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

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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.

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May 4, 2026

City of Dubuque
City Council

WORK SESSION #

ITEM TITLE: 5:15 PM - Smart Parking & Mobility Master Plan

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

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. MVM Memo Smart Parking & Mobility Master Plan –Work Session
2. Staff Memo - Work Session On-Street_Mobile LPR 5-4
3. On-Street LPR Council Working Session-Final Updated 5-4

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: Smart Parking & Mobility Master Plan –Work Session

DATE: April 30, 2026

Transportation Services Director Ryan Knuckey is submitting information for the Smart Parking & Mobility Master Plan Work Session to be held on May 4, 2026, at 5:15 p.m. City Staff and Walker Consultants will review the Multiple Pay By Plate and Mobile License Plate Recognition Requests for Proposals.

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Ryan Knuckey, Transportation Services 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: Ryan Knuckey, Director of Transportation Services

DATE: Update: May 4, 2026

RE: Updated: Smart Parking & Mobility Master Plan –Work Session

Updated Memorandum: The PowerPoint for the May 4, 2026, City Council work session has been updated with new slides referencing other comparable cities in the Midwest.

First issued Memorandum:
The purpose of this memorandum is to conduct a work session with City Council scheduled for Monday, May 4, 2026, beginning at 5:15 p.m. in the Historic Federal Building Council Chambers. City Staff and Walker Consultants will review the Multiple Pay By Plate and Mobile License Plate Recognition Requests for Proposals. During the work session the different system approaches submitted by vendors will be discussed. The team will discuss information including: overall average capital costs, average operation costs along with the functionality of each system including ways to pay along with mobile options.

MOVE DBQ

RIDE • PARK • WALK • ROLL

City of Dubuque
Smart Parking Management Plan On-Street/LPR Work Session

May 4, 2026
City Council Work Session

Agenda

1. Reasons for Parking Controls/Regulations
2. Mobile App and Kiosk Parking Systems RFP Results
3. Time Limit Parking
4. Mobile LPR System
5. Mid-West Cities Comparison
6. Parking Department Recommendations

01 | Reasons for Parking Controls/Regulations

Benefits of Parking Controls for Schools

1. Ensures Visitor Turnover Near School Entrances
Parking Controls help keep short-term spaces available for parents, volunteers, vendors, and visitors who need quick access to the building during the day.

2. Reduces Long-Term Parking in High-Demand Areas
Without parking controls, students, staff, or nearby residents may occupy prime curb spaces all day. Parking controls preserve these spaces for short-duration school traffic.

3. Improves Safety During Drop-Off and Pick-Up
Parking controls discourage unnecessary lingering near entrances, reducing congestion and improving visibility for buses, walkers, and crossing guards**.**

4. Manages Overflow Parking During Events
Parking controls ensure some parking remains available near the school during busy events like conferences, performances, and games.

Benefits of Parking Controls for Schools

5. Encourages Students to Use Designated Lots
Parking controls prevent school students from taking the most convenient on-street spaces, directing them toward assigned lots and reducing curb congestion.

6. Creates a Fair System for All Users
Everyone pays for only the time they need, ensuring equal access for parents, staff, substitute teachers, and service providers.

7. Supports Neighborhood Relations
Properly managed curb space prevents school traffic from spilling into residential streets, reducing frustration for neighbors.

8. Makes Parking Behavior More Predictable
Parking controls create consistent patterns of use, enabling schools and city planners to better understand peak times, demand, and safety needs.

Benefits of Parking Controls for Residents

1. Flexible Times
With parking controls, people choose how long they want to stay instead of being forced to leave after a fixed time.

2. No Need to Rush
Parking controls eliminate the stress of watching the clock or cutting visits short to avoid a citation.

3. Ability to Extend Time Remotely
Modern parking controls and apps let people add time from their phones, making trips far more convenient.

4. Fewer Disputed Citations
Parking controls give users control over their duration. Users can extend time as needed.

5. More Predictable Parking
Parking controls help ensure that at least some spaces are available, reducing circling around the block.

Benefits of Parking Controls for Residents

6. Fair Use of Prime Spaces
Everyone pays for what they use, preventing employees or long-term parkers from monopolizing the best curb spots.

7. Better Support for Longer Errands
Appointments, shopping, dining, and events all vary in length; parking controls accommodate these events naturally.

8. Improved Downtown Experience
People would rather enjoy their visit than worry about a two-hour limit or having to move their vehicle.

9. Clearer Rules
Parking controls make it obvious what the rules are: pay for the time you need.

Benefits of Parking Controls for Businesses

1. Ensures Frequent Customer Turnover
Parking controls prevent all-day parking, keeping spaces rotating so new customers can access the business throughout the day.

2. Increases Customer Access to Storefronts
When prime spaces stay open more often, people are more likely to stop in spontaneously, boosting walk-in traffic.

3. Reduces Employee and Residential Parking in Front of Stores
Parking controls discourage employees from occupying the best spots, preserving curb space for paying customers.

4. Improves Perception of Availability
Instead of seeing every curb space full, customers see open, convenient parking making downtown feel easier to access.

Benefits of Parking Controls for Businesses

5. Decreases Circling for Parking
With priced turnover, fewer cars circle the block looking for free spaces, improving the overall customer experience.

6. Creates Fair Access for All Customers
No single driver can monopolize prime curb space. Everyone gets a fair shot at convenient parking.

7. Helps Attract Out-of-Town Visitors
Visitors don't know where free long-term parking is, but they *do* know how to use parking control devices. Easy access increases their likelihood of shopping downtown.

8. Reinforces the Value of Curb Space
Curb space is some of the most valuable real estate a business has. Parking controls ensure it's used for active customers, not storage.

Why Larger and Growing Cities have Parking Controls

Promotes fairness in parking

Everyone gets equal access to limited parking rather than only early arrivers or long-term parkers.

Discourages long-term storage of vehicles

Parking controls prevent cars from sitting for days on key commercial blocks.

Encourages use of off-street parking options

Paid curb parking directs workers and long-term parkers to use garages and lots, which are designed for longer stays.

Supports urban economic development

Predictable, available parking improves the downtown experience, boosting commerce and investment.

Generates revenue for public services

Parking control revenue can support overall repair and payments of ramps, lots and equipment.

Why Larger and Growing Cities have Parking Controls

Encourages alternative transportation

Paid parking makes walking, biking, and transit relatively more appealing for short trips.

Supports special events and tourism

Parking controls keep turnover high, ensuring visitors can access attractions and venues without circling around the block.

Aligns with environmental goals

Less vehicle idling and cruising helps reduce emissions and supports climate plans.

Improves the user experience

Modern parking controls and apps make payment and extension easy, avoiding citations and improving convenience.

Improves safety

Reduced cruising and clearer curb rules help lower accident risks and keep sidewalks and walk lanes more organized.

02 | Mobile App and Kiosk Parking Systems RFP Results

Mobile Parking App

- **Pros:**
  - Pay from your phone without walking to a parking control device
  - Extend time remotely
  - View receipts and parking history easily
  - Can offer reminders when time is expiring
  - Reduces need for physical infrastructure and maintenance
  - Often allows multiple payment methods (credit, digital wallet, etc.)
  - Helpful for visitors who have already installed the app (many apps have regional/national coverage)
  - Popular apps allow License Plate Numbers and Payment Methods to be stored on the phone for reuse
- **Cons:**
  - Requires a smartphone and mobile data or Wi-Fi (Some are text to pay)
  - App setup can be confusing for some users
  - Technical issues (if the app crashes, poor cell signal, password problems)
  - Some users resist creating an account or storing payment info
  - It can feel inconvenient for quick, low-tech transactions
  - Might create perception of “technology barriers”

Parking Kiosk

- **Pros:**
  - Easy, familiar, little to no technology learning curve
  - Works for people without smartphones to utilize cash and credit card options
  - No account or app setup required
  - Good for quick stops or one-time users
  - Provides a physical presence that reassures people the system is working
- **Cons:**
  - Requires users to walk to/from the kiosk
  - Machines require maintenance and repairs
  - Cash/coin handling costs
  - Requires user to walk a variable distance to a kiosk

Direct Comparison Summary

- **Advantages of a Mobile-App-Only System**
  - No hardware purchase
  - No installation, repairs, or physical maintenance, only signs and sticker installation
  - No cash management/collection
  - Much lower staff labor required to maintain physical devices
- **Advantages of a Kiosk System**
  - Works for people without smartphones and that are unbanked
  - Provides support when the apps has issues
  - Good for tourists or users who don’t want to use technology
  - Promotes equity/accessibility
- **Disadvantages of Mobile-App-Only**
  - Requires every customer to have a smartphone and payment method
  - Can generate public frustration if the app is the only option and apps need to be downloaded
  - Perceived as less inclusive
- **Disadvantages of Kiosks**
  - Higher upfront capital costs
  - Higher ongoing operational costs
  - Regular repairs and consumables
  - Shorter hardware lifespan compared to software systems

Mobile-App-Only System (No Kiosks)

Typical annual costs:

- **Vendor / Platform Fees**
  - Usually $0–$500 per year (many apps charge $0.00 upfront)
  - Some charge small annual service fees for custom features
- **Transaction Fees**
  - Paid by the customer or the city, depending on how the system is configured.
  - Typically, the convenience fee is about $0.10–$0.45 per transaction
  - Credit card processing fees of 2%-4% per transaction
- **Administrative Costs**
  - Staff time for system management, user issues, enforcement integration
- **Technology/Support**
  - Integration with enforcement systems
  - Contract management
  - Minimal hardware needs
- **Total Annual Operating Cost Range**
  - $0–$5,000 dollars total depending on platform
  - No per-device operational expense because there are no devices
  - Credit card processing fees of 2%-4% per transaction (which apply to all credit card transactions by any means)

Parking Kiosk System

- **Upfront costs per kiosk include:**
  - $1,500–$7,000 per kiosk for full operations
- **Vendor / Platform Fees/Maintenance Fees**
  - Vendors ranged from $300 to $1,561 annual fee per unit.
    - $78,875-$410,625 with 263 total units
- **Transaction Fees (When a Credit Card is used)**
  - Paid by the customer or the city, depending on how the system is configured.
  - Credit card processing fees of 2%-4% per transaction
- **Administrative Costs**
  - Staff time for system management, user issues, enforcement integration
  - Costs for cash collection along with system repairs by Parking Technicians
- **Technology/Support**
  - Integration with enforcement systems
  - Contract management
- **Total Annual Operating Cost Range**
  - Employee expenses for paid parking Kiosks range from $34,156-$36,348
  - Vendors software and maintenance ranged from $78,875-$410,625 annual cost
  - Credit card processing fees of 2%-4% per transaction

03 | Time Limit Parking

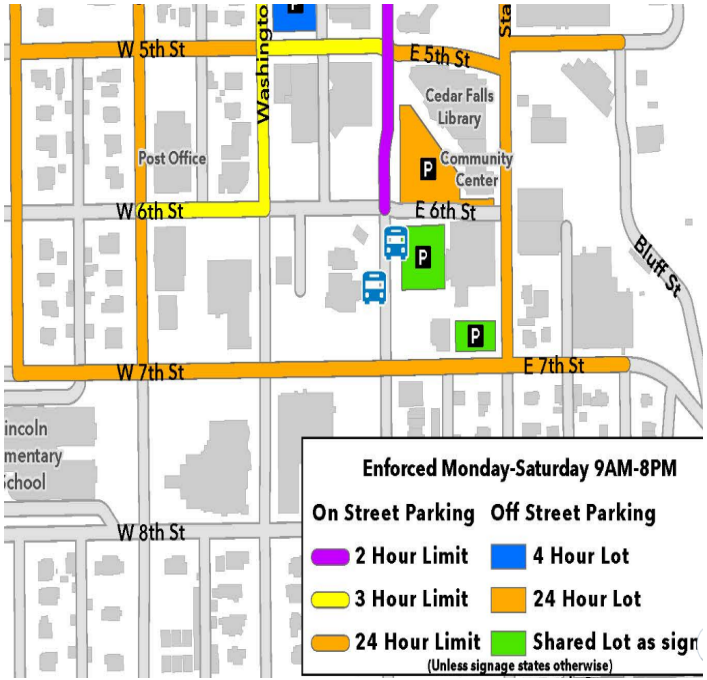
Time Limit Parking Pros

- Simple to understand signage and navigate.
- Lower expenses to start-up, maintain, and upgrade system.
- No cost to parker if compliant with posted rules.

Time Limit Parking Cons

- Can create stressful or rushed visits.
- No revenue generated from on-street parking.
- Requires increased Parking Enforcement due to parked vehicle needing to be observed twice for violations.
- More of the costs incurred by the city to supply and maintain parking are borne by all taxpayers rather than being supported with user fees.

Time Limit: Mid-West Cities Comparison



Cedar Falls, IA (population of 41,700)

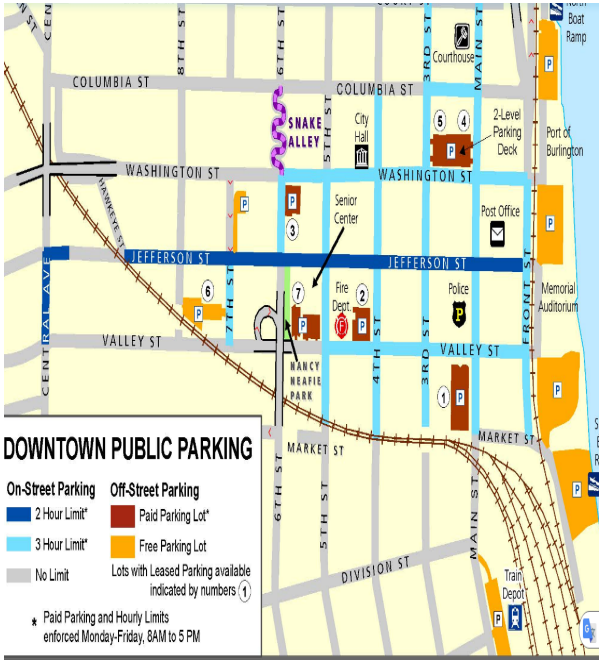
- Time limits- multiple time limit options ranging from 2 to 24-hour parking
- Downtown is strictly timed. College Hill section is both time limits and Kiosk/Parking App systems in parking lots. Parking permits in lots only
- Citation Fines- $25 per fine, multiple tickets can be written
- Downtown Enforcement- 9 a.m.- 8 p.m. manual enforcement
- Only revenue is from parking permits and citations

Time Limit: Mid-West Cities Comparison

Marshalltown, IA (population of 28,040)

- Time limits only- 3-hour time limits (minimal 30 to 90-minute stalls in specific areas)
- Public parking lots are free downtown
- Citation Fines- $20 fine
- Enforcement- Walking, manual operation
- PEO (50% parking and 50% city nuisance calls)
- No paid parking locations downtown
- Downtown area is around 3 blocks by 6 blocks, outside of the downtown area there are minor regulations (Example: Alternative side parking)

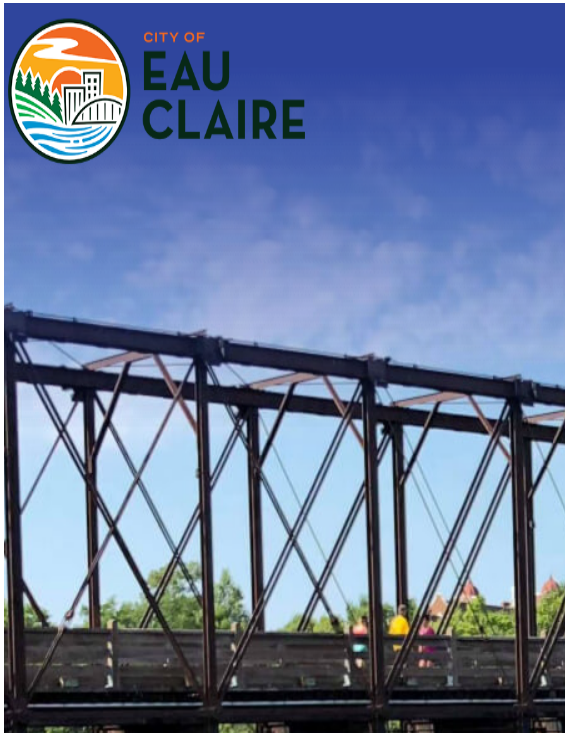
Time Limit: Mid-West Cities Comparison



Burlington, IA (population of 23,471)

- Time limits only, no meters, kiosks, or apps
  - 2-hour time limits on Main Street with businesses
  - 3-hour time limits directly off of the Main Street (further out is free parking)
  - The biggest issues/concerns are downtown business employees parking in the time zones
  - Reserved permit parking lots, some free lots and spaces
    - They do not patrol the lots. The reserved permit spaces are enforced by the permit holder
  - Enforcement 8 a.m.- 5 p.m.
  - PEO team is walking, chalking tires currently
- Citations- $15 past 2 hours, multiple tickets can be written
- Citations and reserved parking are the only revenue generated

Time Limit: Mid-West Cities Comparison



Eau Claire, WI (population of 70,871)

- Current time limits downtown- 2-hour time limits, enforced from 6 a.m.-6 p.m. except for holidays
- Citations are $15 for past two-hour violations. Multiple tickets can be given
- A License Plate Recognition (LPR) system is currently being used
- Time limits are hard to enforce, it requires multiple passes to enforce
- Downtown business employees can cause the biggest issues for time limits
- Currently no downtown revenue from time limits

Time Limit: Mid-West Cities Comparison

You may park on any downtown block once per calendar day for two hours or less between the hours of 6am and 6pm.

