9-7-321.284: OPEN CONTAINERS IN MOTOR VEHICLES; DRIVERS:
A driver of a motor vehicle upon a public street or highway shall not possess in the passenger area of the motor vehicle an open or unsealed bottle, can, jar, or other receptacle containing an alcoholic beverage or a beverage containing any amount of tetrahydrocannabinol. "Passenger area" means the area designed to seat the driver and passengers while the motor vehicle is in operation and any area that is readily accessible to the driver or a passenger while in their seating positions, including the glove compartment. An open or unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported in the trunk of the motor vehicle. An unsealed receptacle containing alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported behind the last upright seat of the motor vehicle if the motor vehicle does not have a trunk. A person convicted of a violation of this section is guilty of a simple misdemeanor punishable as a scheduled violation under Iowa Code section 805.8A.

9-7-321.284A: OPEN CONTAINERS IN MOTOR VEHICLES; PASSENGERS:
A. A passenger in a motor vehicle upon a public street or highway shall not possess in the passenger area of the motor vehicle an open or unsealed bottle, can, jar, or other receptacle containing an alcoholic beverage or a beverage containing any amount of tetrahydrocannabinol. "Passenger area" means the area of a motor vehicle designed to seat the driver and passengers while the motor vehicle is in operation and any area that is readily accessible to the driver or a passenger while in their seating positions, including the glove compartment. An open or unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported in the trunk of the motor vehicle. An unsealed receptacle containing an alcoholic beverage or an otherwise lawful beverage containing tetrahydrocannabinol may be transported behind the last upright seat of the motor vehicle if the motor vehicle does not have a trunk.

B. This section does not apply to a passenger being transported in a motor vehicle designed, maintained, or used primarily for the transportation of persons for compensation, or a passenger being transported in the living quarters of motor home, manufactured or mobile home, travel trailer, or fifth wheel travel trailer.

C. A person convicted of a violation of this section is guilty of a simple misdemeanor punishable as a scheduled violation under Iowa Code section 805.8A.

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 5.

ITEM TITLE:	Off-Premises Sign Regulations Moratorium Extension
SUMMARY:	City Manager recommending City Council approval to extend of the Temporary Building Permit Moratorium related to off-premises signs until July 1, 2026. **ORDINANCE** Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 2 Building Construction, Demolition And Moving, Section 14-2-4 Moratorium For Construction Or Other Work On Certain Streets, Areas, Or Facilities By Extending The Off-Premises Sign Moratorium Effective Date To July 1, 2026
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. MVM Memo - Off-Premises Sign Regulations Moratorium Extension
2. Staff Memo
3. Off-Premises Sign Regulation Moritorium Extension Ordinance

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Off-Premises Sign Regulations Moratorium Extension

DATE: February 12, 2026

Planning Services Director Wally Wernimont is recommending City Council approval to extend of the Temporary Building Permit Moratorium related to off-premises signs until July 1, 2026.

This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback.

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
Wally Wernimont, Planning Services Director
Madeline Haverland, Housing & Community Development Director
Michael Belmont, Assistant Housing & Community Development Director
Jason Duba, Assistant Planner

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director

SUBJECT: Off-Premises Sign Regulations Moratorium Extension

DATE: February 12, 2026

INTRODUCTION
The purpose of this memorandum is to request an extension of the Temporary Building Permit Moratorium related to off-premises signs.

BACKGROUND
On October 7, 2024, during the City Council meeting, the Council approved a Temporary Building Permit Moratorium related to off-premises signs. This action was intended to allow time for analysis through the Unified Development Code (UDC) update process and ensure that regulations governing off-premises signage are thoroughly reviewed and aligned with community interests and zoning standards.

DISCUSSION
Since the moratorium was adopted, Planning Services has been working on updates to the UDC, including provisions for off-premises signs. The complexity of these regulations and the need for public engagement have extended the timeline for completing the update.

REQUESTED ACTION
Planning Services requests that the City Council extend the Temporary Building Permit Moratorium until July 1, 2026. This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback

Enclosures

cc: Crenna Brumwell, City Attorney
Maddy Haverland, Housing & Community Development Director
Michael Belmont, Assistant Housing & Community Development Director
Jason Duba, Assistant Planner

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

ORDINANCE NO. -26

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 2 BUILDING CONSTRUCTION, DEMOLITION AND MOVING, SECTION 14-2-4 MORATORIUM FOR CONSTRUCTION OR OTHER WORK ON CERTAIN STREETS, AREAS, OR FACILITIES BY EXTENDING THE OFF-PREMISES SIGN MORATORIUM EFFECTIVE DATE TO JULY 1, 2026.

Whereas, the City of Dubuque is committed to promoting the health, safety, and general welfare of its residents; and

Whereas, the current Unified Development Code (UDC) is in need of comprehensive review and update to better reflect the community's vision and land use goals; and

Whereas, off-premises signs can significantly impact the aesthetic character of the community, traffic safety, and the overall quality of life for residents; and

Whereas, the proliferation of off-premises signs may result in adverse effects, such as visual clutter, distraction for drivers, and potential conflicts with the objectives of the updated UDC; and

Whereas, a temporary moratorium on the issuance of permits for new off-premises signs will allow for a thorough evaluation of the community’s needs, concerns, and preferences regarding signage and advertising; and

Whereas, the City of Dubuque desires to ensure that the future development of off-premises signs aligns with updated land use regulations and community standards; and

Whereas, the temporary suspension of off-premises sign permits is necessary to protect the public interest while the UDC is being reviewed and revised;

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

Section 1. City of Dubuque Code of Ordinances Section 14-2-4 is amended to read as follows:

Section 14-2-4: Moratorium for Construction or Other Work on Certain Streets, Areas or Facilities:

B. Off-premises sign Study Area: The city manager may not issue any permit for any new off-premises sign in the corporate limits of the city of Dubuque from the effective date hereof to July 1, 2026, except where a vested right to the issuance of such permit accrued prior to the effective date hereof.

Section 2. This ordinance shall take effect upon publication

Passed, approved and adopted this 16th day of February 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 6.

ITEM TITLE:	Tax Increment Ordinance for the Greater Downtown Urban Renewal District
SUMMARY:	City Manager recommending City Council approval of a tax increment ordinance, Version 2026.1 of the Amended and Restated Plan, amending the tax increment financing (TIF) District for the Greater Downtown Urban Renewal Area. **ORDINANCE** Amending Ordinance No. 53-24, As Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Greater Downtown Urban Renewal District Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal District, By Adding The Old Mercy Subarea To The Division Of Revenues
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. MVM Memo - Tax Increment Ordinance for the Greater Downtown Urban Renewal District
2. Staff Memo
3. Greater Downtown Urban Renewal Plan 2026.1
4. Ordinance

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City NATIONAL CIVIC LEAGUE 2007•2012•2013 2017★2019

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Tax Increment Ordinance for the Greater Downtown Urban Renewal District

DATE: February 9, 2026

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

The proposed amendment would expand the TIF district to include a new Old Mercy Subarea, in alignment with the Amended and Restated Urban Renewal Plan, Version 2026.1.

