



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
May 4, 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.**

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ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Smart Parking & Mobility Master Plan

Transportation Services Director Ryan Knuckey is submitting information for the Smart Parking & Mobility Master Plan

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- 1. Recognition of the 2025 Emory R. Rodgers Leadership in Building Safety Fellowship Resident Shane Hoeper**

City Staff will recognize Shane Hoeper, a plans examiner with the City of Dubuque's Housing & Community Development Department, as the recipient of the 2025 Emory R. Rodgers Leadership in Building Safety fellowship from the International Code Council (ICC).

PROCLAMATIONS

- 1. Building Safety Month (May 2026)**
On behalf of the Housing and Community Development Department.
- 2. Mental Health Month (May 2026)**
On behalf of Mental Health America of Dubuque County
- 3. Preservation Month (May 2026)**
On behalf of the Planning Services Department and the Historic Preservation Commission.
- 4. Public Service Recognition Week (May 3–9, 2026)**
On behalf of the City of Dubuque.
- 5. Celebration of Indigenous Heritage Day (May 16, 2026)**
On behalf of the Multicultural Family Center.
- 6. Kids To Park (May 16, 2026)**
On behalf of the Park and Recreation Department and Dubuque Nature Everywhere.
- 7. Dubuque Senior High School Speech Team**
On behalf of Dubuque Senior High School

CONSENT ITEMS

- 1. Minutes and Reports Submitted**
Civil Service from 2-17-26; Resilient Community Advisory Commission from 2-5-26; Community Development Advisory Commission from 3-18-26 and 3-24-26; Investment and Cash Management Oversight Advisory Commission; Human Rights Commission 3-10-26; Zoning Advisory Commission from 11-5-25; Zoning Board of Adjustment from 2-26-26
Suggested Disposition: Receive and File
- 2. Notice of Claims and Suits**
Devin Rogan for Vehicle 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: Jandell

Gallager/Subrogation by Travelers 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. Signed Contracts

ACCO Unlimited Corporation for Controller Testing and/or Repairs — Flora and/or Sutton Pool; Advantage Sheet Metal, Inc. for Boiler Replacement - Bunker Hill; Rummel, Klepper & Kahl, LLP for Part 1 - Stormwater Management Program Master Services and Task Order; Rummel, Klepper & Kahl, LLP for Part 2 - Stormwater Management Program Master Services and Task Order 1; Midwest Concrete, Inc. for Pennsylvania Avenue Concrete Panel Replacement; D&D Superior Concrete Construction for W 8th St. Intake and Concrete Replacements

Suggested Disposition: Receive and File

6. Curbside Collection Set-Out Reminders Brochure

City Manager providing a copy of the Curbside Collection Set-Out Reminder brochure.

Suggested Disposition: Receive and File

7. Hy-Vee, Inc. 2025 Property Tax Appeal Stipulation of Settlement Notice

Senior Council transmitting notice of a Stipulation of Settlement for a 2025 property tax appeal filed by Hy-Vee, Inc for their properties located at 2395 NW Arterial and 300 and 400 S. Locust Street, both in Dubuque, Iowa.

Suggested Disposition: Receive and File

8. Iowa Department of Transportation PCC patching on US-20 from IA-38 to US-61 and on US-61 from the Iowa/Wisconsin State Line to the Jackson County Line Projects Notification

Correspondence from Danielle Alvarez, Assistant District Engineer with the Iowa Department of Transportation, notifying the City Council of PCC patching on US-20 from IA-38 to US-61 and PCC patching on US-61 from the Iowa/Wisconsin State Line to the Jackson County Line projects.

Suggested Disposition: Receive and File

9. Public, Education, and Government (PEG) Access Channel Programming Equipment Fund Expenditures

City Manager recommending approval of the Cable TV Commission's recommendations for a total expenditure not to exceed \$25,607.32 (\$23,279.38 in requested funds plus \$2,327.94, to cover increased equipment and shipping costs

since applications were submitted) in PEG Equipment Fund expenditures
Suggested Disposition: Receive and File; Approve

10. Amendment No. 18 to Master Co-location and Shared Services Agreement with ImOn Communications, LLC

City Manager recommending City Council approval of an eighteenth amendment to the Master Co-location and Shared Services Agreement between the City and ImOn Communications to include a conduit sharing agreement along Highway 61 south to the Dubuque Regional Airport.

Suggested Disposition: Receive and File; Approve

11. Proposed Conduit Facilities Agreement With Windstream

City Manager recommending City Council approval of a Conduit Facilities Agreement between the City of Dubuque and Windstream providing Windstream with access to conduit to expand fiber services in the City of Dubuque.