Eau Claire, WI (continued)

- Changing to a parking-controlled system. Hoping for more turnover
- Moving forward with a Kiosk system and Passport app, pay by plate model
- Time limits are hard to enforce, it takes multiple passes to enforce
- Currently 9 Kiosk (3 in parking lots and 6 in ramps) Adding around 20 more to the downtown area
- Their downtown area is around 3 blocks wide by 7 blocks long

Time Limit: Mid-West Cities Comparison

MANKATO
MINNESOTA

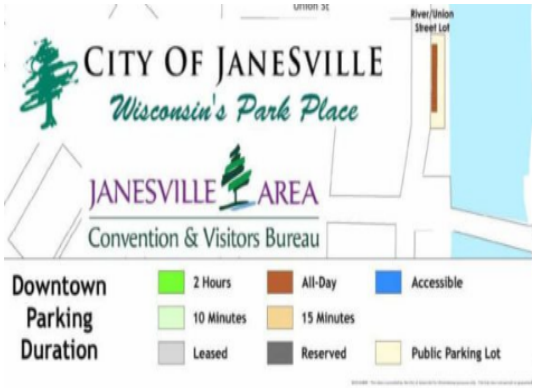
- Mankato, MN (Population 46,459)
- First 2-hours free in downtown ramps with license-plate technology
- The 5 parking ramps downtown offer reserved parking in the ramps 2nd floor and up.
- 2-hour parking is allowed on the first levels, pay stations and QR codes are there for extra time if needed over the initial 2-hours.
- Gateless parking ramps are patrolled by LPR enforcement 4 times per day from Monday through Friday, 7 a.m. to 5 p.m.
- On-Street enforcement is done by police officers, 2-hour parking signs where posted.
- Revenue is generated from ramp permits, daily parkers, citations, along with downtown businesses financial support.

Time Limit: Mid-West Cities Comparison

Davenport, IA (100,581 pop)

- Free two-hour on-street downtown parking, with paid ramps and citation structure.
- Ramps (permit/paid parking) are LPR enforced 24/7 payment except for one ramp with limited 2-hour parking.
- Vehicles can stay 2-hours in the same block face, if past 2-hours, they receive a citation.
- $25 citations- vehicles can receive multiple citations a day.
- Downtown parking area 8 blocks by 5 blocks
- Revenue only from ramp permits/paid parking along with citations
- Short Term Parking - Pay at Pay Stations (Skidata) Located in the ramp, or use the Park Mobile App

Time Limit: Mid-West Cities Comparison



Janesville, WI (66,816)

- Free downtown parking with timed parking zones and citation process. (Police department manages parking)
- No cost for on-street parking or parking lots.
- Only citation revenue.
- Parking is managed by signage for 2-hour parking- limited staff to manage, managed by community. Public reporting issues
- The Passport Parking App is set up to appeal and pay citations.
- 24-hour parked abandoned vehicle are reported by the public.
- Citations are $20 for time limits.

Time Limit: Mid-West Cities Comparison

CITY OF ames™

Ames, IA (Population 70,294)

- Hybrid example with free two-hour spaces downtown alongside metered areas.
- Time limit parking signs
- Enforcement chalks tires, Citations are $15,
- Expired meters can receive multiple tickets
- 2-hour time limits and 4-hour time limits are on the outside of the downtown.
- Meter and citation revenue

Time Limits VS Paid Parking

1. Purpose & Effectiveness

• **Time Limits:** Encourage turnover but often inconsistently enforced; effectiveness depends on staff.

• **Paid Parking:** Directly manages demand; pricing keeps spaces available in high-use areas.

2. User Experience

• **Time Limits:** Can create stress and rushed visits; risk of getting a citation for staying a few minutes too long.

• **Paid Parking:** More flexible—visitors choose how long to stay and can extend time via parking controls or app.

3. Impact on Businesses

• **Time Limits:** May discourage longer shopping, dining, or appointments.

• **Paid Parking:** Encourages turnover while still allowing longer stays when needed.

4. Revenue & Reinforcement

• **Time Limits:** No revenue; requires city funding for enforcement.

• **Paid Parking:** Generates revenue that can improve downtown parking systems.

.

Time Limits VS Paid Parking

5. Enforcement

• **Time Limits:** Labor-intensive; requires chalking or digital marking every block.

• **Paid Parking:** Easier to enforce; violations are clear.

6. Behavior Outcomes

• **Time Limits:** Encourages “spot shuffling,” where drivers move a vehicle slightly to reset the clock.

• **Paid Parking:** Reduces unnecessary circulation because people no longer need to move their car to extend their stay.

8. Flexibility

• **Time Limits:** One-size-fits-all; cannot adapt to different block demands or special events.

• **Paid Parking:** Pricing can vary by location or time of day to match real-world usage patterns.

9. Modernization

• **Time Limits:** Outdated approach that doesn’t integrate well with smart city tech.

• **Paid Parking:** Supports mobile apps, occupancy data, dynamic pricing, and real-time planning.

04 | Mobile LPR System

Mobile LPR System Pros

- Increases efficiency of city staff.
- Can be used for multiple purposes:
  - Payment enforcement.
  - Local resident permit enforcement.
  - Time restriction and Kiosk enforcement.
  - Parking data reporting for city planning purposes.

Mobile LPR System Cons

- Vehicle and system maintenance costs.
- Weather including fog, snow, and rain.

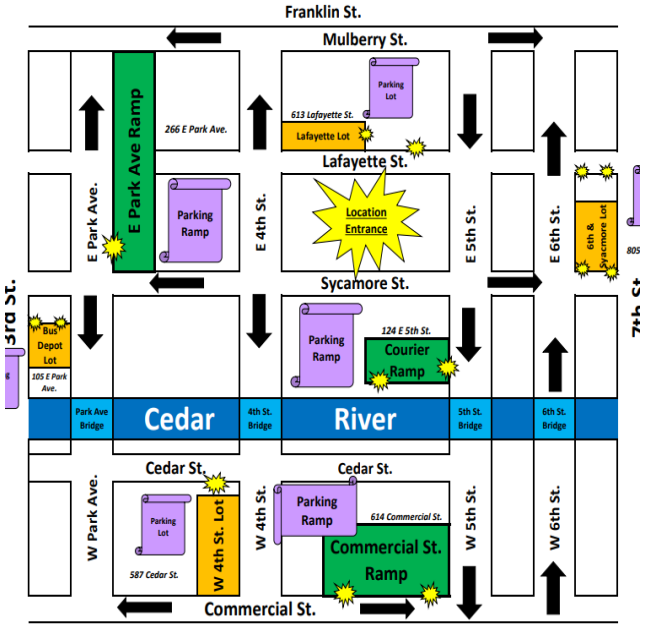
Mobile LPR System

Typical annual costs:

- **Vendor / Platform Fees**
  - $20,000-$35,000 per year for Software costs (SAAS, software upgrades)
  - Equipment costs and Installation of equipment $75,000-$200,000 for start up equipment)
- **Administrative Costs**
  - Staff time for system management, user issues, enforcement integration
- **Technology/Support**
  - Integration with enforcement systems
  - Contract management
  - Minimal hardware needs
- **Total Annual Operating Cost Range**
  - $20,000-$35,000 per year for Software costs (SAAS, software upgrades)
  - Increase fuel costs depends on number of units purchased, estimated $7,800 per vehicle

05 | Mid-West Cities Comparison

Mid-West Cities Comparison



Waterloo, IA (continued)

- First hour free Parking.
- After the first free hour, on-street and ramp parking will be $1.00 per hour.
- For those parking on-street for more than four hours, the rate will be $2.00 per hour.
- Parking kiosks (18) and a mobile option will be available to pay for parking. (Around 800 spaces)
- Fines for first-time violations are at $15.00 For vehicles that remain in violation for more than four hours in a single day the fine will be $30.00.
- LPR Vehicles enforce.

Mid-West Cities Comparison

Waterloo, IA (population of 67,314)

- Vehicles pull in and park. They only register at a Kiosk or online when they start to pay. (vehicles can use the full free hour and then start the time)
- Vehicles only get one-hour free downtown per day.
- Enforcement is from 8:00 a.m. until 5 p.m. (Overnight parkers can stay the first free hour).
- Pay by plate system

Mid-West Cities Comparison

Cedar Rapids, IA (population of 137,000)

- 100% Pay-By-Plate, no meters or street space signs, only painted lines on street indicating spaces.
- Using LPR enforcement.
- 15 On-Street pay stations located in various, high use areas.(Around 1100 spaces)
- Using Park Mobile and Passport apps.
- QR Codes displayed on various street signs in the area.
- In 2025, 83% of Parkers used the app compared to 17% using kiosks.

Mid-West Cities Comparison

Des Moines, IA (population of 214,133)

- Using Park Mobile app.
- 1 or 2 Kiosks per block accepting credit or debit cards and quarters only for payments.
- Each space identified by a sign with space numbers, no pay by plate option.
- Not using LPR enforcement due to the use of space numbers rather than license plates.
- Text to pay is also available and some areas are limited to a 4-hour max.
- Currently, 70% of Parkers use the app compared to 30% using kiosks.

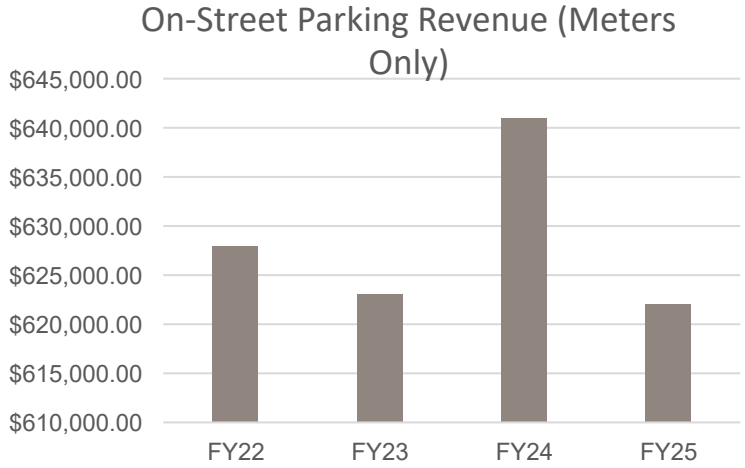
Mid-West Cities Comparison

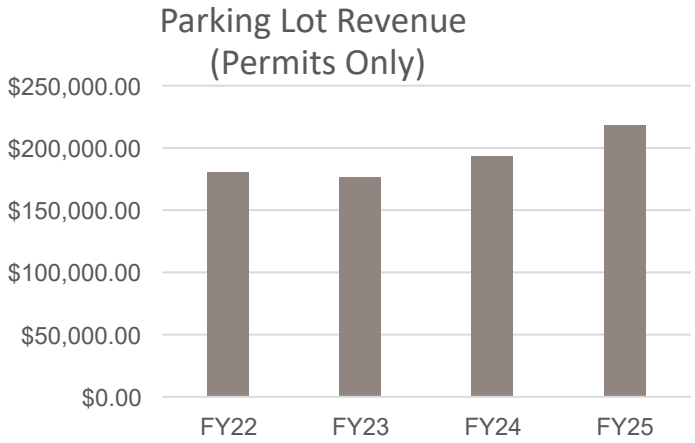
Iowa City, IA (population of 74,825)

- All meters still on streets and in lots.
- Meters accept coin and debit cards.
- Planning to remove meters in three lots and going to Park Mobile app soon.
- Not using LPR enforcement.

06 | Parking Department Recommendations

Current On-Street Meter Revenue





- No parking enforcement citation revenue is reflected above.

Recommending Mobile App and Kiosk Parking System

- Parkers pay for what they use.
- Offers multiple payment options (mobile pay, physical cash, QR code)
- Encourages turnover of the most desirable spaces.
- System produces time stamped evidence of transactions.
- Cash options for all to use.
- Data Driven future decisions.
- On-Street Kiosk and Lots match up.

Recommending License Plate Recognition Technology

- Increases efficiency of city staff.
- Can be used for multiple purposes:
  - Payment enforcement.
  - Parking data reporting for city planning purposes.
  - Local resident permit enforcement.
  - Time restriction and Kiosk enforcement.

RIDE • PARK • WALK • ROLL

THANK YOU!

QUESTIONS?

www.cityofdubuque.org/TheJule | www.cityofdubuque.org/Parking

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May 4, 2026

City of Dubuque
City Council

PRESENTATIONS # 1.

ITEM TITLE: Recognition of the 2025 Emory R. Rodgers Leadership in Building Safety Fellowship Resident Shane Hoeper

SUMMARY: 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).

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Hoeper Fellowship Presentation

Shane Hoeper Awarded Prestigious International Building Safety Fellowship

Shane Hoeper, a plans examiner with the City of Dubuque's Housing Department, has been awarded a prestigious fellowship from the International Code Council (ICC).

The ICC awards the Emory R. Rodgers Leadership in Building Safety Fellowship each year. The honor is meant to help building safety professionals pursuing executive-level career paths to increase their leadership skills. The fellowship award includes $20,000 for Hoeper to travel to and attend a participating leadership program at an institution of higher education. Hoeper plans to use the fellowship funding to attend the Senior Executives in State and Local Government program at Harvard University's Kennedy School of Government.

Hoeper joined the City of Dubuque in 2018 as an inspector. In 2026, he moved into his current role, where he reviews residential and commercial building plans for code compliance. He has earned the Master Code Professional designation, demonstrating his dedication to the profession. Prior to joining the City of Dubuque, he owned and operated a pair of small construction and green energy businesses.

Beyond his work in Dubuque, Hoeper has also held roles within national organizations, including the ICC. He has chaired the council's Residential Energy Conservation Consensus Committee, and served as chair of the Sustainability, Energy, and High Performance Building Code Action Committee.

Hoeper is the first fellowship recipient from the state of Iowa. Previous awardees have come from locations including Seattle, Washington, and Tampa, Florida.

The Leadership in Building Safety Fellowship is named in honor of Emory R. Rodgers, who spent more than four decades devoting himself to the building safety profession, who was involved in the creation and development of the International Codes.

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May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 1.