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
Jill Connors, Economic Development Director

Economic Development
Department
50 West 13th Street
Dubuque, Iowa 52001-4864
Office (563) 589-4393
TTY (563) 690-6678
http://www.cityofdubuque.org

TO: Michael Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: **Tax Increment Ordinance for the Greater Downtown Urban Renewal District**

DATE: February 6, 2026

INTRODUCTION

This memorandum presents for City Council consideration a tax increment ordinance amending the tax increment financing (TIF) District for the Greater Downtown Urban Renewal Area. The proposed ordinance was reviewed by the City Attorney's Office and is attached to this memo.

The proposed amendment would expand the TIF district to include a new Old Mercy Subarea, in alignment with the Amended and Restated Urban Renewal Plan, Version 2026.1.

BACKGROUND

The Greater Downtown Urban Renewal District 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 Chapter 403 "Urban Renewal" of the Iowa Code, a Resolution of Necessity must be adopted finding that the area being considered for urban renewal district 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.

On January 20, 2026, the City Council approved a Resolution of Necessity (Resolution 20-26) finding that the proposed changes to the District's boundaries are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning and local community objectives.

On January 28, 2026, a consultation was conducted with the affected taxing entities as required by Chapter 403.5 of the Iowa Code, providing an opportunity to discuss, question, or object to the findings in these documents. Prior to the meeting, the taxing entities were mailed copies of the Amended and Restated Urban Renewal Plan and the Notice of Public Hearing. No written objections or recommended changes to the Amended and Restated Plan were received.

On February 6, 2026 the notice of public hearing was published to allow for the appropriate publication requirements. Assuming that the City Council approves the Amended and Restated Plan following the public hearing, Council action to amend the tax increment ordinance for the Area would be appropriate.

DISCUSSION

The primary goal of Version 2026.1 of the Amended and Restated Plan is to expand the district to include the Old Mercy Subarea. This Subarea is being created to include the parcel located at 440 W 3rd Street.

The building at 440 W. 3rd St. is the original Mercy Hospital and a vital part of Dubuque's history. Built by the church for the Sisters of Mercy, it remains architecturally and culturally significant. It's the first building visible up the south side of 3rd Street from Bluff, and it directly faces the side and rear of the cathedral, with the church parking lot backing up against the property. Though the building is currently condemned due to long-term neglect, with the rear addition at risk of collapse, a developer has plans to reconstruct the addition and rehabilitate this historic building. The rehabilitation plans will include six units with larger multi-bedroom layouts ideal for professionals and workforce housing in a prime downtown location.

Expanding the Area to include 440 W 3rd St. is essential to making proper rehabilitation financially viable, given the complexity of the addition and increased construction costs. Adding the Old Mercy Subarea will allow the City and private developer to collaborate to address blighted conditions and allow for future development opportunities that

strengthen downtown. The 440 W 3rd Street parcel was previously omitted from the Area as there were not redevelopment plans for the property.

In order to reflect the changes to the Urban Renewal Area's boundaries and Subareas made by Version 2026.1, the TIF ordinance must also be amended. The proposed ordinance reflects the expansion of the TIF District to include the new property to be designated as the Old Mercy Subarea.

Adoption of the proposed tax increment ordinance is needed to establish the use of tax increment financing in the recently expanded area of the District. The ordinance authorizes the City to utilize a special fund for the collection of a portion of the property tax revenues generated by new development occurring within the Subareas of the District. All taxable property located with the TIF District will continue to pay property taxes based upon the current tax levies and assessment valuations. Tax revenues collected in excess of the base amounts will be used to assist in financing future development projects within the Urban Renewal Area, including both public and private development.

Adoption of the ordinance will continue the existing base valuations for the previously designated project subareas.

RECOMMENDATION/ ACTION STEP

Following City Council Approval of Version 2026.1 of the Amended and Restated Plan, I recommend that the City Council approve the ordinance attached hereto for the Greater Downtown Urban Renewal Area. Tax increment financing is an important tool for economic development and will be used to assist future public and private development efforts.

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, by Resolution 140-25 on April 21, 2025, and by Resolution __-26 on February 16, 2025.

Prepared by the Economic Development Department

Version 2026.1

TABLE OF CONTENTS

A. INTRODUCTION
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, Locust Street, and Old Mercy 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 Hawthrone 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-five (35) 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, Locust Street, and Old Mercy 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 an 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 Main St, 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:

b. These activities also include, but are not limited to, previously approved property tax rebate agreements with:

- 1248 Iowa St, LLC (1236-1248 Iowa St.);
- 1301 Central, LLC (1301 Central Ave):
- 1400 Central, LLC (1400 Central Ave);
- 210 Jones, LLC (210 Jones St.);
- 44 Main, LLC;
- 73 CHS Forwards, LLC (299 Main St.);
- 799 Main, LLC
- Adam Vogel Building, LLC (1701 Central Ave.):
- ASJS Properties (1913 Jackson St.);
- 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 Initiatives 1700, LLC (1739-1763 Central Ave.):
- Dubuque Stamping & Mfg Inc. (3190 Jackson St.);
- Dupaco Community Credit Union (1000 Jackson St.);

- Farley & Loetscher, LLC (801 Jackson St.);
- FitzGerald EnterpriZes (2400 Central Ave.);
- Flexsteel Industries, Inc. (385 Bell St.);
- Franklin Investments, LLC (39 Bluff St.);
- Gronen Development, Inc (BLK 17 Dubuque Downtown Plaza)
- GT Novelty Condos, LLC (333 E. 10th St);
- Hartig Realty IV, LLC (703 Main St.);
- HG APT LLC (2901 Central Ave);
- The Key Hotel (1825 Greyhound Park Rd.);
- Hitzler Rental, LLC (2541 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.);
- Kinseth Hotel Project (Port of Dubuque);
- 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.);
- Ned Oberbroeckling (372 Main 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 (333 E. 10th St.);
- Plastic Center, Inc. (426 W. 5th St. and 951/955/965 Main St.);
- Plastic Center, Inc. (408 W 5th 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.

v. Old Mercy Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for residential 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, Lower Kaufmann, and Old Mercy 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 $150,000 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 $108,410,165 (a list of the outstanding obligations is found as Attachment C) and the current statutory debt limit is $323,629,585.