Suggested Disposition: Receive and File; Approve

12. Lead Water Main Replacement Project Engineering Design Services Contract Award Recommendation

City Manager recommending City Council accept the RFQ Committee recommendation MSA Professional Services, Inc. of Dubuque, Iowa for design of the Lead Water Main Replacement Project (CIP No. 4281000024) and that the City Council authorize the City Manager to enter into contract negotiations to provide professional design services for the project.

Suggested Disposition: Receive and File; Approve

13. Award 2026 Pavement Marking Project

City Manager recommending City Council award the construction contract for the 2026 Pavement Marking Project through adoption of the attached resolution to Ostrom Painting & Sandblasting, Inc. in the amount of \$247,039.68 which is 17.2% above the estimate of probable cost.

RESOLUTION Awarding Public Improvement Contract for the 2026 Pavement Marking Project

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

14. Award 2026 Public Works Asphalt Overlay Curb Sidewalk Ramp Project Bid Package 4

City Manager recommending City Council award the Public Improvement Construction Contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4 to Midwest Concrete, Inc. in the amount of \$199,908.60

RESOLUTION Awarding Public Improvement Contract for The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4

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

15. Request to Add FTE for Alcohol/Tobacco Compliance Checks

City Manager recommending City Council approval to add 0.06 Full-Time Equivalent (FTE) to Police Department staffing to provide Alcohol/Tobacco Compliance Checks.

Suggested Disposition: Receive and File; Approve

ITEMS SET FOR PUBLIC HEARING

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

1. Fiscal Year 2026 Second Budget Amendment

City Manager recommending the second Fiscal Year 2026 Budget Amendment be set for public hearing for May 18, 2026.

RESOLUTION Setting the Date for the Public Hearing on Amendment No. 2 to the Fiscal Year 2026 Budget for the City of Dubuque

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

2. Bee Branch Trail Project - Phase 3 (12th to 9th Street) Concurrence to Initiate Public Bidding Process through Iowa DOT Project

City Manager recommending City Council concurrence with initiating the public bidding procedure through the Iowa DOT and set May 18, 2026, as the date for a public hearing on the Bee Branch Creek Trail Project - Phase 3 Project.

RESOLUTION Bee Branch Creek Trail Project – Phase 3, Iowa Dot Tap-U-2100(711)—8i-31, 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 of Bids

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

3. Greyhound Park Road Water Main Loop Project

City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$290,972.00 for the Greyhound Park Road Water Main Loop Project (CIP No. 4281000066), set the public hearing date of May 18, 2026, and hereby authorize the Water Department to advertise the project for public bidding.

RESOLUTION Greyhound Park Road Water Main Loop 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 May 18, 2026

4. River City Property Management, LLC for the Rehabilitation of 1255-1257 Locust Street Development Agreement

City Manager recommending City Council adopt the attached Resolution setting a public hearing for May 18, 2026, on a proposed Development Agreement by and

between the City of Dubuque, Iowa and River City Property Management, LLC providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

RESOLUTION Fixing the Date for a Public Hearing of the City Council of the City of Dubuque, Iowa on a Development Agreement by and between the City of Dubuque, Iowa and River City Property Management, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, and Providing for the Publication of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

5. Annexation Request — Dubuque Metropolitan Area Solid Waste Agency (DMASWA)

City Manager recommending City Council set a public hearing on June 1, 2026, for a request filed by the Dubuque Metropolitan Area Solid Waste Agency (applicant and owner) for six parcels totaling approximately 126.69 acres of property to be 100% voluntary annexed into the city.

RESOLUTION Setting a Public Hearing on an Application for Voluntary Annexation of Territory to the City of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 1, 2026

6. Greater Dubuque Impact Investment Fund - 455 East 15th Street Development Agreement

Assistant City Attorney Jason Lehman recommending City Council adopt the attached resolution setting a public hearing for June 15, 2026, to consider the attached Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the redevelopment of 455 E. 15th Street as community health and related office facilities.

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 Greater Dubuque Impact Investment Fund Satisfies the Offering Requirements with Respect to the Real Property and Improvements and Declaring the Intent of the City Council to Approve the Sale to Greater Dubuque Impact Investment Fund in the Event that no

Competing Proposals are Submitted; And (3) Soliciting Competing Proposals

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 15, 2026

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. Asbury, Carter & Chaney Traffic Signal Improvement Project

Proof of Publication on notice of public hearing to consider the plans specifications, form of contract and estimated cost of \$297,082.25 for the Asbury, Chaney & Carter Traffic Signal Improvement Project and City Manager recommending approval.