ITEM TITLE:	Building Safety Month (May 2026)
SUMMARY:	On behalf of the Housing and Community Development Department.
SUGGUESTED DISPOSITION:	

ATTACHMENTS:

1. BuildingSafetyMonthProclamation2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, the City of Dubuque is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike; and

WHEREAS, our confidence in the resilience of these buildings is achieved through the devotion of vigilant guardians, including housing and building inspectors, fire marshals, architects, engineers, builders, HVAC Installers, electricians, plumbers, and others in the construction industry, who work year-round to ensure the safe design, construction, and occupation of buildings; and

WHEREAS, these guardians are dedicated to continually expanding their knowledge to provide guidance and implementation of relevant and quality codes to protect us in the buildings where we live, learn, work and play; and

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as; building deterioration and decay, snowstorms, tornadoes, wind damage, fires, and floods; and

WHEREAS, Building Safety Month reminds the public about the critical role of our communities' largely unknown protectors of public safety—our local inspectors and code officials—who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity; and

WHEREAS, Whereas "Built to Last," the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale.; and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local building, engineering, planning and fire departments in protecting lives and property.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE MONTH OF MAY 2026 AS

"BUILDING SAFETY MONTH"

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:_____
Trish L. Gleason, Assistant City Clerk

2026: Submitted by: Michael Belmont, Code Official . I am reaching out to Tom Townsend to accept the proclamation at the meeting; I will let you know when if he accepts or if we find someone else.

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May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 2.

ITEM TITLE: Mental Health Month (May 2026)

SUMMARY: On behalf of Mental Health America of Dubuque County

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Mental Health Month

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, for over 60 years, Mental Health America has brought together mental health providers, consumers, family members, advocates and concerned residents to serve as an effective voice for mental health in this area; and

WHEREAS, maintaining good mental health is vital to overall health and well-being, and mental health conditions are common, manageable, and treatable; and

WHEREAS, one in five people will experience a mental health condition in any given year, and about half of Americans will meet the criteria for a diagnosable mental health condition at some point in their lives, with symptoms often beginning by age 14; and

WHEREAS, mental health challenges affect people of all ages, backgrounds, and communities, and early intervention and access to care can save lives and improve outcomes; and

WHEREAS, seeking help for mental health concerns is an act of strength, and increasing awareness about mental health can reduce stigma, improve understanding, and connect individuals to the resources they need; and

WHEREAS, the theme for Mental Health Month 2026, “Turn Awareness Into Action,” highlights the need to move beyond awareness and take meaningful steps toward improving mental health in our communities; and

WHEREAS, May is recognized nationally as Mental Health Awareness Month, providing an opportunity to raise awareness, combat stigma, and promote mental health resources.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE MONTH OF MAY 2026 AS

“MENTAL HEALTH MONTH”

IN THE CITY OF DUBUQUE, IOWA, AND CALL UPON THE RESIDENTS, GOVERNMENT AGENCIES, EDUCATIONAL INSTITUTIONS, BUSINESSES, AND SCHOOLS IN THE DUBUQUE AREA TO RECOMMIT OUR COMMUNITY TO INCREASING AWARENESS AND UNDERSTANDING OF MENTAL HEALTH, CHALLENGE STIGMAS SURROUNDING MENTAL HEALTH, SEEK HELP FOR THEMSELVES, AND TO CREATE SUPPORTIVE ENVIRONMENTS FOR OTHERS.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

2026: Submitted and accepted by Vick Gassman and 2 of our Board Members – Sue Whitty and Lynn Gallagher would like to be present for the reading on May 4th.

2025: Submitted and accepted by Vick Gassman and Brenna Burgart.

2024: Submitted by Vicki Gassman, President for Mental Health America, Board of Dubuque County PO Box 0283, Dubuque, IA 52004-0283, (563)580-7718, info@mhadbq.org, www.mhadbq.organd accepted by:

2023: Submitted by Brenna Burgart, Vice President for Mental Health America, Board of Dubuque County and accepted by:

2022: Submitted by Vicki Gassman, President, Vicki.Gassman@unitypoint.org, and Brenna Burgart, Vice President, burgartb@sasc-dbq.org, Mental Health America of Dubuque County. Accepted by Brenna Burgart.

2021: Submitted by Sue Whitty, President, Mental Health America of Dubuque County PO Box 0283, Dubuque, IA 52004-0283, (563)580-7718, info@mhadbq.org, www.mhadbq.org, and accepted by Vicki Glassman, MHA Board Member

2020: Submitted by Sue Whitty, President, Mental Health America of Dubuque County PO Box 0283, Dubuque, IA 52004-0283, (563)580-7718, info@mhadbq.org, www.mhadbq.org, and accepted by Mayor Roy D. Buol.

2019: Submitted by Sue Whitty, President, Mental Health America of Dubuque County PO Box 0283, Dubuque, IA 52004-0283, (563)580-7718, info@mhadbq.org, www.mhadbq.org, and accepted by President of MHA of Dubuque County Sue Whitty.

2018: Submitted by Debra Klein, MHA Board of Directors, dklein@dbqschools.org, accepted by President of MHA of Dubuque County Sue Whitty.

2017: Submitted by Debra Klein, MHA Board of Directors, dklein@dbqschools.org, accepted by President of MHA of Dubuque County Sue Whitty.

2016: Submitted by Debbie Klein, VP of MHA, dklein@dbqschools.org and accepted Matthew Zanger, MHA Board of Directors and a representative of MHA Dubuque County.

2015: Submitted and accepted by Sue Whitty, President; and Debra Klein, Vice President, Mental Health America of Dubuque County, info@mhadbq.org, 563-584-0730

2014: Submitted by Dana Holthaus, 1340 South Grandview. Accepted by Sue Whitty, President, Mental Health America of Dubuque

2013: Submitted by Dana Holthaus, 1340 South Grandview. Accepted by Jerry Jorgenson, Vice President, Mental Health America of Dubuque

2012: Submitted by Ann Michalski, 1520 Altura Drive. Accepted by Jerry Jorgenson, Vice President, Mental Health America of Dubuque.

2011: n/a

2010: Submitted by Becky Sisco, Administrative Assistant, Mental Health America of Dubuque County, 563-584-0730. Accepted by Ann Michalski, 1520 Altura Drive.

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May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 3.

ITEM TITLE:	Preservation Month (May 2026)
SUMMARY:	On behalf of the Planning Services Department and the Historic Preservation Commission.
SUGGUESTED DISPOSITION:	

ATTACHMENTS:

1. Proclamation

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, historic preservation is an effective tool for telling a more complete story of our community, fostering local pride, revitalizing neighborhoods, managing growth, creating sustainable communities, and enhancing livability; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the City honors preservation efforts annually through the Historic Preservation Commission's Awards, in partnership with the Dubuque County Historic Preservation Awards and Dubuque Main Street, taking place on May 19th at the Carnegie-Stout Public Library at 6 pm; and

WHEREAS, the nation marks 250 years of American independence, preservation efforts in 2026 are heavily focused on celebrating 250 years of American freedom, history, and heritage; and

WHEREAS, May is national Preservation Month, and is sponsored locally by the City of Dubuque Historic Preservation Commission, as it celebrates the theme "Harnessing the Power of Place" to emphasize how protecting historic spaces meets community needs and is an opportunity for the community to celebrate the people preserving our history that is significant to our community's past and future.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE MONTH OF MAY 2026 AS

"PRESERVATION MONTH"

IN THE CITY OF DUBUQUE, CALLING UPON DUBUQUERS TO JOIN OTHERS ACROSS THE UNITED STATES IN RECOGNIZING AND PARTICIPATING IN THIS SPECIAL OBSERVANCE.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

2026: Submitted and accepted by:

Janice Esser, Historic Preservation Commission Chairperson
1072 Locust Street, Dubuque, IA 52001
563-581-6073 janiceannesser@gmail.com

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May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 4.

ITEM TITLE: Public Service Recognition Week (May 3–9, 2026)

SUMMARY: On behalf of the City of Dubuque.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Proclamation

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, Americans, including the nearly 60,000 residents of Dubuque, are served every single day by public servants at the federal, state, county, and city levels. These unsung heroes do the work that keeps our community and nation working; and

WHEREAS, public employees take not only jobs, but oaths to serve their communities; and

WHEREAS, many public servants, including police officers, health care professionals, code enforcement officials and others, risk their lives each day in service to their communities; and

WHEREAS, day in and day out, all City staff provide diverse services to create a more viable, livable, equitable and resilient community; and

WHEREAS, public service employees in Dubuque are composed of many individuals respected for their ability, professionalism, and commitment to doing the best job possible.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF MAY 3-9, 2026, AS

"PUBLIC SERVICE RECOGNITION WEEK"

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

2026: Submitted and accepted by Jenny Messerich.

2025: Submitted and accepted by Jenny Messerich.

2024: Submitted by Jenny Messerich.

2023: Submitted and accepted by Jenny Messerich, Employee Committee Chair.

2022: Submitted by Assistant City Manager Cori Burbach. Accepted by a representative from the City of Dubuque Employee Recognition Committee

2020: Submitted by Assistant City Manager Cori Burbach and Human Resources Manager Shelley Stickfort. Accepted by Coir Burbach.

Copyrighted
May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 5.

ITEM TITLE: Celebration of Indigenous Heritage Day (May 16, 2026)

SUMMARY: On behalf of the Multicultural Family Center.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Celebration of Indigenous Heritage Day

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, celebration of Indigenous Heritage Day is an opportunity to honor Indigenous peoples' customs, food, dance, stories, and music, with a special focus on those connected to Iowa; and

WHEREAS, celebration of Indigenous Heritage Day will be held at the Multicultural Family Center on Saturday, May 16, 2026; and

WHEREAS, this celebration recognizes the significant contributions of the Meskwaki Tribe to the history, culture, and heritage of both the United States and the State of Iowa; and

WHEREAS, this celebration will also recognize Indigenous nations and tribes with deep connections to this region, including the Meskwaki Nation and the earlier mound builders of the Ioway and Ho-Chunk people; and

WHEREAS, this event will promote education and awareness within the community about how Indigenous peoples have historically and sustainably used the land, water, and natural resources in our region.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE 16TH OF MAY 2026 AS

"Celebration of Indigenous Heritage Day"

IN THE CITY OF DUBUQUE, IOWA AND ENCOURAGE ALL RESIDENTS TO PARTICIPATE IN ITS OBSERVANCE AND TO HONOR THE RICH CULTURAL HERITAGE OF INDIGENOUS PEOPLES.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, MMC, Assistant City Clerk

2026: Submitted by: Mary Ann Conzett. Accepted by Mary Ann Conzett and additional MFC board members.

Copyrighted
May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 6.

ITEM TITLE: Kids To Park (May 16, 2026)

SUMMARY: On behalf of the Park and Recreation Department and Dubuque Nature Everywhere.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. KIDS TO PARK PROCLAMATION

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, May 16, 2026, is the sixteenth Kids to Parks Day organized and launched by the National Park Trust held annually on the third Saturday of May; and

WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks, public lands and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat issues of childhood obesity, diabetes, hypertension and high cholesterol; and

WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and outdoors.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE 16th DAY OF MAY 2026 AS

"KIDS TO PARKS DAY"

IN THE CITY OF DUBUQUE, IOWA AND URGE RESIDENTS TO MAKE TIME ON MAY 16 TO TAKE THE CHILDREN IN THEIR HOUSEHOLD TO A NEIGHBORHOOD, STATE OR NATIONAL PARK.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

PROCLAMATIONS # 7.

ITEM TITLE: Dubuque Senior High School Speech Team

SUMMARY: On behalf of Dubuque Senior High School

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Proclamation - Dubuque Senior Speech 2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

PROCLAMATION

WHEREAS, the Dubuque Senior Speech team received 24 All-State Nominations to the Large Group All-State Speech Festival at Iowa State University on February 21st, 2026 and 27 All-State Nominations to the Individual Events Speech Festival at the University of Northern Iowa on March 30th, 2026, and

WHEREAS, the Dubuque Senior Speech team was awarded the E. Wayne Cooley Sweepstakes trophy, given to the school with the most All-State entries at the festival, designating them as Large Group State Champions for 2026, the 9th in school history, and

WHEREAS, the Dubuque Senior Speech team was awarded the I.E Sweepstakes trophy, given to the school with the most All-State entries to the festival, designating them as the Individual Events State Champions for 2026, their 14th consecutive state championship in Individual Events, and

WHEREAS, the speech team received the Critic's Choice Award in the Category of Television Newscasting for 2026 for the newscast WFMB, given to the top performer in that event at the Large Group Festival on February 21st, 2026, awarded by an expert in the field of television news.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY RECOGNIZE THE DUBUQUE SENIOR HIGH SCHOOL SPEECH TEAM AS THE

"2026 LARGE GROUP AND INDIVIDUAL EVENTS STATE CHAMPIONS"

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, MMC, Assistant City Clerk

2026: Submitted by: _____. Accepted by _____

Copyrighted
May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 1.

ITEM TITLE:	Minutes and Reports Submitted
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 26_02_17 Civil Service Minutes
2. 26-02-05 RCAC Minutes
3. CD Approved Minutes 3.18.26
4. CD Approved Minutes 03.24.2026
5. March 10, 2026 OHRC Minutes
6. Minutes ZAC 11-5-25 Approved

MINUTES

Government Body:	**CIVIL SERVICE COMMISSION**
Date:	**February 17, 2026**
Time:	**12:00 PM**
Place of Meeting:	**City Hall - Conference Room A, 50 W 13th St.**

Present: Commissioners Miquel Jackson (virtual), Otto Krueger, Carla Heathcote (virtual), Julie Bockenstedt (virtual)
Also present: Fire Chief Amy Scheller (virtual)

Commissioner Heathcote called the meeting to order at 12:01 p.m.

1. Approval of minutes from February 11, 2026, meeting. Motion by Krueger to approve the minutes as submitted. Seconded by Bockenstedt. Motion carried 4-0.

2. Request to approve civil service test dates for the position of EMS Field Supervisor in the Fire Department. Motion by Jackson to approve the test date of April 13 with a contingency date of April 17 for the position of EMS Field Supervisor. Seconded by Heathcote. Commissioner Jackson to proctor on April 13 and Commissioner Heathcote to proctor on April 17, if contingency date is needed. Motion carried 4-0.

4. Adjournment. Motion by Jackson to adjourn at 12:11 p.m. Seconded by Heathcote. Motion carried 4-0.

Submitted by Pamela McCarron, Permit Clerk

CITY OF DUBUQUE - COMMISSION MEETING MINUTES

GOVERNMENTAL BODY: Resilient Community Advisory Commission (RCAC)

DATE: 02/05/2026

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

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 5:05pm

TEST AGENDA

Oath of Office - Lucas Delaney
Lucas was unable to make this meeting, so we will push this until next time.

MINUTES APPROVAL: Bielinski motions to approve, Jayawickrama seconds

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

PUBLIC COMMENT:

- NA

New Business:

- Parks and Recreation Master Plan
    - Matt Kalcevich from Parks and Recreation gave the commission a presentation on the new Parks and Recreation Masterplan

- General overview: The plan is a 10-year vision to provide safe, accessible, and well-maintained parks to foster community, promote healthy lifestyles, and preserve natural resources for generations.

Old Business:

- Data Centers – next steps
    - The Commission had a discussion about the next steps and decided that they want to wait to see what the State Legislature decides regarding Data Centers before making a recommendation.

- City Owned Farmland
    - Zoe Heiar (Green Iowa Americorps) presented maps of the leased property
    - Commission will do research and come up with sustainability measures for an updated bid rubric that assigns a number value to potential sustainable farming practices. Commission will bring their suggestions to the next meeting

Commissioner Reports: How Did I Show Up?

- Boeke – Purchased an electric car and has had some issues with availability of chargers/access to list of charging locations in the City.

Important Dates

- Next meeting 02/05/2026

Staff updates

- The City received a check for over $400,000 because we successfully applied for the Federal IRA cash back rebates for the solar array at the airport.