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 2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA OLD MERCY

- Greater Downtown Urban Renewal Area Boundary
- 15th Street
- Almond Street
- Bluff Street
- Cable Car
- Chaplain Schmitt
- Dubuque Brewing & Malting
- East 7th Street
- Harrison Street
- Hawthorne Street Subarea
- Holy Ghost
- Ice Harbor A
- Ice Harbor B
- Ice Harbor C
- Industrial Harbor
- Kerper Boulevard
- Locust Street Subarea
- Lower Kaufmann
- North End
- North Kerper
- North Peru Road Subarea
- Old Main
- Old Mercy
- Quebecor
- Roosevelt Street Subarea
- South Bluff Street
- South Main
- South Port
- Stafford St Subarea
- Town Clock
- Town Clock Expansion
- University Avenue Corridor
- Upper Main
- Warehouse
- Washington Neighborhood
- West Locust Corridor



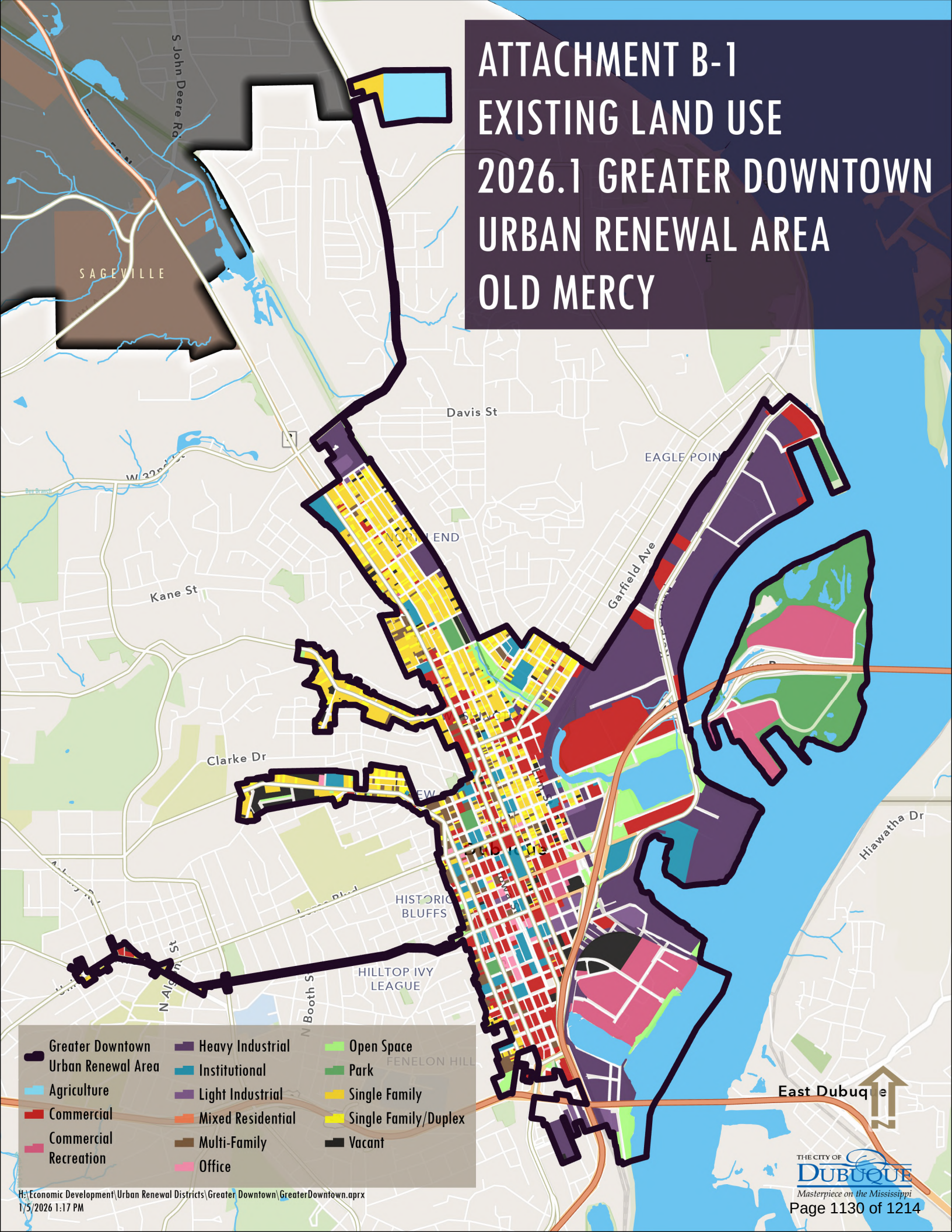
Old Mercy Subarea of the District shall include the following described properties:

Lot 2 of City Lot 607; and
All that part of the Third Street Right of Way adjacent to Lot 2 of City Lot 607 and lying south of the centerline of West Third Street

H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/14/2026 11:06 AM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

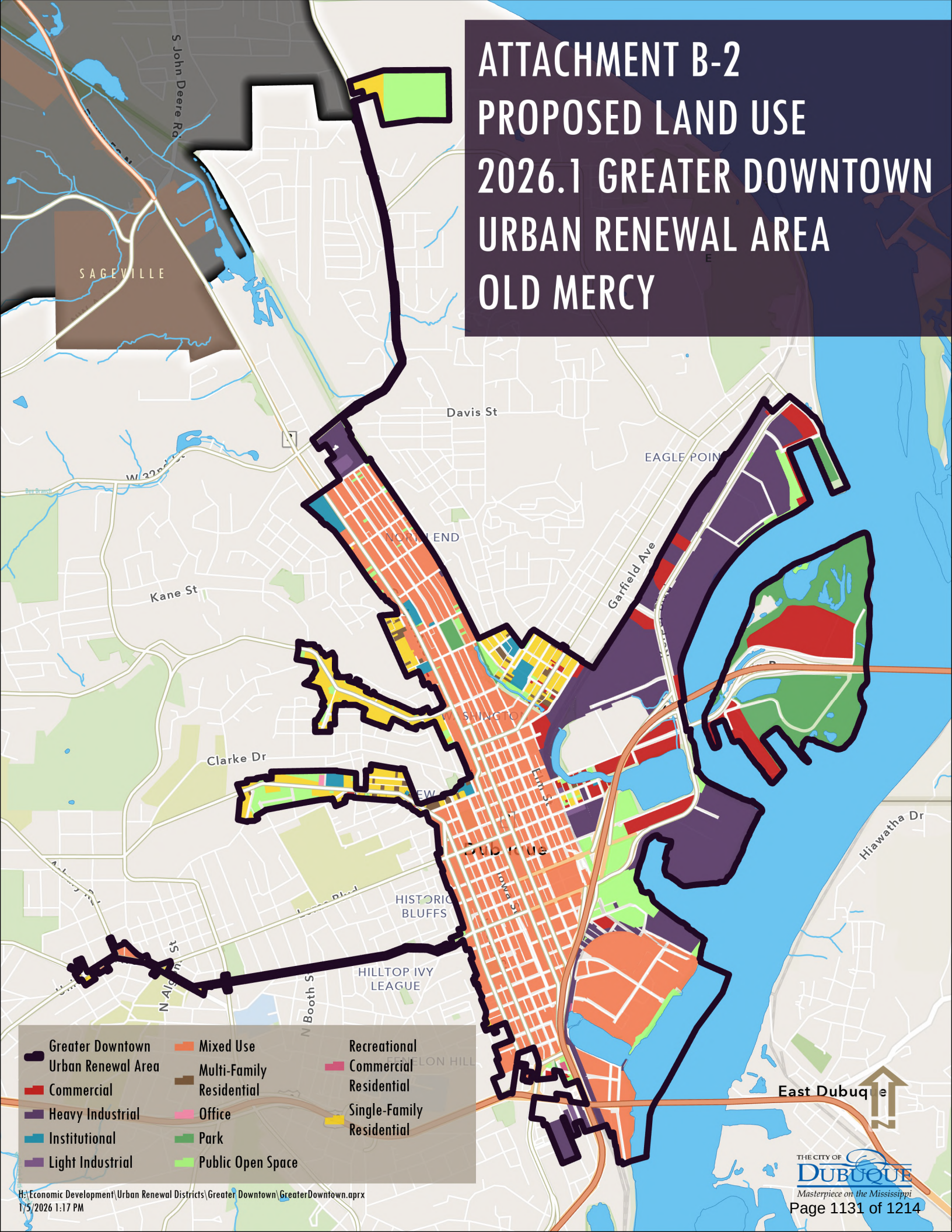
ATTACHMENT B-1
EXISTING LAND USE
2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA
OLD MERCY



