



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

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

WORK SESSION

6:00 PM - Dubuque Main Street

Dubuque Main Street Director David Barba will present Dubuque Main Street's annual report and an overview of the organization.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Honeybee Day (March 25, 2026)

On behalf of the Iowa Honey Producers Association and Swiss Valley Bee Club.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of March 2, 2026; Zoning Advisory Commission of February 4, 2026; Zoning Board of Adjustment of January 22, 2026; Proof of Publication for City Council Proceedings of February 2, 9, and 16, 2026; Proof of Publication for City Council Expenditure Reports presented at the February 2 and 16, 2026 City Council meetings.

Suggested Disposition: Receive and File

2. 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)

3. Request for City Council Approval to Provide Letters of Support to Developer

City Manager recommending City Council approval to provide two Letters of Support to the developer for inclusion in Spring 2026 Iowa Historic Tax Credit Part 2B applications. These letters pertain to the rehabilitation of the Rouse & Dean Company Foundry Building (990 Washington Street) and First Congregational United Church of Christ (255 W. 10th Street), two historic properties within priority redevelopment areas.

Suggested Disposition: Receive and File; Approve

4. Request for Special City Council Meeting on March 23, 2026 at 6:00 PM

City Manager recommending City Council approval to schedule a Special City Council Meeting on March 23, 2026, at 6:00 p.m. to keep the approval timeline on track for items associated with the Gronen/Kilbourne Development Agreement Amendment for the mixed-use project at 5th and Main Streets and associated platting actions.

This meeting will take place prior to the 6:30 p.m. public hearing on the proposed Fiscal Year 2027 tax rate and will be conducted as a separate meeting, as required by Iowa Code.

Suggested Disposition: Receive and File; Approve

5. 2025 ADA Sidewalk Curb Ramp Project One Acceptance of Public Improvement Construction Contract

City Manager recommending City Council adopt the attached resolution to accept the Public Improvement Construction Contract and to authorize the payment of the contract amount of \$89,477.53 to Midwest Concrete, Inc. for the 2025 ADA Sidewalk Curb Ramp Project One.

RESOLUTION Accepting The 2025 ADA Sidewalk Curb Ramp Project One And Authorizing Final Payment To The Contractor

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

6. 2025 ADA Sidewalk Curb Ramp Project Two Acceptance of Public Improvement Construction Contract

City Manager recommending City Council adopt the attached resolution to accept the Public Improvement Construction Contract and to authorize the payment of the contract amount of \$224,599.25 to Midwest Concrete, Inc. for the 2025 ADA Sidewalk Curb Ramp Project Two.

RESOLUTION Accepting The 2025 Ada Sidewalk Curb Ramp Project Two And Authorizing Final Payment To The Contractor

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

7. Plat of Survey for Right of Way Dedication – Portions of West 5th Street, West 6th Street, Main Street, and the City Alley, as Part of the Gronen Development, Inc. Mixed-use Building Project at the Corner of West 5th and Main Streets

City Manager recommending City Council approval of the Plat of Survey for Right of Way Dedication (Acquisition Plat) of City Lot 62A and City Lot 62B, in the City of Dubuque, Iowa, along portions of West 5th Street, West 6th Street, Main Street and the City Alley just West of Main St., and acceptance of the dedication and reservation of said lots for street right of way and public utility purposes, through the adoption of the enclosed resolution.

RESOLUTION Approving The Plat Of Survey For Right Of Way Dedication Of City Lot 62A And City Lot 62B, In The City Of Dubuque, Iowa

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

8. Approval of Plat of Survey (Vacation) of City Lots 648C, 648D, and Lot 1B and 2A of Woodward Place, in the City of Dubuque, Iowa For Vacating Petition (Agreement Between City of Dubuque and Dubuque Museum of Art)

City Manager recommending City Council adopt a resolution approving the Plat of Survey (Vacation) of City Lots 648C, 648D, and Lot 1B and 2A of Woodward Place in the City of Dubuque, Iowa for Vacating Petition (Agreement Between City of Dubuque and Dubuque Museum of Art).