Next meeting date: The next commission meeting will occur on Thursday, April 2nd, 2026 at 5pm at the Jule Operations and Training Center (JOTC) in the Circle Conference Room, 949 Kerper Blvd

ADJOURNMENT: The Commission adjourned at 6:44 pm

Minutes approved by: Robin M. Kennicker

Robin Kennicker, Commission Chair

Prepared by: _____

Michelle Kim, Climate Action Coordinator

MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)

DATE: Wednesday, March 18, 2026
TIME: 5:30 p.m.
PLACE: Housing and Community Development Department.
350 West 6th Street, Conference Room 250; Dubuque, IA 52001

Chairperson Michelle Hinke called the meeting to order at 5:30 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Dean Boles, Talma Brown, Michelle Hinke, and Gabriel Mozena

Commissioners Absent: Dale Campbell (excused absence) and Renee Kehoe (excused absence)

Staff Present: Mary Bridget Corken-Deutsch and Stacey Weeber

Public Present: Mike Gornoll, Diana Gau, Ann Lorenz, Kait Nelson, Hilary Dalton, Mary Rose Corrigan, Danielle Miller and Jennifer Cavanagh

Oath(s) of Office:
A voting commission member Administer the Oath of Office to Talma Brown.

Certification of Minutes – January 21, 2026
Commissioner Brown motioned to approve the Minutes for the January 21, 2026, Community Development Advisory Commission Meeting. Commissioner Mozena seconded. Motion carried 4-0.

Correspondence/Public Input
There was no public input.

Reports

a) FY26 Purchase of Service Grantees

Mike Gornoll, Case Manager, from Catholic Charities spoke about their FY26 Purchase of Service Grant. He stated Catholic Charities of the Archdiocese of Dubuque provides comprehensive social services across 30 counties in northeast Iowa, focusing on poverty reduction, stability, and support for vulnerable populations. Key programs include mental health counseling, affordable housing, jail/prison reentry, immigration legal services, and various stability-focused, individualized services and partnering with other commuity agencies.

Ann Lorenz, Community Outreach Director, from Presentation Lantern Center, spoke about their FY26 Purchase of Service Grant and provided an informational document, Workforce Retention & Support for Immigrants and Refugees. She stated Presentation Lantern offers hospitality, educational opportunities, advocacy, and finanical assistance to adult immigrants, especially women, who are striving to better their lives. Since 2002, they have served over 2,000 immigrants, including children, from over 85 countries. She mentioned that Presentation Lantern Center is increasing its staff and relocating to the Sisters of Presentation building.

Kait Nelson, Office Manager, and Hilary Dalton, Executive Director of Dubuque & Jackson County Habitat for Humanity, presented information regarding their FY26 Purchase of Service Grant. Dalton noted that since 1991, Dubuque and Jackson Counties Habitat for Humanity has supported local families through affordable homeownership initiatives, with a commitment to the belief that accessible housing strengthens individuals and communities alike. Dalton discussed the organization's first Habitat pocket neighborhood, currently underway at the Wood Street/Mt. Pleasant build site. Habitat for Humanity collaborates with community members to help them

construct or enhance homes, emphasizing that affordable housing is essential for fostering robust, stable communities. The organization's impact includes 38 partner families, 24 Habitat homeowners, 14 owner-occupied home repairs, three renovations, and one home presently under construction.

b. **Housing Commission**
No reports were available.

c. **Resilient Community Advisory Commission**
The meeting minutes were included in the packet for reference.

d. **Equity and Human Rights Commission**
The meeting minutes were included in the packet for reference.

Old Business
There was no discussion on old business.

New Business
a) **Election of Chairperson**
Corken-Deutsch stated according to our By-laws, the Chairperson and Vice-Chairperson can hold office for one year and no person shall serve more than two consecutive terms. Therefore, the new chairperson should serve until July 2026. Additionally, By-laws state in the event any office of the Commission becomes vacant, a replacement shall be elected at the next regular meeting to serve the unexpired term of the vacated office.

Commissioner Boles motioned to appoint the position of chair to Commissioner Hinke and Commissioner Gabriel Mozena to be Vice-Chair. Seconded by Commissioner Brown. Motion carried 4-0.

b) **Request to move February CDAC Meeting to Wednesday, April 22, 2026**
Corken-Deutsch requested to move the April meeting back one week because the Citizen Participation Plan requires a 30-day public comment period for a substantial amendment. The FY26 Annual Action Plan Amendment #2 will be considered a substantial amendment. Moving the April CDAC meeting back one week will allow sufficient time to provide the required 30-day public comment period for citizens.

Motion by Commissioner Mozena to move April CDAC meeting to Wednesday, April 22, 2026. Seconded by Commissioner Boles. Motion carried 4-0.

c) **CDBG Revolving Application – Crescent Community Health Center: Mobile Dental Unit, Imaging Room & Equipment**
Diana Gau, Dental Operations Director, and Danielle Miller, Senior Director of Organizational Services from Crescent Community Health Center presented information on progressing toward the launch of its Mobile Dental Unit as a strategic, phased approach to expand access to dental care for underserved residents. The program will begin by using existing clinical staff and a gradual ramp-up schedule to maintain continuity in in-clinic appointments while mobile services gain stability. The unit is fully equipped with two rooms, ADA-accessible features, and the capacity to treat two patients simultaneously. Crescent is requesting partial support for the mobile van, matched by CDBG. During discussions, Commissioner Boles emphasized uncertainty regarding how many individuals could realistically be served in Dubuque and raised questions about long-term staffing and operating capacity. Commissioner Boles also asked questions regarding procurement of the mobile dental unit. Commissioner Mozena stressed the need for clear, well-documented information

to justify funding decisions and ensure accountability for future resource allocation. Both highlighted the importance of aligning expectations with actual service capability during the early stages of the rollout. Crescent is coordinating with multiple community facilities to confirm service days and gradually expand coverage across additional counties. Overall, the Mobile Dental Unit remains a measured, responsible effort to improve accessibility while building toward long-term operational stability.

Commissioner Brown moved to postpone the $413,119.00 CDBG support for Crescent Community Health Center until the April meeting. The motion also includes adding the Mobile Dental Unit, Imaging Room, and Equipment activities for Crescent Community Health Center to the FY26 Annual Action Plan Amendment #2. Seconded by Commissioner Hinke. Motion carried 4-0.

d) **Set Public Hearing for FY26 Annual Action Plan Amendment #2 – Substantial Amendment.**

Corken-Deutsch provided a memo requesting that the Community Development Advisory Commission schedule a public hearing on April 22, 2026, at 5:30 p.m. to review proposed changes in FY26 Annual Action Plan Amendment #2 for the use of Community Development Block Grant (CDBG) funds. The amendment reallocates resources due to increased program income, adjusts administrative funding to support interim leadership and compliance activities, adds Rental Rehabilitation as a new eligible housing activity, and updates allocations for Zoning Enforcement, Housing Enforcement, and public facility improvements related to Crescent Community Health Center. These changes ensure compliance, address housing and neighborhood needs, and support essential community services.

Motion by Commissioner Brown to set public hearing for FY26 Annual Action Plan Amendment #2 – Substantial Amendment for April 22, 2026, and authorize staff to publish public notice of public hearing and public comment period for 30 days in advance. Seconded by Commissioner Boles. Motion carried 4-0.

Information Sharing

a) Review FY27 Purchase of Services Guidelines and Rubric

Corken-Deutsch shared the Fy27 Purchase of Services Guidelines, Rubric and timeline.

b) FY26-30 Annual Action Plan Summary

Corken-Deutsch shared a chart prepared by Commissioner Boles detailing how funds are being allocated. Commissioner Boles noted that a significant portion of resources is directed toward public facilities.

c) Budget Hearing Schedule

Corken-Deutsch shared the FY27 Budget Hearing Schedule.

Adjournment

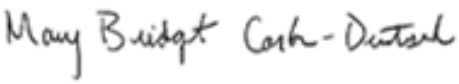
There being no further business to come before the Commission, Commissioner Mozena moved to adjourn the meeting. Commissioner Brown seconded. Motion passed by voice vote. Meeting adjourned at 7:20 p.m.

MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)

Minutes taken by:

Stacey Weeber
Housing Financial Specialist

Respectfully Submitted:



Mary Bridget Corken-Deutsch
Community Development Specialist

MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)

DATE: Tuesday, March 24, 2026
TIME: 3:45 p.m.
PLACE: Special Vote Via E-mail

Commissioners Present: Dean Boles (virtual), Talma Brown (virtual), Dale Campbell (virtual), Michelle Hinke (virtual), Renee Kehoe (virtual), Gabriel Mozena (virtual)

Staff Present: Mary Bridget Corken-Deutsch, Madeline Haverland, Mary Rose Corrigan

New Business

a. CDBG Revolving Application- Crescent Community Health Center

A special vote was held via email to approve the Crescent Community Health Center application. Commissioners were emailed a copy of the Crescent Revolving Application Recommendation Memo and the FY26 CDBG Application Rating System. The requested CDBG funding is $413,119, for a total estimated project cost of $648,095. Crescent Community Health Center's Mobile Dental Unit activity meets the CDBG National Objective of Low/Moderate-Income clientele—presumed benefit for elderly persons—and qualifies under the Eligible Activity 03P – Health Facilities. The Imaging Room and Equipment activity meets the National Objective of Low/Moderate-Income Area and the same Eligible Activity 03P – Health Facilities. The Crescent Community Health Center project meets the current Consolidated Plan Strategic Goal of Support Community Development and Improvement, Priority of Improve Physical Environments, and Planned Activity of Public Facility Improvements.

Commissioners Boles, Brown, Campbell, Hinke, Kehoe, Mozena all voted in favor of approving the Crescent Community Health Center application.

Minutes transcribed and respectfully submitted by:

Mary Bridget Corken-Deutsch

Mary Bridget Corken- Deutsch,
Community Development Specialist

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

HUMAN RIGHTS COMMISSION MEETING MINUTES
March 10, 2026

DATE: Tuesday, March 10, 2026
TIME: 4:30 PM
LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 4:33 pm.

Commissioners Present: Michaela Freiburger, Traci Phillipson, David Heiar, Rick Baumhover, DeLano Cain Watson, Erin Beatty, Courtney Engevold

Commissioners Excused: Nikki Nutter

Commissioners Absent: Juan Montgomery

Staff Present: Ann Marie Jannette, Human Rights Specialist; Jason Lehman, Interim Chief of Human Rights

Commissioners Erin Beatty and Courtney Engevold were sworn in.

A motion was made by Freiburger to nominate Heiar for Chair of the commission, seconded by Phillipson, all in favor. Cain Watson nominated himself for Vice Chair of the commission, there was no second. Freiburger nominated Phillipson for Vice Chair, seconded by Beatty, all in favor.

Approval of Meeting Minutes

Motion to approve the minutes as submitted from the February 10, 2026, meeting. Motioned by Freiburger, seconded by Phillipson, all in favor.

Public Input

Matt Zanger thanked the commissioners and welcomed the new members. Heiar thanked Zanger for his service on the commission.

Reports

Caseload Report

- Complaints filed – number of complaints that were signed during the month
  - February amount: 1
- Active investigations – investigations that are currently active but in various stages (active, administrative review, initiated, on hold, etc.)
  - February amount: 16
- Incidents in mediation – complaints currently in mediation
  - February amount: 0
- Incidents in full hearing – complaints in full hearing process

    - February amount: 0
- Inquiries – calls/inquiries that don't result in an official complaint being filed (including outreach events)
    - February amount: 14
- Complaints closed during the month – signed complaints that were closed during the month (doesn't include inquiries or complaints that were never filed)
    - February amount: 3
- Total inquiries and complaints FY26 – signed complaints filed in FY26
    - February amount: 94

Director's Report

Lehman reported that new flyers on Civil Rights have been completed. Work will continue on specific flyers for housing rights, employment rights, and the other protected classes, as well as translated flyers.

Chairperson's Report

Nothing to report.

Old Business:

Update on the hiring of a new OHR Director: Interviews will occur next week for three applicants. The job posting will remain up until the position has been filled.

Calendar discussion: Heiar requested that Jannette prepare a calendar of important due dates for the commission to be aware of. These dates include when commission goals are due and when legislative priorities are due among other prominent dates.

List of partnerships: Heiar requested each commissioner is to review the list and identify which group or organization they already have a relationship with and which they will focus on.

New Business:

Discussion and vote on the possibility of changing the date/time of meetings: Baumhover proposed changing the start time to 4 pm. However, this was deemed to not be feasible by several members of the commission. Baumhover also suggested moving the meetings to Monday evening instead of Tuesday evening. It was requested that Jannette reach out to the three members who were not in attendance (Nutter, Montgomery, and Cain Watson) for their opinion on moving the meeting night. The topic is to be put on the April agenda for further discussion.

Iowa Legislature: Iowa House File 2541which bans local governments from enacting ordinances or other laws that provide civil right protections that has different categories of unfair or discriminatory practices than the Iowa Civil Rights Act, was passed and signed by Governor Reynolds. The letter from the February Commission meeting regarding the commission's opposition to Iowa HF2041, which would require the police to comply with whatever ICE requested, was not put on the agenda for City Council. The decision to not include it on the agenda was made by Mayor Brad Cavanagh.

Cracker Barrel: The next Cracker Barrel takes place April 4 at 9:30 at the Diamond Jo.

Upcoming Outreach Events

None.

Upcoming Cultural Events

None.

Reflections and Updates

Heiar requested that Lehman or City Attorney Crenna Brumwell provide training on Civil Rights laws and the Commission handbook. It was decided that the training would take place during the regularly scheduled commission meeting on April 14.

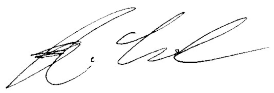
Freiburger reported that the recipients of the Community Support and Empowerment Grant were the Dubuque Arboretum and Botanical Gardens, Oh Happy Play, Opening Doors, and Centrally Rooted

Heiar reported on the success of the recent Black History event at the First Baptist Church.

Adjournment:

Motion to adjourn by Freiburger, seconded by Baumhover. All in favor. The meeting ended at 5:53 p.m.

The next regularly scheduled meeting is scheduled for Tuesday, April 14, 2026, at 4:30 p.m., at the Multicultural Family Center.

Minutes approved as submitted: 

Minutes approved as corrected: _____

Approved

MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION
6:00 p.m.
Wednesday, November 5, 2025
City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulligan, Commission Members Martha Christ, Troy Froistad, Carrie Lohrmann, Pat Norton, and Rich Russell

Commissioners Excused: Teri Zuccaro

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 Christ, seconded by Mulligan, to approve the minutes of the October 1, 2025 meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, and Mulligan; Nay – none.

Commissioner Norton recused himself from the meeting.

ACTION ITEM/ASSESSMENT OF SIGNIFICANT CHANGE: Application of the City of Dubuque, for property located at Radford Road to review proposed changes to the conceptual plan for the Planned Unit Development with PR-Planned Residential zoning district designation.

Pat Norton, Buesing & Associates, 1212 Locust Street, spoke on behalf of the applicant. He explained that since the original conceptual plan was approved that they found the terrain of the site was different than the preliminary contours showed, and so they now desire to rotate the side layout by 90˚ and relocate the entrance further north.

Commissioner Russell asked why they believed the changes were not significant. Mr. Norton replied that it still has the same number of units and parking stalls, they're just rotating the project on the site.

Chairperson Mulligan asked about the relocation of the curb cut. Mr. Norton replied that it moved north and is now closer to the center of the property.

There was no public input.

Staff Member Moon detailed the staff report noting that the Commission is being asked

to assess if the change to the concept plan is significant. She explained that the Unified Development Code does grant authority to the City Planner to generally make a determination of whether a change to the development is significant, however there are some instances where the Commission may be asked to provide guidance as is the case this instance.