H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/5/2026 1:17 PM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

ATTACHMENT B-2
PROPOSED LAND USE
2026.1 GREATER DOWNTOWN URBAN RENEWAL AREA
OLD MERCY



H:\Economic Development\Urban Renewal Districts\Greater Downtown\GreaterDowntown.aprx
1/5/2026 1:17 PM

City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20 Ref	6/2/21	2.00 %	2026	$ 25,000	$ 5,100	$ 5,100	$ 102	$ —
Airport Improvements Refunding	4/17/17	3.00 %	2030	282,200	115,800	24,800	3,474	91,000
Airport Improv - PFC Refunding 2012C	6/2/21	2.00 %	2032	1,353,033	898,389	119,889	17,968	778,500
Airport Terminal Utility Improv - PFC	6/2/21	2.00 %	2034	490,000	350,000	35,000	7,000	315,000
Airport New Terminal Roads/Parking	4/4/16	2.79 %	2036	635,927	371,199	31,652	11,003	339,547
Airport Reconstruct Taxiway Alpha	3/3/25	4.33 %	2044	534,004	534,004	12,684	29,983	521,320
Airport Improvements - FY26	Future	4.50 %	2046	1,000,500	—			1,000,500
Building- Conf Center Energy Improv	6/20/19	3.00 %	2027	187,136	47,872	23,936	1,436	23,936
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05 %	2026	391,913	56,545	56,545	1,782	—
Building City Hall Brickwork - ST20%	6/20/19	3.00 %	2027	236,448	64,329	32,164.56	5,325.95	32,164
Building Smart Meters Refunding	4/17/17	3.00 %	2030	45,400	18,600	4,000	558	14,600
Building Federal Building Roof - ST20%	4/4/16	2.79 %	2035	268,404	156,672	13,359	4,644	143,313
Building 2nd Floor Engine House #1	08/01/203	4.70 %	2043	207,060	200,246	7,228	9,552	193,018
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00 %	2027	323,146	87,916	43,958	7,279	43,958
Civic Center Chair Platform Section 3	6/20/19	3.00 %	2027	59,340	15,180	7,590	455	7,590
DICW Expansion - South Siegert Farm	3/19/18	3.05 %	2026	239,534	34,559	34,559	1,088	—
DICW North Siegert Refunding	4/17/17	3.00 %	2029	1,285,000	480,000	115,000	14,400	365,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00 %	2032	95,580	63,366	8,496	1,267	54,870
DICW Exp S Siegert Refundin 2012C Tax	6/2/21	2.00 %	2032	2,498,375	1,658,875	221,375	33,178	1,437,500
DICW Expansion - South Siegert Farm- Ex	6/20/19	3.00 %	2032	305,357	178,938	24,367	4,035	154,571
DICW Refund 2014C Taxable	6/2/21	2.00 %	2034	1,145,000	825,000	80,000	16,500	745,000
DICW Webber Property	6/29/22	4.36 %	2042	5,500,000	5,405,000	50,000	230,713	5,355,000
DICWChavenelle Road - Non-Taxable	6/2/21	2.00 %	2041	1,265,000	1,095,000	60,000	21,900	1,035,000
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00 %	2027	141,869	38,597	19,299	3,196	19,299
Finance General Ledger Software	6/2/21	2.00 %	2041	244,239	205,640	11,314	4,113	194,326
Finance General Ledger Software	6/29/22	4.07 %	2042	420,457	383,037	18,710	16,267	364,327
Fire Station #4 Improvements - Gaming	6/20/19	3.00 %	2027	188,054	41,522	20761	3438	20,761
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00 %	2030	951,500	390,700	83,700	11,721	307,000
Fire Station #2 ST20 20 yr Refund 2014B	6/2/21	2.00 %	2034	85,217	68,946	6046	1379	62,900
Park Imp ST20 20 yr Refund 2014B	6/2/21	2.00 %	2034	124,780	100,954	8,854	2,019	92,100
Fire Ambulance Replacement	4/17/17	3.00 %	2030	230,000	100,000	20,000	3,000	80,000
Fire Structural Repairs 5&6/Quick Pump	6/20/19	3.00 %	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC FY21	6/2/21	2.00 %	2041	810,153	682,118	37,528	13,642	644,590
Fire Ladder/Pumper/Ambulance	6/29/22	4.07 %	2042	1,924,543	1,761,963	81,290	70,677	1,680,673
Fire HVAC	08/01/203	4.70 %	2043	188,790	182,570	6598	8,720	175,972
Fire Ambulance/Equipment/Building Improv	3/3/25	4.33 %	2044	3,653,911	3,653,911	86,820	205,227	3,567,091
Fire Ladder/Pumper	3/3/25	5.04 %	2044	2,141,750	2,141,750	48,750	130,719	2,093,000
Fire Equipment Replacement - FY26	Future	4.50 %	2046	401,600	—			401,060
Fire Station Improvements - FY26	Future	4.50 %	2046	100,000	—			100,000
Franchise Fee Settlement Judgment Bond	4/4/16	2.93 %	2035	2,830,000	1,615,000	145,000	50,825	1,470,000
GDTIF Colts Building Renovation	6/20/19	3.00 %	2039	1,575,000	1,295,000	75,000	38,850	1,220,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00 %	2041	535,000	535,000	30,000	10,700	505,000
GDTIF - DT Parking Ramp	6/2/21	2.00 %	2036	880,167	760,764	61,407	15,215	699,357
GDTIF Eng Dock Expansion	6/2/21	2.00 %	2036	409,833	354,235	28,593	7,085	325,642