RESOLUTION Approving The Plat Of Survey For Proposed Vacated Streets And Alley Right Of Way Areas In Parts Of City Lots 623B, 648A, 648B, And Lot 2 Of Woodward Place, In The City Of Dubuque, Iowa

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

9. Agreement with Northeast Iowa Community College for proposed Building Entrance Site Improvements at 700 Main Street in Dubuque, Iowa

City Manager recommending City Council approval of an agreement with Northeast Iowa Community College (NICC) in order to accommodate the construction of its proposed building entrance site improvements at 700 Main Street in Dubuque, Iowa.

RESOLUTION Approving An Agreement between the City of Dubuque, Iowa and Northeast Iowa Community College which provides for a future vacation and sale

process for a portion of the W. 7th Street right-of-way lying East of Main Street and facilitates an improvement project by Northeast Iowa Community College
Suggested Disposition: Receive and File; Adopt Resolution(s)

10. Calendar Year 2025 Urban Revitalization Program Applications

City Manager recommending City Council adopt a resolution approving the 2025 Calendar Year applications filed in accordance with the Urban Revitalization ordinance and directs that the approved applications be forwarded to the City Assessor for residential property tax abatement.

RESOLUTION Approving Property Tax Abatement Applications Submitted By Property Owners In Urban Revitalization Areas And Authorizing The Transmittal Of The Approved Applications To The City Tax Assessor

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

11. Private Lead Service Line Replacement Pilot Program - Phase 1 Project Acceptance

City Manager recommending City Council adopt the attached resolution to accept the improvements and authorize the final payment to the construction contractor, JQ Construction, LLC, for the Private Lead Service Line Replacement Pilot Program - Phase 1 Project (CIP No. 4281000050) with a total contract price of \$1,735,494.78.

RESOLUTION Accepting The Lead Service Line Replacement – Phase 1 Project And Authorizing Final Payment To The Contractor

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

12. Lead Water Main Replacement Project - Authorization to Solicit Consulting Engineering Design Services RFQ

City Manager recommending City Council approval to release a request for qualifications (RFQ) for design of the Lead Water Main Replacement Project (CIP No. 4281000024) and to submit an Iowa SRF Planning and Design (P&D) Loan to finance planning and design costs associated with the project.

Suggested Disposition: Receive and File; Approve

13. Grant Application and Letter of Support to Climate Smart Communities Initiative

City Manager recommending City Council approval of a grant application and letter of support to The Climate Smart Communities Initiative (CSCI) grant application on behalf of Office of Sustainability in partnership with Crescent Community Health Center and MK Corona.

RESOLUTION Retroactively Authorizing The Filing Of An Application For The Climate Smart Communities Initiative (CSCI) Grant

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

14. Exclusive Soft Drink Provider Agreement for Parks & Recreation Department Facilities

City Manager recommending City Council approval of the attached Lime Rock

Springs 3-year Agreement as the exclusive soft drink provider for the Bunker Hill Golf Course, McAleece concession, Flora and Sutton pool concession, Veterans Memorial Park and the Port of Dubuque Marina.

Suggested Disposition: Receive and File; Approve

15. Signed Contracts

Avant Acoustics for Cloud Consulting at the Grand River Center; Ehrlich Excavating Inc. for Utility removals and excavation W. 8th St.; Environmental Management Services of Iowa, INC EMSI for 6505 Pennsylvania Asbestos Abatement; Ferguson Waterworks for the Neptune 360 AML software support 2/1/26-1/31/27; Geisler Brothers Co. for Administration Building Boiler Addition (Building 80); Great Sounds Audio Video for JOTC Training Room Projector Replacement and Installation; Municipal Well & Pump for the Flexsteel East Pump – Pull & Inspect; Municipal Well & Pump for the Flexsteel West Pump – Pull & Inspect; Oasis Well & Pump for City owned House DNR approved well abandonment; Origin Design Co. for Task Order No. 24-06B (Amendment No. 2) for the Dubuque Well Fields Fiber 408 Permitting; Shive Hattery Task Order #1 for the Federal Building Parking Lot Reconstruction Project.

Suggested Disposition: Receive and File

16. Improvement Contracts with Performance, Payment, and Maintenance Bonds

Portzen Construction, Inc. for the 7800 Chavenelle Building Remodel Project.