She explained that the development is still on the west side of the property and the buildings are the same size, that the same number of residential units are proposed and the same quantity of parking spaces. She noted the access drive is relocated about 200' north and that a detention of stormwater would still be required. . She noted that the new concept plan was reviewed by the development review team and that specifically the Engineering Department has evaluated the modified driveway location. She explained that if the amended conceptual plan is found to be substantially compliant with the previously adopted plan, then a PUD amendment would not be required.

Chairperson Mulligan noted that the other apartments to the north are oriented in a similar layout on that site, and that the project is generally the same and so he thought it made sense to approve the request.

Commissioners Christ and Russell expressed agreement, with Commissioner Russell noting the new arrangement would require less grading.

Motion by Russell, seconded by Christ, to find that there was not a significant change to the concept plan. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

Commissioner Norton returned to the meeting.

PUBLIC HEARING/PUD AMENDMENT: Application of James Steiner, University of Dubuque to amend the ID Institutional zoning district to for property located at 2000 University Avenue to allow the construction of a new academic and administrative building.

James Steiner, University of Dubuque (UD) Vice President of Finance & Auxiliary Services, spoke on behalf of the application. He stated that they are seeking to construct a campus innovation center and add the property at 2104 Bennett Street to their district. He noted the new building would be constructed where Smith Hall is now, and it would have 75,000 square feet of interior area. He said the construction would start in 2026 and finish in 2027. He stated the center will provide interdisciplinary, collaborative, hands-on and team-oriented learning opportunities. He stated UD will work to comply with all required regulations.

Catherine Behnke, 1380 O'Hagen Street, stated that she has experienced increased water runoff at her property and in the surrounding area particularly since Hardees and McGovern Hardware were demolished and turned into gravel lots. She expressed concern for this flooding but did not know who to direct her inquiry to.

Mr. Steiner stated the new building will comply with stormwater management requirements. He noted that the gravel lots along University have not been developed because they are waiting on the City's roundabout study.

Staff Member Schrobilgen detailed the staff report explaining that new building is to be built at the corner of McCormick and Grace Streets where Smith Hall sits currently. He noted that the Security Department is temporarily relocating from Smith Hall to 2104 Bennett Street, so UD is seeking to incorporate that property into their Institutional District. He stated that the Bennett Street property will return to a residential use once the new building is completed. He stated that there are two reasons to amend an Institutional District, which include when there is a substantial construction project or when the borders of the district are being modified, and that this request includes both of those. He stated that staff will look into the runoff issue that Ms. Behnke brought up and put her in touch with the Engineering Department. He noted that this project will be required to go through site plan review with the Development Review Team.

The Commissioners had no questions or concerns.

Motion by Norton, seconded by Christ, to approve the PUD amendment as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, and Mulligan; Nay – none.

Commissioner Norton recused himself for the following public hearing.

PUBLIC HEARING/PUD AMENDMENT: Application of Eric Dregne, Next Level, LLC to amend the Planned Unit Development for property located at Wood Street by updating the conceptual development plan and amending the lot and bulk regulations.

Eric Dregne, 8618 Fisher Road, Galena, spoke on behalf of the applicant. He stated they are seeking to plat the home sites for Rosalynn Carter Place and as a result of creating new lots are seeking to amend the PUD ordinance governing those lots.

There was no public input.

Staff Member Moon detailed the staff report explaining that a PUD was approved in November 2024 and that the applicant came before the Commission just in October with the subdivision plat. She stated that the property was subdivided to created lots for each home, and now the bulk regulations are being established in the PUD ordinance. She noted that there are now 14 single-family homes planned, rather than 16 in the previously conceptual plan, and that the number of parking spaces is not changing. She noted the main change is to the bulk standards for lot size, frontage, coverage, setbacks, and maximum height, and that a section to allow for Variance and Special Exception requests was also added. She noted that neighbors have called in to get information about the change, but none have had concerns to register.

Commissioners had no questions or concerns.

Motion by Christ, seconded by Russell, to approve the PUD amendment as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

Commissioner Norton returned to the meeting.

PUBLIC HEARING/PUD AMENDMENT: Application of Jill Connors, City of Dubuque to amend the Dubuque Industrial Center West Planned Unit Development signage regulations to allow directional signs to be 24 square feet in area.

Jason Duba, Assistant Planner, spoke on behalf of the applicant. He explained that Universal Tank is seeking to install 24 square foot directional signs. Rather than apply for a variance that would just affect this property, the City of Dubuque Economic Development Department saw the benefit in applying to change the regulation for all of Dubuque Industrial Center West. He explained that the larger directional signs can improve traffic flow and safety, especially for the movements of semi-trucks, and he noted that directional signs are not primarily for advertising the business at that location. He noted that this same increase in area was approved for the Dubuque Industrial Center South, so they felt it was fair to apply the same standard here.

There was no public input.

Commissioner Russell asked about the company logo on the sign renderings for the Universal Tank directional signs, and Staff Member Duba replied that they help to identify the location for people viewing the signs. Commissioner Russell asked how many directional signs are allowed, and Staff Member Duba replied that they are not limited but that the city does not anticipate them becoming a blight on the landscape.

Commissioner Froistad asked if smaller signs could be effective, and Staff Member Duba replied that it was a matter of degrees.

Commissioner Christ stated that it was only fair to allow 24 square foot directional signs since the Dubuque Industrial Center South allows them.

Commissioner Lohrmann asked about other sign types, and Staff Member Duba replied that there is a table of sign types and area allowances in the PUD ordinance. He clarified that directional signs are referred to as Secondary Signs in this ordinance.

Commissioner Russell said he felt that 24 square feet is too big, but it’s only fair to allow them since DICS has them.

Staff Member Moon said that these types of signs are not generally abundant, and they serve a specific purpose.

Motion by Norton, seconded by Christ, to approve the PUD amendment as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, and Mulligan; Nay – none.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: Chairperson Mulligan brought up the fact that PUD changes are interesting. He referred to his experience with The Farm's PUD and the fact that they are often too strict at first. He suggested there should be a second step to allow for adjustment of plans without requiring amendment.

Commissioner Norton compared this to a preliminary plat and final plat version.

Staff Member Moon acknowledged that it is a lot to ask a developer to have everything figured out right from the start. She discussed the benefits of a PUD and the need to have a conceptual plan. She said that it is understood that modifications may be needed, and the City Planner can determine whether those modifications are in substantial compliance with the approved conceptual plan. She said there is an internal review process before even coming to the ZAC.

Commissioner Russell encouraged the City Planner to have more flexibility with approving changes in concept plans.

Commissioner Norton stated that the same flexibility should be given to Institutional District. Staff Member Schrobilgen confirmed that an ID is a form of PUD district.

ITEMS FROM STAFF: Staff Member Moon noted the UDC update is moving forward and that we hope to have more information to share in the near future.

ADJOURNMENT: Motion by Russell, seconded by Christ to adjourn the November 5, 2025, Commission meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Norton, Russell, and Mulligan; Nay – none.

The meeting adjourned at 6:43 p.m.

Respectfully submitted,

Shena Moon, Associate Planner

December 3, 2025
Adopted

Copyrighted
May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Devin Rogan for Vehicle Damage;
SUGGUESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Devin Regan

mvm
Legal
Jeremy Jensen

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:** Devin Regan
2. **Address:** 825 Kirkwood St.

   City: Dubuque **State:** Iowa **Zip:** 52001
3. **Telephone Number:** (719) 664-5164
4. **Date of Incident:** 3/30/26
5. **Time of Incident:** 21:36
6. **Location of Incident (Be specific):** On the corner of 17th & Central
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.)**

   I was pulled over & during the traffic stop both officers left the vehicle in drive & exited their vehicle causing damage to my left side by my trunk
8. **What were weather conditions like?** Clear
9. **Give name and address of any witnesses:**
10. **Did police investigate? (If so, give names of officers.)**

    Yes but I don't remember their names (there were 4 cars that showed up)
11. **Was anyone injured? (If so, give names, addresses, and extent of injuries).** N/A

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

Yes I had a scrape in my paint & (my trunk is bent open on the left hand side)

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

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

No

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

I was estimated for $300.00

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

The officers hit my car on a traffic stop & they took accountability

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

NO

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

N/A

Dated at Dubuque, Iowa this 7th day of March, 2026.

_____(Signature)

Devin Regan (Print Name)

RECEIVED
2026 APR 20 AM 9:33
City Clerk's Office
Dubuque, IA

(Rev. 9/24)

Copyrighted
May 4, 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: Jandell Gallager/Subrogation by Travelers for Property Damage
SUGGUESTED DISPOSITION:	Receive and File; Concur

ATTACHMENTS:

1. City Council Notification_Referral to ICAP_4-16-26

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

CRENNA BRUMWELL
CITY ATTORNEY

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

DATE: 4/16/2026

RE: Claim Against the City of Dubuque by Larry Lambert

Claimant	Date of Claim	Date of Incident	Nature of Claim
Jandell Gallagher	4/13/2026	12/3/2024	Property Damage

Subrogation by Travelers

This is a claim in which Claimant alleges damage to a parked vehicle 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
Lorianne Nunes, Adjuster, Traveler's / The Standard Fire Insurance

Copyrighted
May 4, 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_05_04
2. Approving Expenditures Resolution 2026_05_04
3. 05-06-2026_Approvals
4. 05-06-2026_Approvals

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: April 23, 2026

Finance is submitting the following expenses to City Council for approval at the May 4, 2026, meeting. Payments on these expenses will be made on May 6, 2026.

In addition, Finance is submitting expenses paid since April 22, 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 05-06-2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	4.00	Parking Meter Enforcement Employee Uniforms
1800TShirts	113.50	Parking Meter Enforcement Employee Uniforms
1800TShirts	53.50	Transit Employee Uniforms
A & G ELECTRIC	40.00	Reimbursement for Permit E26-000062
A & G ELECTRIC	40.00	Reimbursment for Permit E26-000220
A & G ELECTRIC COMPANY	212.50	Run New Wire to Kiosk at Iowa St Ramp
A-1 MOBILE STORAGE SERVICE, LLC	175.00	STORAGE CONTAINER FOR BRANCHING OUT DBQ
AARON DOUGLAS	1,000.00	TREE REMOVAL-1504 JACKSON ST
ACCO UNLIMITED CORPORATION	145.00	CONTROLLER TESTING
ACCURATE ANALYTICAL TESTING	104.00	440 W Locust St - Dust Wipes - EBL Case
ADDOCO INC	1,344.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	1,848.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	1,512.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	588.00	MULCH FOR GREENHOUSE AREAS
AHLERS & COONEY PC	4,954.00	BRD Three, LLC Contract Matter
AIRGAS USA LLC	3,140.98	FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES
AIRGAS USA LLC	3,446.00	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,499.36	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,239.77	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	11.54	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,448.10	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,539.37	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,526.74	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,520.42	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,523.93	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	1,652.81	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	74.52	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,630.33	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,373.36	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,219.60	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,644.38	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,774.14	Liquid Oxygen for the WRRC - FY26
ALL SEASONS HEATING & COOLING	175.00	PELICAN SYSTEM
ALL STAR ENVIRONMENTAL LLC	245.00	City Hall 3rd Floor Asbestos Inspection
ALLIANT ENERGY	831.00	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	38.50	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	196.19	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	2,170.34	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	2,962.73	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	189.82	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	368.30	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	213.37	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	108.39	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	584.95	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	60.73	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	78.03	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	1,072.76	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
ALLIANT ENERGY	10,490.74	WRRC Electrical Expense - FY26
ALLIANT ENERGY	24.20	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	12,649.87	WRRC Electrical Expense - FY26
ALLIANT ENERGY	44,987.26	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	1,442.99	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	20,311.02	WRRC Lift Stations - Electricity Expense FY26
Amano McGann Inc	3,793.00	Amano McGann Amano One Elite Software Package
Amano McGann Inc	394,828.50	Amano McGann Amano One Elite Software Package
Amazon Capital Services, Inc.	580.00	Supplies for programs, patrons, and maintenance
Ascendance Trucks LLC	2,182.42	UNIT #2680 - ERG COOLER- 4/20/2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Ascendance Trucks LLC	656.14	UNIT #3404 - SENSOR - 4/20/2026
Ascendance Trucks LLC	1,675.50	UNIT #3404 - DIESEL PARTICULATE FILTER - 4/24/26
Ascendance Trucks LLC	812.66	UNIT #1906 - INJECTOR, HVAC BLOWER MOTOR -4/27/202
Ascendance Trucks LLC	80.03	UNIT #1906 - BLOWER MOTOR - 4/28/2026
AssuredPartners Capital Inc	1,622.00	Liquor License Renewal - POD Marina
AT&T Mobility National Accounts, LLC	6,311.96	AT&T First Net Monthly Charges
AV FUEL	36,002.36	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,446.68	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,094.53	Blanket Purchase Order - Aviation Fuel
AV FUEL	35.00	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,079.42	Blanket Purchase Order - Aviation Fuel
BERNARD COMMUNICATIONS COMPANY	99.95	Blanket Purchase Order - Monthly Public Wi-Fi
BIOCONTROLS A DIVISION OF RGF	1,404.22	Replacement Filters for Evidence Room
BLACK HILLS/IOWA GAS UTILITY CO	247.16	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	107.53	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	255.45	FY26 1101 Central Colts and MFC Bldg Natural Gas
BLACK HILLS/IOWA GAS UTILITY CO	120.40	Blanket Purchase Order - Monthly Gas Service
Brandon Avenarius	3,000.00	Detention Basin Maintenance Timber Hyrst 5
Brandon Duccini	240.00	One hour music concert
BURKEN UNDERGROUND LLC	2,412.20	Fiber Builds - Ancillary Services
BUTT'S FLORIST & GREENHOUSE	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
BUTT'S FLORIST & GREENHOUSE	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
CARLISLE RYAN DIGITAL SERVICES	2,309.11	COPIES FOR COMPREHENSIVE MASTER PLAN
CARRICO AQUATIC RESOURCES INC	7,018.00	LANDING PADS FOR THE KIDDIE POOL
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	84.43	Cintas Ramp Rugs FY26
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	74.98	Cintas Ramp Rugs FY26
CINTAS CORP	165.64	Mats, Cloths, shop towels JOTC FY26
CINTAS CORP	24.44	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	396.52	Various Maintenance - FY26
CINTAS CORP	141.81	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	84.43	Cintas Ramp Rugs FY26
CINTAS CORP	179.84	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	35.00	Floor Mat Service
CINTAS CORP	212.66	Various Maintenance - FY26
CINTAS CORP	35.00	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	141.81	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	74.98	Cintas Ramp Rugs FY26
CINTAS CORP	197.12	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	37.56	JANITORIAL SUPPLIES FOR BUNKER GOLF
CINTAS CORP	532.82	Rugs/Towels for the WRRC-FY26
CINTAS FIRST AID & SAFETY	23.44	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	29.15	Replenish Safety Supplies Garage April 26
CINTAS FIRST AID & SAFETY	79.97	First Aid Supplies-WRRC - FY26
CINTAS FIRST AID & SAFETY	147.16	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	76.11	FY2026 BLANKET PO - FIRST AID SUPPLIES
COBRA PUMA GOLF	(2,024.00)	GOLF APPAREL
COBRA PUMA GOLF	1,389.08	GOLF APPAREL
COBRA PUMA GOLF	1,118.85	GOLF APPAREL
COMMAND SECURITY SOLUTIONS	30.89	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	38.99	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	38.99	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	861.48	Annual Fire Inspection
COMMUNICATIONS ENGINEERING CO	12,750.00	Traffic Block of Labor
COMMUNICATIONS ENGINEERING CO	1,506.70	NETWORK SWITCHES FOR ICE ARENA
COMMUNICATIONS ENGINEERING CO	183.75	ACL Changes
COMMUNICATIONS ENGINEERING CO	224.50	ACL Changes
COMMUNICATIONS ENGINEERING CO	304.50	ACL Changes
COMMUNITY FOUNDATION OF GREATER DBQ	18,750.00	FY26 Envision Dbq-comm f cos