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
GDTIF DT Parking Ramp	6/29/2022	4.36 %	2042	975,000	935,000	40,000	39,853	895,000
GDTIF Docks/Five Flags AC	6/29/22	4.36 %	2042	745,000	715,000	30,000	30,468	685,000
GDTIF Five Flags/Parking Ramps	8/1/23	4.70 %	2043	1,080,000	1,045,000	40,000	49,933	1,005,000
GDTIF Chaplain Schmitt Amphitheater	3/3/25	5.06 %	2044	8,945,000	8,945,000	—	451,239	8,945,000
GDTIF ABC/Parking/Federal Building	3/3/25	5.04 %	2044	5,075,000	5,075,000	115,000	309,787	4,960,000
GDTIF Reimagine Comiskey - FY26	Future	4.50 %	2046	1,697,000	—	—	—	1,697,000
GDTIF Federal Building Renovation - FY26	Future	4.50 %	2046	945,600	—			945,600
GDTIF Parking Ramp Major Maint- FY26	Future	4.50 %	2046	2,857,400	—	—	—	2,857,400
GDTIF Downtown Housing Refunding	4/17/17	3.00 %	2030	2,120,000	970,000	180,000	31,705	790,000
GDTIF Millwork District Refunding	4/17/17	3.00 %	2030	2,080,000	910,000	170,000	27,300	740,000
GDTIF - 7th St/2-Way Conversion	6/2/21	2.00 %	2031	3,204,576	2,021,405	315,265	40,428	1,706,140
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00 %	2031	2,545,000	1,605,000	250,000	32,100	1,355,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00 %	2032	1,254,420	831,634	111,504	16,633	720,130
GDTIF Wash Neigh Refunding 2012C Tax	6/2/21	2.00 %	2032	493,592	327,736	43,736	6,555	284,000
GDTIF 2014C Taxable Refunding	6/2/21	2.00 %	2034	5,385,000	3,885,000	395,000	77,700	3,490,000
GDTIF 2014B Refunding	6/2/21	2.00 %	2034	155,000	115,000	10,000	2,300	105,000
Library Improvements - Sales Tax 20%	6/20/19	3.00 %	2022	39,408	10,721	5,361	888	5,361
Library Improvements Sales Tax 20%	6/2/21	2.00 %	2027	84,526	28,737	14,297	575	14,440
Park Development - Sales Tax 20% FY26	Future	4.50 %	2046	505,000	—	—	—	505,000
Park Improvements - Sales Tax 20%	6/20/19	3.00 %	2027	47,290	12,866	6,433	1,065	6,433
Park Water System Study Refunding	4/17/17	3.00 %	2030	60,000	24,600	5,300	738	19,300
Park Ham House - Sales Tax 20%	4/4/16	2.79 %	2035	200,668	117,132	9,988	3,472	107,144
Park Skate Park	6/20/19	3.00 %	2027	613,524	156,948	78,474	4,708	78,474
Parking Port of Dubuque Parking Ramp	3/19/18	3.05 %	2026	373,553	53,896	53,896	1,698	—
Parking Central Ave Ramp Refunding	4/17/17	3.00 %	2030	6,380,000	2,430,000	575,000	72,900	1,855,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91 %	2031	45,516	23,502	3,597	705	19,905
Parking Locust Ramp Security Cameras	6/20/19	3.00 %	2033	126,054	67,711	9,747	1,614	57,964
Parking Improvements Refunding 2014B	6/2/21	2.00 %	2034	125,000	85,000	10,000	1,700	75,000
Parking Improvements Taxable Ref	6/2/21	2.00 %	2034	220,000	160,000	15,000	3,200	145,000
Police CAD Software - Gaming Ref	6/2/21	2.00 %	2030	160,000	90,000	20,000	1,800	70,000
Public Works Equip Refunding	4/17/17	3.00 %	2030	392,000	160,900	34,500	4,827	126,400
Public Works Radio Replacement	3/19/18	2.91 %	2028	110,000	34,874	10,732	1,046	24,142
PW Curb Ramp/Engineering Street Improv	6/2/21	2.00 %	2034	885,000	645,000	65,000	12,900	580,000
Rec Improvements Sales Tax 20% Ref	6/2/21	2.00 %	2028	7,572	3,309	1,092	66	2,217
Rec Ice Center Settling Remediation/Imp	08/01/203	4.70 %	2043	4,614,150	4,462,185	161,175	213,016	4,301,010
Rec Ice Center Dehumidification	3/3/25	5.04 %	2044	1,153,250	1,153,250	26,250	70,387	1,127,000
Sanitary Improvements Refunding	4/17/17	3.00 %	2030	660,000	290,000	55,000	8,700	235,000
Sanitary Sewer Improvements	3/19/18	2.91 %	2031	1,030,009	531,819	81,402	15,954	450,417
Sanitary Forcemain Refunding 2012E	6/2/21	2.00 %	2032	376,122	242,934	34,096	35,162	208,838
Sanitary Sewer Improvements	6/20/19	3.00 %	2033	1,124,412	657,648	87,722	14,525	569,926
Sanitary Sewer Improvements Ref	6/2/2021	2.00 %	2034	4,390,000	3,160,000	320,000	63,200	2,840,000
Sanitary Sewer Improvements	4/4/16	2.79 %	2035	2,405,000	1,405,000	125,000	41,606	1,280,000
Solid Waste Collection Refunding	4/17/17	3.00 %	2030	51,300	21,100	4500	633	16,600
Solid Waste Collection	3/19/18	2.91 %	2031	27,447	14,172	2,169	426	12,003
Solid Waste Collection	3/3/25	4.33 %	2044	862,085	862,085	20,484	48,421	841,601
Solid Waste Collection - FY26	Future	4.50 %	2046	220,000	—			220,000
Stormwater Refunding	4/4/16	2.91 %	2028	6,270,000	760,000	245,000	22,800	515,000
Stormwater Improvements Refunding	4/17/17	3.00 %	2030	2,015,000	835,000	170,000	25,050	665,000
Stormwater Improvements	3/19/18	2.91 %	2031	1,714,542	885,275	135,501	26,558	749,774
Stormwater Improvements Ref	6/2/21	2.00 %	2031	1,115,424	703,595	109,735	14,072	593,860
Stormwater Improvements Ref	6/2/21	2.00 %	2032	77,131	49,818	6,992	996	42,826
Stormwater Improvements	6/20/19	3.00 %	2033	290,796	174,110	24,367	4,035	149,743
Stormwater Upper Bee Branch SRF NA	4/30/21	1.18 %	2037	22,138,000	16,114,000	1,258,000	230,430	14,856,000
Streetlight Replacement Refunding - ST	4/17/17	3.00 %	2030	4,900	2,100	400	63	1,700
Street FEMA Land Buyout - Gaming	6/20/19	3.00 %	2027	64,901	16,960	8,480	1,404	8,480
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/2017	3.00 %	2030	258,600	106,200	22,800	3,186	83,400
Street Southwest Arterial	3/19/2018	2.91 %	2031	771,557	398,383	60,977	11,952	337,406
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00 %	2032	827,747	576,371	70,002	11,527	506,369