Suggested Disposition: Receive and File; Approve

17. FY26 Budget Amendment No. 2 Request, Reallocation of remaining Granger Creek Sanitary Sewer Improvements SRF funding from the two completed projects to the Granger Creek Lift Station Project

City Manager recommending approval to reallocate the remaining sanitary sewer SRF funding in the upcoming FY26 Budget Amendment #2 as follows: \$285,783.43 from the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project (Project CIP # 5581500024) and \$153,808.07 from the Tamarack Sanitary Sewer Extension Project (Project CIP # 5581500001) to the ongoing Granger Creek Lift Station Improvements Project (Project ID: 5581500009).

Suggested Disposition: Receive and File; Approve

18. PEG Fund Expenditures

City Manager recommending City Council approval of the Cable TV Commission's recommendations for a total expenditure not to exceed \$110,624.21 (\$100,567.46 in requested funds plus \$10,056.75, to cover increased equipment and shipping costs since applications were submitted) in PEG Equipment Fund expenditures.

Suggested Disposition: Receive and File; Approve

19. Lease Amendment and Expansion of City Space at 7900 Chavenelle Road with Dubuque Childcare Collaborative, LLC

City Manager recommending that the City Council approve an amendment to the lease agreement between the City of Dubuque and Dubuque Childcare

Collaborative LLC (DCC) that would allow the City to lease additional space, specifically Unit 6 and certain corridor areas, totaling 6,300 square feet.

Suggested Disposition: Receive and File; Approve

20. 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)

21. Approval of Retail Tobacco Permit and Device Retailer Permit Applications

City Manager recommending City Council approval of retail tobacco permit and device retailer permits as submitted.

RESOLUTION Approving Applications for Retail Tobacco Permits and Device Retailer Permits, As Applicable and 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. Setting Public Hearing for a Proposed First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.

City Manager recommending City Council adopt the attached resolution setting a public hearing for March 23, 2026, at 6:00 PM to consider a First Amendment to the Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. for the construction of a mixed-use building at the corner of 5th and Main Streets.

RESOLUTION Intent To Dispose Of An Interest In City Of Dubuque Real Estate By Sale To Gronen Development, Inc. Pursuant To A First Amendment To Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. And Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The First Amendment To Development Agreement And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 23, 2026

2. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2026.1

City Manager recommending City Council approval to set a public hearing on for April 20, 2026, to consider a Resolution of Necessity that finds that an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2026.1 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2026.1 For Said District

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 20, 2026

3. Setting a Public Hearing - Petition to Vacate and Dispose of Portions of the West 7th Street and Bluff Street right of way and of the alley right of way in the block bounded by Locust Street, West 8th Street, Bluff Street, and West 7th Street in the City of Dubuque, Iowa For Vacating Petition (Agreement between City of Dubuque and Dubuque Museum of Art)

City Manager recommending City Council set a public hearing for April 20, 2026, for the vacation of and disposal of city interest in the right of way property described as City Lots 648C, 648D, and Lot 1B and 2A of Woodward Place, in the City of Dubuque, Iowa through adoption of the enclosed resolution, and according to the Development Agreement with adjacent property owner Dubuque Museum of Art.

RESOLUTION (1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Dubuque Museum Of Art Satisfies The Offering Requirements With Respect To The Real Property And Declaring The Intent Of The City Council To Approve The Development Agreement And Sale To Dubuque Museum Of Art In The Event That No Competing Proposals Are Submitted; (3) Declaring The Intent To Vacate And Dispose Of Parts Of City Street Right Of Way Being City Lots 623B, 648A, 648B, And Lot 2 Of Woodward Place, In The City Of Dubuque, Iowa, To Be Known City Lots 648C, 648D, AND LOT 1B AND 2A Of Woodward Place, In The City Of Dubuque, Iowa And (4) Soliciting Competing Proposals

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 20, 2026

BOARDS/COMMISSIONS

1. Boards and Commission Appointments

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

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. Mayoral selection of appointments occurred 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)

Applicant Selected for Appointment by the Mayor
Randall Ludowitz, 867 Barbaralee Dr.

Remaining Applicants

Colleen McKenna, 1360 Mount Pleasant St.
Brian Neises, 1841 Phyllrich Dr.
Tom Parker, 2743 Mineral St.
Darcy VanOstrand, 1222 Lincoln Ave.