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
COMMUNITY FOUNDATION OF GREATER DBQ	21,250.00	FY26 Project HOPE comm f COS
COMMUNITY INCORPORATED	275.00	Advertising #511, April 23 1/4 page Pet Licensing
Crawford, Murphy & Tilly, Inc	744.04	Terminal Exit Lane Improvements design phase servi
DAN ARENSDORF CONSTRUCTION	5,935.00	Snow Removal 2/20/26
DAN ARENSDORF CONSTRUCTION	18,077.50	Snow Removal 2/20/26
DAVIS EQUIPMENT CORP.	59.99	DECK MOWER PARTS FOR GOLF MAINT
DEERE & COMPANY	13,589.76	MSC- Field Ops: Mowers
DEMMER OIL COMPANY	3,499.00	1000 Gasahol
DESMAN, INC	6,400.00	Iowa Ramp Repairs & Maint Services
DIETZ ENTERPRISES LLC	6,112.00	Energy Savers Program HVAC 3060 Westmore
DIETZ ENTERPRISES LLC	6,180.00	Energy Savers Program HVAC 2361 Gordon Dr
District 20 Supply Co	21.00	ARTWORK FOR PARKS & REC DIRECTOR APPARREL
DP Associates a division of L3 Technologies, Inc.	19,940.00	Snow Fighter Training October 2025
Drive Line & Company, Inc.	28.99	New Carrier bearing-Bradley Street Lift Station
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	AS Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	TL Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,200.00	BC Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DR Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DS Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	CB Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DC Fly In 2026 - Dalsing and Kurtz Weber
DUBUQUE AREA CHAMBER OF COMMERCE	2,200.00	DC Fly In 2026 - Dalsing and Kurtz Weber
DUBUQUE COUNTY E911 BOARD	39,000.00	FY26 911 requested funds
DUBUQUE COUNTY SHERIFF	5,188.65	DDTF Mar26 Shared Expenses
DUBUQUE COUNTY SHERIFF	24,317.56	Dubuque County Sheriff April 2026
DUBUQUE HOSE & HYDRAULICS	142.49	LF- Supplies to Make Signs 1/15/26
DUBUQUE HOSE & HYDRAULICS	225.00	LF- Supplies to Make Signs 2/16/26
DUBUQUE HOSE & HYDRAULICS	405.87	GARAGE - BIN FILL 4/14/26
DUBUQUE HOSE & HYDRAULICS	415.64	GARAGE - BIN FILL FOR GARAGE & STREETS - 4/16/26
DUBUQUE HOSE & HYDRAULICS	129.42	LF- Shop Supplies 4/21/26
DUBUQUE HOSE & HYDRAULICS	100.59	UNIT#4051 - STRAP,RING,BRACKETS - 4/24/2026
DUBUQUE HOSE & HYDRAULICS	7.19	MISC HARDWARE FOR SUTTON POOL
DUBUQUE SIGN COMPANY	21.95	DECALS FOR EQUIPMENT #300005
DYNAMIC LIFECYCLE INNOVATIONS INC	64.95	LF-Recycling services
EASTERN IOWA EXCAV & CONCRETE LLC	15,498.31	RUSTIC POINT PARK DEVELOPMENT
ELECTRIC PUMP LLC	974.32	2nd Blended Sludge Feed Pump-replacement parts
ELLIOTT EQUIPMENT COMPANY	663.58	UNIT# 4002 - Bolt and Flat Set Head 03/10/26
ELLIOTT EQUIPMENT COMPANY	697.36	UNIT# 4002 - FAN SEAL - 4/20/2026
ENFORCEMENT TECHNOLOGY GROUP INC	1,521.39	Wireless First Responder System
ENVIRONMENTAL MANAGMNT SERV OF IOWA	100.00	ABC Bldg 10 S Main Asbestos re-inspection
EUROFINS ENV TESTING NORTH CENTRAL	212.60	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	169.80	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	423.39	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	252.19	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	452.61	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	403.39	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	472.61	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	472.61	Lab Fees for FY26 (remainder)
EXPRESS EMPLOYMENT PROFESSIONALS	560.00	Charge for Custodian - Phyllis Arensdorf
EXPRESS EMPLOYMENT PROFESSIONALS	560.00	Charge for Custodian - Phyllis Arensdorf
FEDEX	18.01	Fed X Shipping Fee-Wtr Sample & Quarterly Samples
FEDEX	44.31	Fed X Shipping Fee-Water Sample & Meter Couplings
FEH Associates Inc	1,863.75	EAGLE POINT WTP THIRD FLOOR CONF. RM PRJ.-CONSTULT
FERGUSON WATER WORKS SUPPLY #2516	149.45	GASKETS FOR METER STOCK
FERGUSON WATER WORKS SUPPLY #2516	104.38	GASKETS FOR METER STOCK
FINLEY HOSPITAL	286.89	Franchise Fee FY26
FOTH INFRASTRUCTURE & ENVIRO LLC	13,088.92	Relocate Taxiway A Construction Phase 3
FOUR MOUNDS FOUNDATION	5,000.00	2709 Ventura #3 - Four Mounds Foundation - OAHMP
FOUR MOUNDS FOUNDATION	3,545.00	514 Angella St. (City Owned Property) Four Mounds
GENUINE PARTS COMPANY INC	7.99	GARAGE - SHOP USE - 2/24/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
GENUINE PARTS COMPANY INC	(234.36)	GARAGE - NO UNIT (BEING RETURNED) - 2/20/26
GENUINE PARTS COMPANY INC	38.49	LF-Shop Supplies 03/27/26
GENUINE PARTS COMPANY INC	161.23	UNIT #3456 - Leaking filters 04/06/26
GENUINE PARTS COMPANY INC	8.24	UNIT #3452 Floor Repairs 4/06/26
GENUINE PARTS COMPANY INC	95.67	UNIT #3476 - Service Air Filters 04/09/26
GENUINE PARTS COMPANY INC	3.98	UNIT #3471- Heater Core Liners 4/10/26
GENUINE PARTS COMPANY INC	40.12	UNIT #3475- Inner Air Filters Serviced 4/10/26
GENUINE PARTS COMPANY INC	14.16	UNIT #540001- Salt box storage 4/13/26
GENUINE PARTS COMPANY INC	273.18	GARAGE - SHOP USE - 4/15/2026
GENUINE PARTS COMPANY INC	209.83	GARAGE - STOCK FILTERS - 4/22/2026
GENUINE PARTS COMPANY INC	328.42	GARAGE - STOCK - 4/27/2026
GILLIG LLC	788.88	UNIT #2502 - STARTER - 4/17/2026
GILLIG LLC	967.55	GARAGE - STOCK - GILLIG - 4/17/2026
GILLIG LLC	1,522.93	GARAGE - STOCK - GILLIG -4/20/2026
GRAINGER INC	127.84	GARAGE - Drill Press Guard 1/6/26
GRAINGER INC	114.24	Refuse- Safety Glasses 1/9/26
GRAYMONT WESTERN LIME INC	5,393.28	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,425.08	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,437.80	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
HAPPY JOE'S PIZZA & ICE CREAM PARLO	150.00	PIzza for Citizens Police Academy
HAWKINS INC	5,051.23	Sodium Hypochlorite - Bulk order
HDR ENGINEERING INC	21,604.65	LF- Customer Convenience Care Center Project
Heartland Business Systems, LLC	19,116.00	Backups software and off-site storage for new DLEC
HILLS & DALES CHILD DEVELOPMENT	3,905.17	COMMUNITY BLOCK GRANT PAYMENT
HOLY FAMILY CATHOLIC SCHOOLS	1,637.65	Franchise Fee FY26
HOMESTEAD STEAKS LLC	109.95	transient merchant application does not apply
Howmedica Osteonics Corp	18,549.00	3 Year Procare Maintenance Agreement on Powerloads
Howmedica Osteonics Corp	3,185.20	3 Year Procare Maintenance Agreement on Powerloads
HOYNE LANDSCAPING & SNOW PLOWING	4,699.04	PULVERIZED BLACK DIRT- 161/51 CONNECTOR
HOYNE LANDSCAPING & SNOW PLOWING	1,850.00	Pulverized Soil- Picked up 4/14/26
HOYNE LANDSCAPING & SNOW PLOWING	3,819.68	RIP RAP FOR AY MCDONALD AREA
IMWCA	2,957.63	TPA 411 payments - February 2026
INTELIUS SCREENING SOLUTIONS LLC	2,582.14	FY26 Background Checks - March 2026
INTERSTATE PIPE & SUPPLY	56.90	Fittings for #1 Drum Thickener
INTERSTATE PIPE & SUPPLY	185.73	SUPPLIES FOR STOP BOXES
IOWA KENWORTH INC	(307.69)	Unit #3411: TURBO ACTUATOR KITS
IOWA KENWORTH INC	(377.36)	Unit #1921 - KITS, VG TUR ACT SERV
IOWA KENWORTH INC	(400.94)	UNIT #2680 Sensor, Nitrogen 02/02/26
IOWA KENWORTH INC	(320.75)	UNIT #2682 - NOX SENSORS - 4/2/2026
IOWA KENWORTH INC	(320.75)	UNIT #2680- Nitrogen Ox Sensors 4/11/26
IOWA KENWORTH INC	(377.36)	GARAGE - STOCK - TURBO ACTUATOR KITS 1/15/2026
IOWA KENWORTH INC	1,024.40	UNIT #2683 - SERVICE - 3/23/2026
IOWA KENWORTH INC	31.88	GARAGE - STOCK - 4/22/2026
IOWA KENWORTH INC	1,871.58	GARAGE - STOCK - 4/23/2026
J & R SUPPLY COMPANY	225.00	Fittings for High Strength Waste Pump Off
J & R SUPPLY COMPANY	2,290.00	2" CORPS & CURB STOPS FOR TAPS
J & R SUPPLY COMPANY	9,078.00	PIPE & FITTINGS FOR STOCK
J & R SUPPLY COMPANY	8,820.00	WATER MAIN PIPE STOCK FOR ASPHALT OVERLAY PROJ
J & R SUPPLY COMPANY	7,322.00	Street - Small tools and equipment
J & R SUPPLY COMPANY	180.00	Street- Internal Coupling 04/28/26
J & R SUPPLY COMPANY	632.00	Street- Pipe and Coupling Strongback 04/28/26
J&R RENTAL LLC	3,376.50	Excavator Rental for House Demo 6505 Pennsylvania
J&R RENTAL LLC	245.41	UNIT #3277 - CARBURETOR - 4/22/2026
J&R RENTAL LLC	199.98	FORESTRY HELMETS FOR STAFF
KLUESNER CONSTRUCTION INC	1,800.00	Wood Chips for DMASWA for 4/2/26-4/7/26
KRAMER PEST CONTROL	100.05	PEST CONTROL AT MIRACLE LEAGUE OF DBQ
KRAMER PEST CONTROL	2,095.20	Terminal, ARFF and FBO Bld. annual pest control
LESLEIN TRUCKING	18,130.50	FY2026 BLANKET PO - SLUDGE HAULING SERVICES
LIME ROCK SPRINGS CO	282.78	FY26 BEVERAGE CONTRACT
Lotus Engineering and Sustainability	1,543.75	Community-wide Greenhouse Gas Inventory