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
Transit Radio Replacement	3/19/18	2.91 %	2028	95,000	30,124	9,268	904	20,856
Transit Midtown Transfer	6/20/19	3.00 %	2039	216,125	216,125		6,484	216,125
Transit Vehicle Replacement	6/2/21	2.00 %	2041	780,609	657,243	36,159	13,145	621,084
Water System Improvements	3/19/18	2.91 %	2031	1,155,930	596,846	91,354	17,906	505,492
Water Improv Refunding 2012E	6/2/21	2.00 %	2032	369,768	238,830	33,520	4,777	205,310
Water System Improvements	6/20/19	3.00 %	2033	1,323,107	773,684	102,342	16,946	671,342
Water System Improvements Ref	6/2/21	2.00 %	2034	7,470,000	5,380,000	550,000	107,600	4,830,000
Water System Improvements	4/4/16	2.79 %	2035	635,000	375,000	35,000	11,088	340,000
Total General Obligation Bonds				151,099,706	100,599,000	8,307,989.56	3,306,757.95	100,017,572
Less Annual Appropriation G.O.				—	(14,625,570)	—	—	(13,369,544)
Total G.O. Bonds Subject to Debt Limit				151,099,706	85,973,430	8,307,990	3,306,758	86,648,028
Tax Increment								
Port of Dubuque Parking Ramp	10-16-07	7.50 %	2037	23,025,000	15,565,000	845,000	1,167,375	14,720,000
Total Tax Increment Bonds				23,025,000	15,565,000	845,000	1,167,375	14,720,000
Total Tax Increment				$ 23,025,000	$15,565,000	$ 845,000	$ 1,167,375	$14,720,000
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								
Dubuque Screw (DICW)	6/19/06	Rebate	2019	$ 345,516	$ 19,728	$ 19,728	$ —	$ 19,728
Geisler Brothers (DICW)	9/29/22	Rebate	2035	1,290	1,291	1,291	—	1,291
Seippel Warehouse (DICW)	9/29/22	Rebate	2035	442,190	442,190	442,190	—	442,190
Giese III (DICW)	4/19/21	Rebate	2033	55,171	55,171	55,171	—	55,171
Medline (DICW)	11/19/07	Rebate	2031	1,600,279	397,349	397,349	—	397,349
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	476,354	476,354	—	476,354
Hodge (DICW)	4/6/20	Rebate	2035	257,073	518,208	518,208	—	518,208
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	2,908,812	155,273	155,273	—	155,273
Appropriation	3/17/14	Rebate	2026	32,510	75,164	75,164	—	—
Appropriation	1/14/16	Rebate	2028	33,666	69,586	69,586	—	69,586
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	140,629	140,629	—	140,629
2026)	4/21/08	Rebate	2026	8,250,067	251,779	251,779	—	—
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	84,525	16,905	—	67,620
Appropriation)	5/13/20	Rebate	2031	75,660	178,160	178,160	—	178,160
Marquette Hall (GDTIF) (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,960	4,960	—	4,960
3 Amigos (GDTIF) (Non-Appropriation)	4/15/19	Rebate	2031	2,516	3,114	3,114	—	3,114
210 Jones (GDTIF) (Non-Appropriation)	6/19/17	Rebate	2031	10,348	24,525	24,525	—	24,525
Dupaco (GDTIF) NA	1/22/19	Rebate	2038	173,225	173,225	173,225	—	173,225
Klauer (GDTIF) NA	1/12/22	Rebate	2035	104,380	104,380	104,380	—	104,380
McCoy Group (GDTIF)	6/20/23	Rebate	2035	248,980	248,890	248,890	—	248,890
Appropriation)	3/18/19	Rebate	2031	5,626	12,196	12,196	—	12,196
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	264,175	264,175	—	—
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	158,562	79,281	—	79,281
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	13,545	13,545	—	—
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	3,082	3,082	—	3,082
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	119,222	119,222	—	119,222
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	62,637	20,879	—	41,758
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	20,241	6,747	—	13,494
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	388,674	129,558	—	259,116
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	28,767	9,589	—	19,178
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	388,088	388,088	—	388,088
Novelty Iron Works (GDTIF) NA Multi-Res	6/17/13	Rebate	2031	33,105	196,926	196,926	—	196,926
Switch Development	6/20/23	Rebate	2035	5,766	5,766	5,766	—	5,766
Gardens	9/28/20	Rebate	2038	428,116	428,116	32,932	—	395,184
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	47,176	47,176	—	47,176
Total TIF Rebates				27,570,527	5,561,674	4,686,043	—	4,661,120
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	350,000	50,000	—	300,000