RESOLUTION Asbury, Carter & Chaney Traffic Signal Improvement Project, Approval of Plans, Specifications, Form of Contract, And Estimated Cost

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

2. Loras & Locust Storm Sewer Reconstruction Project

Proof of Publication on notice of public hearing to consider Loras Blvd. & Locust St. Storm Sewer Reconstruction Project and City Manager recommending approval

RESOLUTION Loras Blvd. & Locust St. Storm Sewer Reconstruction Project, Approval of Plans, Specifications, Form of Contract, And Estimated Cost

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

3. Loras Boulevard Reconstruction and Repairs Project

Proof of Publication on notice of public hearing to consider approval of the plans, specifications, form of contract and construction estimate of \$383,388.50 for the Loras Boulevard Reconstruction and Repairs Project and the City Manager recommending approval.

RESOLUTION Loras Boulevard Reconstruction and Repairs Project, Approval of Plans, Specifications, Form of Contract, And Estimated Cost

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

4. 2026 Public Works Asphalt Milling Profile Project

Proof of Publication on notice of public hearing to consider the 2026 Public Works Asphalt Milling Profile Project and City Manager recommending approval.

RESOLUTION 2026 Public Works Asphalt Milling Profile Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost

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

5. 2026 Terminal Street Pumping Station Rehabilitation Project

Proof of Publication on notice of public hearing to consider the 2026 Terminal Street Pumping Station Rehabilitation Project and City Manager recommending approval.

RESOLUTION Giving Final Approval to, and Confirmation of, Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 Terminal Street Pumping Station Rehabilitation Project

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

6. Tri-State Modelers Lease Agreement

Proof of Publication on notice of public hearing to consider Tri-State Modelers Lease Agreement and City Manager recommending approval.

RESOLUTION Approving a Lease Agreement by and between the City of Dubuque and Tri-State Modelers for Real Property Located in the City of Dubuque, Iowa

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. Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundaries

City Manager providing information to City Council for the request from Big A Auto to alter the Broadway Street Neighborhood Conservation District boundaries. This request involves two separate buildings located on different lots. The Council may choose to modify the conservation district to remove both buildings, remove only 2311 Central Avenue, or deny the request and retain both buildings within the conservation district.

City Council can decide to:

- a. Approve or deny the request;
- b. Set the request for consideration at a subsequent meeting;
- c. Set the request for a public hearing; or
- d. Refer the request to the Historic Preservation Commission for a recommendation.

If the Council decides to proceed with approval, separate ordinances have been provided for consideration.

ORDINANCE Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, By Amending Article 10-8-A-7 Pertaining to Alteration of the Broadway Street Neighborhood Conservation District to Remove the Property At 2311 Central Avenue

ORDINANCE Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, By Amending Article 10-8-A-7 Pertaining to Alteration of the Broadway Street Neighborhood Conservation District to Remove the Property At 2311 And 2327 Central Avenue

Suggested Disposition: Receive and File; Council

2. 2026 Ken Kringle Awards Presentation

Historic Preservation Commission and Assistant Planner Chris Olson will make a presentation on the 2026 Ken Kringle Historic Preservation Award.

Suggested Disposition: Receive and File

3. Concrete Banding and Crack Sealing Project Award Public Improvement Contract

City Manager recommending awarding the public improvement contract for the Public Works Concrete Banding and Crack Sealing Project to Eastern Iowa Asphalt Maintenance, Inc. of Farley, Iowa in the amount of \$178,120.00.

RESOLUTION Awarding Public Improvement Contract for the Public Works Concrete Banding and Crack Sealing Project

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

4. Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request

City Manager recommending City Council authorize the Hills and Dales mural project to proceed under an interim administrative approval process, subject to the policy considerations and further direct staff to draft and return with proposed amendments to City Code establishing a formal policy and review process for street murals within the public right-of-way.

Suggested Disposition: Receive and File; Approve

5. Updated New Housing Units Handouts

City Manager providing updated New Housing Units handouts that collectively provide insight into housing trends, identified gaps, and projected demand within the community.

Suggested Disposition: Receive and File

6. Work Session Request: iJAG City Life and City Life Alumni Program Presentation and Recommendations.

City Manager recommending City Council schedule a Work Session for May 18, 2026, at 5:15 pm for Spring 2026 iJAG City Life and City Life Alumni Program Presentation and Recommendations.

Suggested Disposition: Receive and File; Council

7. Work Session Request: Community Foundation of Greater Dubuque on Contracted Service Agreement Update

City Manager recommending City Council schedule a work session for the Community Foundation of Greater Dubuque on Contracted Service Agreement Update on May 18, 2026, at 6:00 p.m.

Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

**Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(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.