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Lynn Hancock	50.00	Damage Claim
MACQUEEN EQUIPMENT GROUP	792.31	Maintenance on SCBA's and cylinders
MACQUEEN EQUIPMENT GROUP	26.11	UNIT #4007- Parts 4/14/26
MACQUEEN EQUIPMENT GROUP	799.04	UNIT #540003- Parts 4/14/26
MACQUEEN EQUIPMENT GROUP	173.40	UNIT #2704 - TD3100 REMOTE - 4/20/2026
MACQUEEN EQUIPMENT GROUP	2,904.26	Fire Hose Replacement
MARTIN EQUIPMENT OF IL INC	735.56	UNIT#3255 Washers and Bushing 4/16/26
MARTIN EQUIPMENT OF IL INC	82.15	UNIT#3455 - WIRING HARNESS - 4/20/2026
MARTIN EQUIPMENT OF IL INC	85.97	UNIT #3255 - SEAL,O-RING - 4/24/2026
MARTIN EQUIPMENT OF IL INC	128.44	UNIT#3467 - BREATHER/VENT, FILTER - 4/27/2026
MARTIN EQUIPMENT OF IL INC	781.49	UNIT#3453 - FAN - 4/27/2026
MARTIN EQUIPMENT OF IL INC	2,024.07	UNIT#3453 - HYDRLC CYLNDR PARTS - 4/27/2026
MARTIN EQUIPMENT OF IL INC	571.72	UNIT#3453 - CLAMP, BRACKET - 4/27/2026
MARTIN EQUIPMENT OF IL INC	719.65	UNIT#3456 - CLAMP, PIN, GUARD - 4/28/2026
Matthew Dressler	4,950.00	1730 Keyway - Construction - OAHMP '24
MIDWEST CONCRETE INC	19,740.85	PCC/Sidewalk Trail: Chaplain Schmitt Trail Connect
Midwest Injection	2,896.00	WRRC Centrate Tank Mixing
MIDWEST PATCH/HI-VIZ SAFETY	85.00	Street- Sign Shop Supplies 04/24/26
MIKE FINNIN FORD LLC	137.36	UNIT #1712 - CYLINDER COVER - 4/22/2026
MI-T-M EQUIPMENT SALES & SERVICE	198.48	LF- Shop Supplies 12/29/25
MOBOTREX INC	15,972.00	Rapid Flashing Beacons Washington Jr High
MOLO OIL COMPANY	2,059.40	COD EXTERNAL FUEL - WEX CARDS - 3/24/26-4/23/26
MOTION INDUSTRIES INC	3,493.58	Gear Box - for digester sludge transfer pump
MOTION INDUSTRIES INC	5,177.78	Calibration tool for Co2 Sensors at the WRRC
MOTION INDUSTRIES INC	705.16	UNIT #2703 - Spring Pneumatic Actuator - 4/17/26
MOTION INDUSTRIES INC	994.78	UNIT #3510 - PARTS - 4/20/26
MOTION INDUSTRIES INC	761.86	UNIT #3510 - HUBS,SLEEVE,KIT - 4/23/2026
MOTION INDUSTRIES INC	145.06	UNIT #2703 - FREIGHT CORRECTION - 4/27/2026
MSA PROFESSIONAL SERVICES INC	1,125.97	PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION
MULGREW OIL COMPANY	29,847.84	GARAGE - FUEL ISLAND REFILL (DIESEL)- 4/17/2026
MUNICIPAL PIPE TOOL CO LLC	436.02	Sanitary Sewer- Grit Catcher
MYERS-COX CO	463.02	FOOD AND SUPPLIES-POOLS
MYERS-COX CO	1,424.24	FOOD AND SUPPLIES-MCALEECE
MYERS-COX CO	1,131.64	FOOD AND SUPPLIES-MCALEECE
NETWORK COMPUTER SOLUTIONS	175.00	Service on 4/1
NICHOLAS EDWARDS, MD	3,333.33	EMS Director Yearly Salary for EMS Support FY26
NORTHERN LIGHTS FOODSERVICE	405.49	MISC FOOD AND SUPPLIES-BHGC
O'REILLY AUTOMOTIVE INC	(28.58)	UNIT# 2616 Micro-V Belt
O'REILLY AUTOMOTIVE INC	160.01	UNIT #1712 - ROTORS,PADS,GASKET - 4/20/2026
O'REILLY AUTOMOTIVE INC	9.72	UNIT #2502 - 2 PIN CONNECTOR - 4/24/2026
O'REILLY AUTOMOTIVE INC	(7.99)	GARAGE - SHOP PART - 2/24/2026
ORIGIN DESIGN CO	2,535.00	Force Main Easements along Mississippi
ORIGIN DESIGN CO	8,003.75	Task order 25-1
PARTS AUTHORITY	17,832.13	GARAGE - EQUIP PURCHASE: TIRE BALANCER - 3/24/2026
PEERLESS WELL & PUMP INC	136,541.00	WELL NO.7 REHABILITATION PROJECT 2024-PHASE 2
PENDLETON TURF SUPPLY	953.70	GOLF COURSE CHEMICALS
Peterbilt of Wisconsin	(105.98)	GARAGE - STOCK BRAKES - 12/04/25
Peterbilt of Wisconsin	601.38	GARAGE - STOCK BRAKES - 4/20/2026
Peterbilt of Wisconsin	(317.94)	GARAGE - STOCK BRAKES - 2/9/2026
PLANET TECHNOLOGIES INC	297.00	Co-Pilot License prorated M&2CC
PLANET TECHNOLOGIES INC	39.60	Teams License for Training Room
Poly Vinyl Roofing, Inc.	65,475.00	EAGLE POINT WTP ROOF REHABILITATION PROJECT
PRECISE MRM LLC	860.00	2026-02 Subscription
RACOM CORPORATION	76,752.96	Milestone SUP 2026
RAINBO OIL COMPANY	2,431.25	LF- Drum Pump 3/26/26
RAPIDS REPRODUCTION INC	225.00	Plans & Specs for GA Apron Phase 2
RD Offutt Company	10,000.00	LF- GPS Software - DMASWA 11/01/25-11/30/26
RILCO, Inc	350.00	Def Bulk 4/8/26
RILCO, Inc	288.75	Def Bulk 4/21/26
RILCO, Inc	1,086.25	GARAGE - BULK FLUIDS - 4/22/2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
RIVER CITY STONE	115.74	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	428.40	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
SADLER POWER TRAIN INC	18.38	UNIT #110010 Reducer Receiver 4/15/26
SADLER POWER TRAIN INC	146.66	UNIT #4006 - LED,7-WAY MALE- 4/22/2026
SADLER POWER TRAIN INC	22.61	UNIT #540011 - ANTENNA,MNTG BRKT KIT - 4/27/2026
SADLER POWER TRAIN INC	60.20	UNIT #2698 - CONTROL VALVE - 4/28/2026
SAIKI DESIGN INC	4,277.50	Fed Bldg Parking Lot Reconstruction Consulting Eng
SCHIMBERG COMPANY	1,590.00	COUPLINGS FOR METER STOCK
SCHMALZ PRECAST CONCRETE MFG	1,957.50	Street- Manhole Risers 4/9/26
SEDONA STAFFING	1,624.00	Temporary Lab Tech - FY26
SEDONA STAFFING	441.53	Hours Worked - Admin Support - 04/12/26
SEDONA STAFFING	1,624.00	Temporary Lab Tech - FY26
SEDONA STAFFING	365.40	Hours Worked - Admin Support - 04/19/26
SPRING GREEN LAWN CARE	42.65	WEED CONTROL
State of Iowa Dept of Inspections and Appeals	66.68	License blanks for food license
STEEL MART	59.56	UNIT#4051 - ALUM ROD - 4/24/2026
STRAND ASSOCIATES INC	26,235.86	Old Mill Rd Pumping Station
STRAND ASSOCIATES INC	2,840.82	WRRC Facility Plan Update-Tsk 25-14, Proj 1154-139
STRAND ASSOCIATES INC	3,410.99	WRRC On Call Services - Task 26-01, Proj 1154.085
STRAND ASSOCIATES INC	980.34	WRRC SCADA Set Up/On Demand Svcs-FY25-26
STRAND ASSOCIATES INC	2,000.00	Phase I 2025 MCC & PLC Upgrades-25-11 1154.124
THE FISCHER COMPANIES	40.00	Monthly parking space fee in Iowa St lot Media Ser
THE LOCKSMITH EXPRESS	14.25	Stamped Key
THE LOCKSMITH EXPRESS	245.00	Install Locks on 1428 Iowa
THE LOCKSMITH EXPRESS	42.50	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	157.50	Install Locks on 357 E 16TH
THE LOCKSMITH EXPRESS	40.00	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	25.50	KEYS FOR MIRACLE LEAGUE
THE LOCKSMITH EXPRESS	22.00	LOCKS AND KEYS FOR PARKS
THOMPSON TIRE & RETREAD	192.00	UNIT #4034 Tires Repairs 4/16/26
THOMPSON TIRE & RETREAD	684.05	UNIT #130010 - TIRE SERVICE - 4/28/2026
THOMPSON TIRE & RETREAD	269.26	UNIT #0903 - TIRES - 4/22/2026
THOMPSON TIRE & RETREAD	1,494.54	UNIT #540003- Tire Repairs 04/16/26
THOMPSON TIRE & RETREAD	2,114.00	UNIT #540010- Tire Repair 4/16/26
THOMPSON TIRE & RETREAD	60.00	UNIT #1941- Tire Repair 04/16/26
THOMPSON TIRE & RETREAD	396.00	UNIT #3201 - TIRE SERVICE - 4/17/26
THOMPSON TIRE & RETREAD	1,164.00	UNIT #3207 - TIRE SERVICE - 4/17/2026
THOMPSON TIRE & RETREAD	2,384.00	GARAGE - STOCK - POLICE - 4/18/2026
THOMPSON TIRE & RETREAD	200.07	GARAGE - BIN FILL - 4/18/26
THREE RIVERS FS INC	2,043.97	LF- #2 Dyed Diesel 04/16/26
THREE RIVERS FS INC	4,112.33	LF- #2 Dyed Diesel 04/21/26
THREE RIVERS FS INC	2,984.47	LF- #2 Dyed Diesel 04/23/26
THREE RIVERS FS INC	3,269.07	LF- #2 Dyed Diesel 04/28/26
THREE RIVERS FS INC	1,030.07	LF- Diesel exhaust fluid bulk 4/20/26
THREE RIVERS FS INC	141.00	LF- Spectra Lube Red 2 30TB CS
THREE RIVERS FS INC	156.50	LF- Green Power Fluid 4/27/26
TOP GRADE EXCAVATING INC	3,586.05	EMERGENCY WATERLINE REPAIRS AT MURPHY PARK
TOTAL MAINTENANCE INC	1,179.64	Filters for RTUs
TRUCK EQUIPMENT INC	253.52	UNIT #4008 - Oil Filter 2/26/26
TRUCK EQUIPMENT INC	85.04	UNIT #4008 - WASHERS,BOLD,PLUG - 4/27/2026
TURPIN DODGE OF DUBUQUE LLC	85.50	UNIT #2565 - THERMASTAT - 4/24/2026
UBBEN BUILDING SUPPLIES INC	1,339.74	lathe for survey team
Uniform Den East, Inc.	587.75	Uniforms for new hires
Uniform Den East, Inc.	601.30	Uniforms for new hires
Uniform Den East, Inc.	615.85	Uniforms for new hires
Uniform Den East, Inc.	510.85	Uniforms for new hires
Uniform Den East, Inc.	429.40	Uniforms for new hires
UNION HOERMANN PRESS	2,756.75	Mailing/Printing May/June City News
US Foods	818.81	MISC FOOD AND SUPPLIES FOR BUNKER
US Peroxide LLC	25,641.30	Chemical Dosing at the WRRC - FY26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
US Peroxide LLC	12,097.80	Chemical Dosing at the WRRC - FY26
Valentine Construction Co LLC	670.00	Snow & Ice Control - Julien Dubuque Bridge 2026
Valentine Construction Co LLC	7,285.80	Valentine Snow Removal 03/16/26-03/18/26
VAN-WALL EQUIPMENT CO	22,000.00	PURCHASE OF UTILITY RAKE WITH TRADE
VAN-WALL EQUIPMENT CO	1,262.00	GOLF FLAGS AND SCREEN PRINTING
VERIZON WIRELESS SERVICES LLC	108.95	Fixed Route Signs Data March 26
VERIZON WIRELESS SERVICES LLC	384.64	Fixed Route Rangers Data March 26
VERIZON WIRELESS SERVICES LLC	240.24	Fixed Route Rangers Data April 26
Vestis Group Inc (f/k/a Aramark)	135.36	Linens, tablecloths, cleaning cloths
WELU PRINTING COMPANY	224.29	Welu Printing Utility Billing envelopes
WELU PRINTING COMPANY	259.08	3000 #10 WINDOW ENVELOPES
WELU PRINTING COMPANY	39.54	B Huberty business cards
WELU PRINTING COMPANY	39.54	Business Cards - Adam - new title
WELU PRINTING COMPANY	33.05	Business Card Printing - Emily Russ Communications
WESTPHAL & COMPANY, INC	4,505.00	Fire Headquarters Cable Restore
WHKS AND COMPANY	824.55	Brunskill Rd Sanitary Sewer Streambank Restoration
WHKS AND COMPANY	10,469.02	Track Line Sanitary Sewer Reconstruction Project
	$ 1,773,635.46	

COUNCIL APPROVAL

PAYDATE 05-06-2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	4.00	Parking Meter Enforcement Employee Uniforms
1800TShirts	113.50	Parking Meter Enforcement Employee Uniforms
1800TShirts	53.50	Transit Employee Uniforms
A & G ELECTRIC	40.00	Reimbursement for Permit E26-000062
A & G ELECTRIC	40.00	Reimbursment for Permit E26-000220
A & G ELECTRIC COMPANY	212.50	Run New Wire to Kiosk at Iowa St Ramp
A-1 MOBILE STORAGE SERVICE, LLC	175.00	STORAGE CONTAINER FOR BRANCHING OUT DBQ
AARON DOUGLAS	1,000.00	TREE REMOVAL-1504 JACKSON ST
ACCO UNLIMITED CORPORATION	145.00	CONTROLLER TESTING
ACCURATE ANALYTICAL TESTING	104.00	440 W Locust St - Dust Wipes - EBL Case
ADDOCO INC	1,344.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	1,848.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	1,512.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	588.00	MULCH FOR GREENHOUSE AREAS
AHLERS & COONEY PC	4,954.00	BRD Three, LLC Contract Matter
AIRGAS USA LLC	3,140.98	FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES
AIRGAS USA LLC	3,446.00	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,499.36	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,239.77	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	11.54	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,448.10	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,539.37	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,526.74	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,520.42	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,523.93	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	1,652.81	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	74.52	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,630.33	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,373.36	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,219.60	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,644.38	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,774.14	Liquid Oxygen for the WRRC - FY26
ALL SEASONS HEATING & COOLING	175.00	PELICAN SYSTEM
ALL STAR ENVIRONMENTAL LLC	245.00	City Hall 3rd Floor Asbestos Inspection
ALLIANT ENERGY	831.00	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	38.50	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	196.19	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	2,170.34	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	2,962.73	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	189.82	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	368.30	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	213.37	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	108.39	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	584.95	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	60.73	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	78.03	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	1,072.76	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
ALLIANT ENERGY	10,490.74	WRRC Electrical Expense - FY26
ALLIANT ENERGY	24.20	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	12,649.87	WRRC Electrical Expense - FY26
ALLIANT ENERGY	44,987.26	FY26 Electric Traffic & Street Lights
ALLIANT ENERGY	1,442.99	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	20,311.02	WRRC Lift Stations - Electricity Expense FY26
Amano McGann Inc	3,793.00	Amano McGann Amano One Elite Software Package
Amano McGann Inc	394,828.50	Amano McGann Amano One Elite Software Package
Amazon Capital Services, Inc.	580.00	Supplies for programs, patrons, and maintenance
Ascendance Trucks LLC	2,182.42	UNIT #2680 - ERG COOLER- 4/20/2026
Ascendance Trucks LLC	656.14	UNIT #3404 - SENSOR - 4/20/2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Ascendance Trucks LLC	1,675.50	UNIT #3404 - DIESEL PARTICULATE FILTER - 4/24/26
Ascendance Trucks LLC	812.66	UNIT #1906 - INJECTOR, HVAC BLOWER MOTOR -4/27/202
Ascendance Trucks LLC	80.03	UNIT #1906 - BLOWER MOTOR - 4/28/2026
AssuredPartners Capital Inc	1,622.00	Liquor License Renewal - POD Marina
AT&T Mobility National Accounts, LLC	6,311.96	AT&T First Net Monthly Charges
AV FUEL	36,002.36	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,446.68	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,094.53	Blanket Purchase Order - Aviation Fuel
AV FUEL	35.00	Blanket Purchase Order - Aviation Fuel
AV FUEL	34,079.42	Blanket Purchase Order - Aviation Fuel
BERNARD COMMUNICATIONS COMPANY	99.95	Blanket Purchase Order - Monthly Public Wi-Fi
BIOCONTROLS A DIVISION OF RGF	1,404.22	Replacement Filters for Evidence Room
BLACK HILLS/IOWA GAS UTILITY CO	247.16	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	107.53	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	255.45	FY26 1101 Central Colts and MFC Bldg Natural Gas
BLACK HILLS/IOWA GAS UTILITY CO	120.40	Blanket Purchase Order - Monthly Gas Service
Brandon Avenarius	3,000.00	Detention Basin Maintenance Timber Hyrst 5
Brandon Duccini	240.00	One hour music concert
BURKEN UNDERGROUND LLC	2,412.20	Fiber Builds - Ancillary Services
BUTT'S FLORIST & GREENHOUSE	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
BUTT'S FLORIST & GREENHOUSE	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
CARLISLE RYAN DIGITAL SERVICES	2,309.11	COPIES FOR COMPREHENSIVE MASTER PLAN
CARRICO AQUATIC RESOURCES INC	7,018.00	LANDING PADS FOR THE KIDDIE POOL
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	84.43	Cintas Ramp Rugs FY26
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	74.98	Cintas Ramp Rugs FY26
CINTAS CORP	165.64	Mats, Cloths, shop towels JOTC FY26
CINTAS CORP	24.44	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	396.52	Various Maintenance - FY26
CINTAS CORP	141.81	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	84.43	Cintas Ramp Rugs FY26
CINTAS CORP	179.84	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	35.00	Floor Mat Service
CINTAS CORP	212.66	Various Maintenance - FY26
CINTAS CORP	35.00	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	141.81	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	74.98	Cintas Ramp Rugs FY26
CINTAS CORP	197.12	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	37.56	JANITORIAL SUPPLIES FOR BUNKER GOLF
CINTAS CORP	532.82	Rugs/Towels for the WRRC-FY26
CINTAS FIRST AID & SAFETY	23.44	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	29.15	Replenish Safety Supplies Garage April 26
CINTAS FIRST AID & SAFETY	79.97	First Aid Supplies-WRRC - FY26
CINTAS FIRST AID & SAFETY	147.16	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	76.11	FY2026 BLANKET PO - FIRST AID SUPPLIES
COBRA PUMA GOLF	(2,024.00)	GOLF APPAREL
COBRA PUMA GOLF	1,389.08	GOLF APPAREL
COBRA PUMA GOLF	1,118.85	GOLF APPAREL
COMMAND SECURITY SOLUTIONS	30.89	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	38.99	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	38.99	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	861.48	Annual Fire Inspection
COMMUNICATIONS ENGINEERING CO	12,750.00	Traffic Block of Labor
COMMUNICATIONS ENGINEERING CO	1,506.70	NETWORK SWITCHES FOR ICE ARENA
COMMUNICATIONS ENGINEERING CO	183.75	ACL Changes
COMMUNICATIONS ENGINEERING CO	224.50	ACL Changes
COMMUNICATIONS ENGINEERING CO	304.50	ACL Changes
COMMUNITY FOUNDATION OF GREATER DBQ	18,750.00	FY26 Envision Dbq-comm f cos
COMMUNITY FOUNDATION OF GREATER DBQ	21,250.00	FY26 Project HOPE comm f COS
COMMUNITY INCORPORATED	275.00	Advertising #511, April 23 1/4 page Pet Licensing