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/25	Principal Due FY 2026	Interest Due FY 2026	Principal Outstanding 6/30/26
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000 %	2030	4,500,000	2,314,171	233,154	67,690	2,081,017
Total Other Lns-Rev Backed				5,500,000	2,664,171	283,154	67,690	2,381,017
Total City Indebtedness Subject to Debt Limit				$207,195,233	$109,764,275	$ 14,122,187	$ 4,541,823	$108,410,165
Revenue Bonds								
Sanitary Northfork Catfish Improv SRF	1/13/10	3.25 %	2031	$ 912,000	$ 285,000	$ 53,000	$ 9,263	$ 232,000
Sanitary WRRC Upgrade SRF	8/18/10	3.25 %	2039	74,285,000	44,755,000	2,802,000	895,099	41,953,000
Sanitary WRRC Cogeneration SRF	5/17/13	2.00 %	2033	3,048,000	1,366,000	159,000	27,320	1,207,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00 %	2038	2,763,000	1,781,000	131,000	17,810	1,650,000
Sanitary 42" Force Main WQFP Loan	3/3/23	1.00 %	2043	1,950,000	1,773,000	90,000	17,730	1,683,000
Sanitary Granger Creek & Force Main	9/20/2024	2.61 %	2045	2,536,000	2,536,000	97,000	64,737	2,439,000
Sanitary Old Mill Lift Station	2/7/2025	2.54 %	2046	26,221,000	26,221,000	—	475,942	26,221,000
Sanitary Projects- FY25	Future	2.60 %	2045	14,412,250	14,412,250	586,330	340,451	13,825,920
Sanitary Projects- FY26	Future	2.60 %	2046	20,079,873	—	—	—	20,079,873
Stormwater Lower Bee Branch SRF	10/27/10	3.25 %	2041	7,850,000	5,097,000	248,000	165,652	4,849,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00 %	2034	1,029,000	151,000	18,000	3,020	133,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25 %	2031	800,000	250,000	47,000	8,125	203,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72 %	2031	20,800,000	14,575,000	2,225,000	546,032	12,350,000
Stormwater Sales Tax Revenue - GO	5/19/14	3.23 %	2029	7,190,000	4,875,000	1,125,000	219,250	3,750,000
Stormwater Upper Bee Branch RR SRF	6/7/2019	2.00 %	2040	16,382,000	12,873,000	744,000	257,461	12,129,000
Stormwater West 32nd Detention SRF	1/14/09	3.25 %	2028	1,847,000	355,000	115,000	11,538	240,000
Stormwater Projects- FY26	Future	2.60 %	2046	632,643	—	—	—	632,643
Water Webber Extension - FY22 P&D	1/7/22	— %	2047	1,570,000	1,469,662	68,575	29,052	1,401,087
Water Projects- FY25	Future	2.60 %	2045	10,096,428	10,096,428	410,751	238,501	9,685,677
Water Projects- FY26	Future	2.60 %	2046	750,000	—	—	—	750,000
Water Roosevelt Water Tower SRF	8/9/19	2.00 %	2040	4,400,000	3,445,000	203,000	68,900	3,242,000
Water CIWA Purchase & Improvements	7/7/17	2.00 %	2036	8,613,761	5,804,000	439,000	116,080	5,365,000
Water- Clear Well Reservoirs SRF	10/18/07	3.25 %	2028	915,000	177,000	57,000	3,540	120,000
Water Meter Change Out Program SRF	2/12/10	3.25 %	2031	6,394,000	2,343,000	360,000	76,265	1,983,000
Water System Improvements & Ext. Refunding	8/18/21	2.00 %	2030	3,505,000	2,055,000	390,000	41,100	1,665,000
Total Revenue Bonds				238,981,955	156,695,340	10,368,656	3,632,868	167,789,200
Less Annual Appropriation Revenue Bds				—	(11,803,968)	—	—	(9,581,282)
Net Revenue Bonds				238,981,955	144,891,372	10,368,656	3,632,868	158,207,918
Total City Indebtedness				$446,177,188	$281,085,185	$ 24,490,843	$ 8,174,691	$289,568,909
Statutory Debt Limit					$321,926,120			$323,629,585
% of Debt Limit Used					34.10 %			33.50 %
Remaining Debt Capacity					$212,161,846.			$215,219,420

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 Lots658A, 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

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 ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½ of City Lot 261; Thence northeasterly along the southerly line of the N ½ 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

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

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

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

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

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 appoint 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

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

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

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 southwesterly 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 southwesterly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly 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 southwesterly 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 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; Thence southwesterly 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 southwesterly 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 interjection with the centerline of E. 11th Street; Thence southwesterly 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

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

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

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.

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

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

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

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

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 Wests 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 Wests 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

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 2-1in 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

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 1of 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

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 South150' 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

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 2-1-1-1-1-2 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

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 ½ of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood’s Addition; and

Part of the North ½ of Vacated Bellevue Street Lying South of McGrath’s Subdivision Southeast ¼ Northeast ¼ 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

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

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 South1/2 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

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 ½ 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-East3/4-145A 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

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

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 Lot1 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

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 East1/2 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

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

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 ¼ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian, all in the City of Dubuque, Iowa; and

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 ¼ 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:

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

35. Old Mercy Subarea of the District shall include the following described properties:

Lot 2 of City Lot 607; and
All that part of the Third Street Right of Way adjacent to Lot 2 of City Lot 607 and lying south of the centerline of West Third Street

All in the City of Dubuque, Iowa

ORDINANCE NO. _____-26

AMENDING ORDINANCE NO. 53-24, AS AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT OF THE CITY OF DUBUQUE, COUNTY OF DUBUQUE, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF DUBUQUE, COUNTY OF DUBUQUE, DUBUQUE COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT, BY ADDING THE OLD MERCY SUBAREA TO THE DIVISION OF REVENUES

WHEREAS, the City Council of the City of Dubuque, Iowa (the "City") has heretofore, in Ordinance No. 30-82, provided for the division of taxes within the original Downtown Dubuque Urban Renewal Project, Iowa R-15, described in Resolution No. 123-67 adopted on May 18, 1967, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Urban Renewal Plan for the original Downtown Dubuque Urban Renewal Project, Iowa R-15, subsequently has been amended on numerous occasions, growing through expansion or merger with other existing urban renewal districts, resulting in Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street, Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas being added to what is now known as the Amended and Restated Greater Downtown Urban Renewal District; and

WHEREAS, consistent with the amendments to the Urban Renewal Plan, Ordinance No. 30-82 subsequently was amended on numerous occasions to provide for the division of taxes within the Amended and Restated Greater Downtown Dubuque Urban Renewal District, most recently by Ordinance No. 53-24, creating separate base valuations for the Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, and Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street Subarea, Lower

Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas; and

WHEREAS, the Urban Renewal Plan for the Greater Downtown Urban Renewal District was further amended and restated as an Amended and Restated Urban Renewal Plan, pursuant to Resolution No. ____-26 approved on February 16, 2026, for the purpose of expanding the Greater Downtown Urban Renewal District to include an additional area described as the Old Mercy Subarea; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the combined area known as the Greater Downtown Urban Renewal District (the "Greater Downtown Urban Renewal District"), and the continuing needs of redevelopment within the Greater Downtown Urban Renewal District are such as to require the continued application of the incremental tax resources within the expanded Greater Downtown Urban Renewal District; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance No. 53-24 is hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

(a) 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.

(b) 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.

(c) 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.

(d) 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 Lots658A, 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.

(e) 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.

(f) 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 the municipal limits of the City of Dubuque including any adjoining public right-of-way.

(g) 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.

(h) 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 ½ of City Lot 261 and City Lot 260 to the southwest corner

of the N ½ of City Lot 261; Thence northeasterly along the southerly line of the N ½ 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.

(i) 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 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.

(j) 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 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.

(k) 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 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.

(l) 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 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 southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

(m) 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.

(n) 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.

(o) 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 appoint 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 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 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 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 southwesterly 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 southwesterly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly 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 southwesterly 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 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; Thence southwesterly 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 southwesterly 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 interjection with the centerline of E. 11th Street; Thence southwesterly 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.

(p) 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 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.

(q) 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.

(r) 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.

(s) North Kerper Boulevard 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 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 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.

Excluding 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.

(t) 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.

(u) 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.

(v) 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.

(w) 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 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.

(x) 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 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

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

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 Wests 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 Wests 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.

(y) 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

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 2-1in 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

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.

(z) 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 1of 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 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 South150' 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

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 2-1-1-1-1-2 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

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 ½ of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and

Part of the North ½ of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast ¼ Northeast ¼ 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

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.

(aa) 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.

(bb) 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 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.

(cc) 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 South1/2 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
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 ½ 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-East3/4-145A 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
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

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 Lot1 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

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 East1/2 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

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

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.

(dd) 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 ¼ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian, all in the City of Dubuque, Iowa; and

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 ¼ 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.