Housing Commission

One, 3-Year term through August 17, 2028 (Vacant term of Dickens)
Applicant:
Wyatt Pierce, 696 University Ave.

Long Range Planning Advisory Commission

One, 3-Year term through July 1, 2028 (Vacant term of Davis)
Applicant:
Parker Scott, 2455 Woodlawn St.

Zoning Board of Adjustment

One, 5-Year term through March 25, 2031 (Expiring term of Loeffelholz)
Applicant:
Ben Loeffelholz, 3180 Keokuk Ct.

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. Disposal of City Owned Property North of Cedar Crest Court in Dubuque Iowa

Proof of publication on notice of public hearing to consider City Council approval of a resolution for the disposal of City Owned Property lying north of Cedar Crest Court in Dubuque Iowa, be conveyed to Jeremy L. and Andrea A. Biedermann via the Quit Claim Deed, and City Manager recommending approval.

RESOLUTION Disposing Of An Interest In City Of Dubuque Real Estate Located North Of Cedar Crest Court Pursuant To An Agreement Between The City Of Dubuque And Jeremy L. And Andrea A. Biedermann

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

2. 2026 Public Works Overlay Program Sidewalk Curb Ramp Project - Bid Package 3 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 \$298,000.00 for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid

Package 3 through adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 3: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

3. Public Hearing and Approval of Third Amendment to the Lease Agreement by and Between the City of Dubuque, Iowa and the Dubuque County Historical Society

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving a Third Amendment to the Lease Agreement between the City of Dubuque, Iowa and the Dubuque County Historical Society, and City Manager recommending approval.

RESOLUTION Approving A Third Amendment To The Lease Agreement By And Between The City Of Dubuque, Iowa, And Dubuque County Historical Society

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 to Rezone Rustic Point #2 - Third Reading

Third and final reading of a proposed ordinance in response to 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 A

2. 2026 Catherine Street Storm Sewer Project: Award Public Improvement Contract

City Manager recommending the public improvement contract for the 2026 Catherine Street Storm Sewer Project be awarded to Top Grade Excavating, Inc. for both the Base Bid and Alternate Bid No. 1 in the amount of \$232,657.70.

RESOLUTION Awarding Public Improvement Contract For The 2026 Catherine Street Storm Sewer Project

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

3. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: Award Public Improvement Contract

City Manager recommending City Council adoption a resolution awarding the Public Improvement Construction Contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 to Valentine Construction Co LLC in the amount of \$273,516.85 which is 21.42% below the estimate of probably cost.

RESOLUTION Awarding Public Improvement Contract For The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1

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

4. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: Award Public Improvement Contract

City Manager recommending City Council adopt a resolution awarding the Public Improvement Construction Contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 to Midwest Concrete, Inc in the amount of \$87,103.00 which is 1.61% below the estimate of probable cost.

RESOLUTION Awarding Public Improvement Contract For The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2

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

5. Approve Professional Consultant Services Supplemental Agreement No. 2 Smart Traffic Routing with Efficient & Effective Traffic System (STREETS)

City Manager recommending City Council authorize the City Manager to execute Consultant Professional Services Supplemental Agreement No. 2 with Parsons Transportation Group, Inc., which approves revisions to the original contract agreement scope of services to support installation of Dynamic Message Signs, related field implementation, and associated project budget adjustments for the Smart Traffic Routing with Efficient and Effective Traffic System (STREETS) project, subject to the concurrence of the Iowa Department of Transportation.

RESOLUTION Approving Consultant Professional Services - Supplemental Agreement No. 2 Between The City Of Dubuque And Parsons Transportation Group, Inc. For The Smart Traffic Routing With Efficient And Effective Traffic System (Streets) Project (Iowa DOT Project No. EDP-2100(699)-7Y-31)

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

6. Dubuque Fire Department Ladder Truck 4 Push In Ceremony Video

Staff from the Communications Office will show a video featuring the Dubuque Fire Department's push-in ceremony at Station #4 for the new ladder truck. The video

can also be seen on the City's YouTube Channel at
<https://youtube.com/shorts/UyfmzjEiPZM?si=zxfoJoL2ltcZuqi1>
Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at ctyclerk@cityofdubuque.org or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at ctyclerk@cityofdubuque.org or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, ctyclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.