All in the City of Dubuque, Iowa

(ee) 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

All in the City of Dubuque, Iowa

(ff) 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.

(gg) Hawthorne Street Subarea of the District shall include the following described properties:

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.

(hh) Locust Street Subarea of the District shall include the following described properties:

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.

(ii) Old Mercy Subarea of the District shall include the following described properties:

Lot 2 of City Lot 607; and
All that part of the Third Street Right of Way adjacent to Lot 2 of City Lot 607 and lying south of the centerline of West Third Street.

All in the City of Dubuque, Iowa

(jj) Amended Project Area shall mean the areas of the City of Dubuque, Iowa included within the Town Clock Subarea, the Old Main Subarea, the Town Clock Expansion Subarea, the Upper Main Subarea, the Ice Harbor Subarea A, the Ice Harbor Subarea B, the Ice Harbor Subarea C, the Warehouse Subarea, the South Main Subarea, the South Port Subarea, the Cable Car Subarea, the Bluff Street Subarea, the South Bluff Street Subarea, the Kerper Boulevard Subarea, the Washington Neighborhood Subarea, the Industrial Harbor Subarea, the East 7th Street Subarea, the Chaplain Schmitt Subarea, the North Kerper Boulevard Subarea but excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1, the Quebecor Subarea, the Harrison Street Subarea, the Holy Ghost Subarea, the Almond Street Subarea, the North End Subarea, the University Avenue Corridor Subarea, the West Locust Corridor Subarea, the Brewing and Malting Subarea, the 15th Street Subarea, the Lower Kaufmann Subarea, the North Peru Road Subarea, the Stafford Street Subarea, the Roosevelt Street Subarea, the Hawthorne Street Subarea, the Locust Street Subarea, and the Old Mercy Subarea each as described in this Section.

(kk) Urban Renewal Plan shall mean the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, approved by Resolution No. ____-26 on February 16, 2026, as the same may be amended from time to time.

Section 2: The taxes levied on the taxable property in the Amended Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: Taxes.

(a) As to the Town Clock Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Town Clock Subarea upon the total sum of the assessed value of the taxable property in the Town Clock Subarea as shown on the assessment roll as of January 1, 1966, being the assessment roll last equalized prior to the date of the initial adoption of the Urban Renewal Plan for the Downtown Dubuque Urban Renewal Project, Iowa R-15, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

(b) As to the Old Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 23-94.

(c) As to the Town Clock Expansion Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 67-97.

(d) As to the Upper Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 26-02.

(e) As to the Ice Harbor Subarea A, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1988, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 66-89.

(f) As to the Ice Harbor Subarea B, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January

1, 1999, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 97-00.

(g) As to the Ice Harbor Subarea C, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 20-07.

(h) As to the Warehouse Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.

(i) As to the South Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.

(j) As to the South Port Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance No. 60-08.

(k) As to the Cable Car Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the first day of the calendar year preceding the effective date of Ordinance 58-09.

(l) As to the Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2009, being the first day of the calendar year preceding the effective date of Ordinance 51-10.

(m) As to the South Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.

(n) As to the Kerper Boulevard Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the first day of the calendar year preceding the effective date of Ordinance 43-94.

(o) As to the Washington Neighborhood Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective

date of Ordinance 33-11.

(p) As to the Industrial Harbor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.

(q) As to the East 7th Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the first day of the calendar year preceding the effective date of Ordinance 64-97.

(r) As to the Chaplain Schmitt Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.

(s) As to the North Kerper Boulevard Subarea, excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1 now forming the Roosevelt Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.

(t) As to the Quebecor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the first day of the calendar year preceding the effective date of Ordinance 88-02.

(u) As to the Harrison Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.

(v) As to the Holy Ghost Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.

(w) As to the Almond Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.

(x) As to the North End Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this

Ordinance.

(y) As to the University Avenue Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.

(z) As to the West Locust Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.

(aa) As to the Brewing and Malting Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance 61-08.

(bb) As to the 15th Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 6-17 and 6-17-A.

(cc) As to the Lower Kaufmann Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 26-17.

(dd) As to the North Peru Road Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 20-20.

(ee) As to the Stafford Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 41-20.

(ff) As to the Roosevelt Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2022, being the first day of the calendar year preceding the effective date of Ordinance 8-22.

(gg) As to the Hawthrone Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of Ordinance 53-24.

(hh) As to the Locust Street Subarea, , base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of Ordinance 53-24.

(ii) As to the Old Mercy Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2025, being the first day of the calendar year preceding the effective date of this Ordinance __-26.

Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Project Area, determined for each Subarea thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Dubuque to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Dubuque, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Project Area pursuant to the Urban Renewal Plan, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa and taxes for the instructional support program of a school district imposed pursuant to Section 257.19 (but in each case only to the extent required under Section 403.19(2)), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) related to joint county-city buildings shall be collected against all taxable property within the Amended Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the Subareas of the Amended Project Area exceeds the total assessed value of the taxable property in said Subareas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Dubuque referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Project Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in this Ordinance No. __-26, as previously amended, and to fully implement the division of taxes in the Hawthorne Street and Locust Street Subareas. In the event

that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Brad M. Cavanagh, Mayor

ATTEST:

_____
Adrienne N. Breitfelder, City Clerk

Read first time: _____

Read second time: _____

Read third time: _____

PASSED AND APPROVED: _____

PUBLISHED: _____

Copyrighted
February 16, 2026

City of Dubuque
City Council

ACTION ITEMS # 7.

ITEM TITLE:	Work Session Request: Dubuque Main Street
SUMMARY:	Dubuque Main Street Executive Director David Barba requesting the City Council schedule a work session for March 16, 2026, at 6:00 p.m. to present Dubuque Main Street's annual report and an overview of the organization.
SUGGUESTED DISPOSITION:	Receive and File; Council

ATTACHMENTS:

1. DMS_WorkSessionRequest_March2026

Dubuque Main Street
1069 Main Street
Dubuque, IA 52001
(563) 590-7078
dbarba@dubuquemainstreet.org

February 11, 2026

City Manager Mike Van Milligan and Members of the Dubuque City Council
City of Dubuque
Dubuque, Iowa

Dear City Manager and Members of the Dubuque City Council,

On behalf of Dubuque Main Street, I respectfully request to be added to the City Council agenda for a 15-minute work session presentation on Monday, March 16, 2026. The purpose of this request is to present Dubuque Main Street's annual report and provide an overview of our organization's activities, outcomes, and priorities for the coming year.

We appreciate the City's continued partnership and support of our efforts to strengthen downtown Dubuque, and we welcome the opportunity to share updates directly with Council through this public forum.

Please let me know if any additional information is needed to facilitate this request. Thank you for your consideration.

Sincerely,

David Barba
Executive Director
Dubuque Main Street

Copyrighted
February 16, 2026

City of Dubuque
City Council

CLOSED SESSION #

ITEM TITLE: Confidential Records, Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(j) Code of Iowa

SUMMARY:

SUGGUESTED DISPOSITION:

ATTACHMENTS:
None