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Crawford, Murphy & Tilly, Inc	744.04	Terminal Exit Lane Improvements design phase servi
DAN ARENSDORF CONSTRUCTION	5,935.00	Snow Removal 2/20/26
DAN ARENSDORF CONSTRUCTION	18,077.50	Snow Removal 2/20/26
DAVIS EQUIPMENT CORP.	59.99	DECK MOWER PARTS FOR GOLF MAINT
DEERE & COMPANY	13,589.76	MSC- Field Ops: Mowers
DEMMER OIL COMPANY	3,499.00	1000 Gasahol
DESMAN, INC	6,400.00	Iowa Ramp Repairs & Maint Services
DIETZ ENTERPRISES LLC	6,112.00	Energy Savers Program HVAC 3060 Westmore
DIETZ ENTERPRISES LLC	6,180.00	Energy Savers Program HVAC 2361 Gordon Dr
District 20 Supply Co	21.00	ARTWORK FOR PARKS & REC DIRECTOR APPARREL
DP Associates a division of L3 Technologies, Inc.	19,940.00	Snow Fighter Training October 2025
Drive Line & Company, Inc.	28.99	New Carrier bearing-Bradley Street Lift Station
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	AS Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	TL Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,200.00	BC Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DR Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DS Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	CB Registration to 2026 DC Fly In
DUBUQUE AREA CHAMBER OF COMMERCE	2,650.00	DC Fly In 2026 - Dalsing and Kurtz Weber
DUBUQUE AREA CHAMBER OF COMMERCE	2,200.00	DC Fly In 2026 - Dalsing and Kurtz Weber
DUBUQUE COUNTY E911 BOARD	39,000.00	FY26 911 requested funds
DUBUQUE COUNTY SHERIFF	5,188.65	DDTF Mar26 Shared Expenses
DUBUQUE COUNTY SHERIFF	24,317.56	Dubuque County Sheriff April 2026
DUBUQUE HOSE & HYDRAULICS	142.49	LF- Supplies to Make Signs 1/15/26
DUBUQUE HOSE & HYDRAULICS	225.00	LF- Supplies to Make Signs 2/16/26
DUBUQUE HOSE & HYDRAULICS	405.87	GARAGE - BIN FILL 4/14/26
DUBUQUE HOSE & HYDRAULICS	415.64	GARAGE - BIN FILL FOR GARAGE & STREETS - 4/16/26
DUBUQUE HOSE & HYDRAULICS	129.42	LF- Shop Supplies 4/21/26
DUBUQUE HOSE & HYDRAULICS	100.59	UNIT#4051 - STRAP,RING,BRACKETS - 4/24/2026
DUBUQUE HOSE & HYDRAULICS	7.19	MISC HARDWARE FOR SUTTON POOL
DUBUQUE SIGN COMPANY	21.95	DECALS FOR EQUIPMENT #300005
DYNAMIC LIFECYCLE INNOVATIONS INC	64.95	LF-Recycling services
EASTERN IOWA EXCAV & CONCRETE LLC	15,498.31	RUSTIC POINT PARK DEVELOPMENT
ELECTRIC PUMP LLC	974.32	2nd Blended Sludge Feed Pump-replacement parts
ELLIOTT EQUIPMENT COMPANY	663.58	UNIT# 4002 - Bolt and Flat Set Head 03/10/26
ELLIOTT EQUIPMENT COMPANY	697.36	UNIT# 4002 - FAN SEAL - 4/20/2026
ENFORCEMENT TECHNOLOGY GROUP INC	1,521.39	Wireless First Responder System
ENVIRONMENTAL MANAGMNT SERV OF IOWA	100.00	ABC Bldg 10 S Main Asbestos re-inspection
EUROFINS ENV TESTING NORTH CENTRAL	212.60	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	169.80	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	423.39	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	252.19	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	452.61	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	403.39	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	472.61	Lab Fees for FY26 (remainder)
EUROFINS ENV TESTING NORTH CENTRAL	472.61	Lab Fees for FY26 (remainder)
EXPRESS EMPLOYMENT PROFESSIONALS	560.00	Charge for Custodian - Phyllis Arensdorf
EXPRESS EMPLOYMENT PROFESSIONALS	560.00	Charge for Custodian - Phyllis Arensdorf
FEDEX	18.01	Fed X Shipping Fee-Wtr Sample & Quarterly Samples
FEDEX	44.31	Fed X Shipping Fee-Water Sample & Meter Couplings
FEH Associates Inc	1,863.75	EAGLE POINT WTP THIRD FLOOR CONF. RM PRJ.-CONSTULT
FERGUSON WATER WORKS SUPPLY #2516	149.45	GASKETS FOR METER STOCK
FERGUSON WATER WORKS SUPPLY #2516	104.38	GASKETS FOR METER STOCK
FINLEY HOSPITAL	286.89	Franchise Fee FY26
FOTH INFRASTRUCTURE & ENVIRO LLC	13,088.92	Relocate Taxiway A Construction Phase 3
FOUR MOUNDS FOUNDATION	5,000.00	2709 Ventura #3 - Four Mounds Foundation - OAHMP
FOUR MOUNDS FOUNDATION	3,545.00	514 Angella St. (City Owned Property) Four Mounds
GENUINE PARTS COMPANY INC	7.99	GARAGE - SHOP USE - 2/24/26
GENUINE PARTS COMPANY INC	(234.36)	GARAGE - NO UNIT (BEING RETURNED) - 2/20/26
GENUINE PARTS COMPANY INC	38.49	LF-Shop Supplies 03/27/26
GENUINE PARTS COMPANY INC	161.23	UNIT #3456 - Leaking filters 04/06/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
GENUINE PARTS COMPANY INC	8.24	UNIT #3452 Floor Repairs 4/06/26
GENUINE PARTS COMPANY INC	95.67	UNIT #3476 - Service Air Filters 04/09/26
GENUINE PARTS COMPANY INC	3.98	UNIT #3471- Heater Core Liners 4/10/26
GENUINE PARTS COMPANY INC	40.12	UNIT #3475- Inner Air Filters Serviced 4/10/26
GENUINE PARTS COMPANY INC	14.16	UNIT #540001- Salt box storage 4/13/26
GENUINE PARTS COMPANY INC	273.18	GARAGE - SHOP USE - 4/15/2026
GENUINE PARTS COMPANY INC	209.83	GARAGE - STOCK FILTERS - 4/22/2026
GENUINE PARTS COMPANY INC	328.42	GARAGE - STOCK - 4/27/2026
GILLIG LLC	788.88	UNIT #2502 - STARTER - 4/17/2026
GILLIG LLC	967.55	GARAGE - STOCK - GILLIG - 4/17/2026
GILLIG LLC	1,522.93	GARAGE - STOCK - GILLIG -4/20/2026
GRAINGER INC	127.84	GARAGE - Drill Press Guard 1/6/26
GRAINGER INC	114.24	Refuse- Safety Glasses 1/9/26
GRAYMONT WESTERN LIME INC	5,393.28	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,425.08	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,437.80	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
HAPPY JOE'S PIZZA & ICE CREAM PARLO	150.00	PIzza for Citizens Police Academy
HAWKINS INC	5,051.23	Sodium Hypochlorite - Bulk order
HDR ENGINEERING INC	21,604.65	LF- Customer Convenience Care Center Project
Heartland Business Systems, LLC	19,116.00	Backups software and off-site storage for new DLEC
HILLS & DALES CHILD DEVELOPMENT	3,905.17	COMMUNITY BLOCK GRANT PAYMENT
HOLY FAMILY CATHOLIC SCHOOLS	1,637.65	Franchise Fee FY26
HOMESTEAD STEAKS LLC	109.95	transient merchant application does not apply
Howmedica Osteonics Corp	18,549.00	3 Year Procare Maintenance Agreement on Powerloads
Howmedica Osteonics Corp	3,185.20	3 Year Procare Maintenance Agreement on Powerloads
HOYNE LANDSCAPING & SNOW PLOWING	4,699.04	PULVERIZED BLACK DIRT- 161/51 CONNECTOR
HOYNE LANDSCAPING & SNOW PLOWING	1,850.00	Pulverized Soil- Picked up 4/14/26
HOYNE LANDSCAPING & SNOW PLOWING	3,819.68	RIP RAP FOR AY MCDONALD AREA
IMWCA	2,957.63	TPA 411 payments - February 2026
INTELIUS SCREENING SOLUTIONS LLC	2,582.14	FY26 Background Checks - March 2026
INTERSTATE PIPE & SUPPLY	56.90	Fittings for #1 Drum Thickener
INTERSTATE PIPE & SUPPLY	185.73	SUPPLIES FOR STOP BOXES
IOWA KENWORTH INC	(307.69)	Unit #3411: TURBO ACTUATOR KITS
IOWA KENWORTH INC	(377.36)	Unit #1921 - KITS, VG TUR ACT SERV
IOWA KENWORTH INC	(400.94)	UNIT #2680 Sensor, Nitrogen 02/02/26
IOWA KENWORTH INC	(320.75)	UNIT #2682 - NOX SENSORS - 4/2/2026
IOWA KENWORTH INC	(320.75)	UNIT #2680- Nitrogen Ox Sensors 4/11/26
IOWA KENWORTH INC	(377.36)	GARAGE - STOCK - TURBO ACTUATOR KITS 1/15/2026
IOWA KENWORTH INC	1,024.40	UNIT #2683 - SERVICE - 3/23/2026
IOWA KENWORTH INC	31.88	GARAGE - STOCK - 4/22/2026
IOWA KENWORTH INC	1,871.58	GARAGE - STOCK - 4/23/2026
J & R SUPPLY COMPANY	225.00	Fittings for High Strength Waste Pump Off
J & R SUPPLY COMPANY	2,290.00	2" CORPS & CURB STOPS FOR TAPS
J & R SUPPLY COMPANY	9,078.00	PIPE & FITTINGS FOR STOCK
J & R SUPPLY COMPANY	8,820.00	WATER MAIN PIPE STOCK FOR ASPHALT OVERLAY PROJ
J & R SUPPLY COMPANY	7,322.00	Street - Small tools and equipment
J & R SUPPLY COMPANY	180.00	Street- Internal Coupling 04/28/26
J & R SUPPLY COMPANY	632.00	Street- Pipe and Coupling Strongback 04/28/26
J&R RENTAL LLC	3,376.50	Excavator Rental for House Demo 6505 Pennsylvania
J&R RENTAL LLC	245.41	UNIT #3277 - CARBURETOR - 4/22/2026
J&R RENTAL LLC	199.98	FORESTRY HELMETS FOR STAFF
KLUESNER CONSTRUCTION INC	1,800.00	Wood Chips for DMASWA for 4/2/26-4/7/26
KRAMER PEST CONTROL	100.05	PEST CONTROL AT MIRACLE LEAGUE OF DBQ
KRAMER PEST CONTROL	2,095.20	Terminal, ARFF and FBO Bld. annual pest control
LESLEIN TRUCKING	18,130.50	FY2026 BLANKET PO - SLUDGE HAULING SERVICES
LIME ROCK SPRINGS CO	282.78	FY26 BEVERAGE CONTRACT
Lotus Engineering and Sustainability	1,543.75	Community-wide Greenhouse Gas Inventory
Lynn Hancock	50.00	Damage Claim
MACQUEEN EQUIPMENT GROUP	792.31	Maintenance on SCBA's and cylinders
MACQUEEN EQUIPMENT GROUP	26.11	UNIT #4007- Parts 4/14/26
MACQUEEN EQUIPMENT GROUP	799.04	UNIT #540003- Parts 4/14/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MACQUEEN EQUIPMENT GROUP	173.40	UNIT #2704 - TD3100 REMOTE - 4/20/2026
MACQUEEN EQUIPMENT GROUP	2,904.26	Fire Hose Replacement
MARTIN EQUIPMENT OF IL INC	735.56	UNIT#3255 Washers and Bushing 4/16/26
MARTIN EQUIPMENT OF IL INC	82.15	UNIT#3455 - WIRING HARNESS - 4/20/2026
MARTIN EQUIPMENT OF IL INC	85.97	UNIT #3255 - SEAL,O-RING - 4/24/2026
MARTIN EQUIPMENT OF IL INC	128.44	UNIT#3467 - BREATHER/VENT, FILTER - 4/27/2026
MARTIN EQUIPMENT OF IL INC	781.49	UNIT#3453 - FAN - 4/27/2026
MARTIN EQUIPMENT OF IL INC	2,024.07	UNIT#3453 - HYDRLC CYLNDR PARTS - 4/27/2026
MARTIN EQUIPMENT OF IL INC	571.72	UNIT#3453 - CLAMP, BRACKET - 4/27/2026
MARTIN EQUIPMENT OF IL INC	719.65	UNIT#3456 - CLAMP, PIN, GUARD - 4/28/2026
Matthew Dressler	4,950.00	1730 Keyway - Construction - OAHMP '24
MIDWEST CONCRETE INC	19,740.85	PCC/Sidewalk Trail: Chaplain Schmitt Trail Connect
Midwest Injection	2,896.00	WRRC Centrate Tank Mixing
MIDWEST PATCH/HI-VIZ SAFETY	85.00	Street- Sign Shop Supplies 04/24/26
MIKE FINNIN FORD LLC	137.36	UNIT #1712 - CYLINDER COVER - 4/22/2026
MI-T-M EQUIPMENT SALES & SERVICE	198.48	LF- Shop Supplies 12/29/25
MOBOTREX INC	15,972.00	Rapid Flashing Beacons Washington Jr High
MOLO OIL COMPANY	2,059.40	COD EXTERNAL FUEL - WEX CARDS - 3/24/26-4/23/26
MOTION INDUSTRIES INC	3,493.58	Gear Box - for digester sludge transfer pump
MOTION INDUSTRIES INC	5,177.78	Calibration tool for Co2 Sensors at the WRRC
MOTION INDUSTRIES INC	705.16	UNIT #2703 - Spring Pneumatic Actuator - 4/17/26
MOTION INDUSTRIES INC	994.78	UNIT #3510 - PARTS - 4/20/26
MOTION INDUSTRIES INC	761.86	UNIT #3510 - HUBS,SLEEVE,KIT - 4/23/2026
MOTION INDUSTRIES INC	145.06	UNIT #2703 - FREIGHT CORRECTION - 4/27/2026
MSA PROFESSIONAL SERVICES INC	1,125.97	PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION
MULGREW OIL COMPANY	29,847.84	GARAGE - FUEL ISLAND REFILL (DIESEL)- 4/17/2026
MUNICIPAL PIPE TOOL CO LLC	436.02	Sanitary Sewer- Grit Catcher
MYERS-COX CO	463.02	FOOD AND SUPPLIES-POOLS
MYERS-COX CO	1,424.24	FOOD AND SUPPLIES-MCALEECE
MYERS-COX CO	1,131.64	FOOD AND SUPPLIES-MCALEECE
NETWORK COMPUTER SOLUTIONS	175.00	Service on 4/1
NICHOLAS EDWARDS, MD	3,333.33	EMS Director Yearly Salary for EMS Support FY26
NORTHERN LIGHTS FOODSERVICE	405.49	MISC FOOD AND SUPPLIES-BHGC
O'REILLY AUTOMOTIVE INC	(28.58)	UNIT# 2616 Micro-V Belt
O'REILLY AUTOMOTIVE INC	160.01	UNIT #1712 - ROTORS,PADS,GASKET - 4/20/2026
O'REILLY AUTOMOTIVE INC	9.72	UNIT #2502 - 2 PIN CONNECTOR - 4/24/2026
O'REILLY AUTOMOTIVE INC	(7.99)	GARAGE - SHOP PART - 2/24/2026
ORIGIN DESIGN CO	2,535.00	Force Main Easements along Mississippi
ORIGIN DESIGN CO	8,003.75	Task order 25-1
PARTS AUTHORITY	17,832.13	GARAGE - EQUIP PURCHASE: TIRE BALANCER - 3/24/2026
PEERLESS WELL & PUMP INC	136,541.00	WELL NO.7 REHABILITATION PROJECT 2024-PHASE 2
PENDLETON TURF SUPPLY	953.70	GOLF COURSE CHEMICALS
Peterbilt of Wisconsin	(105.98)	GARAGE - STOCK BRAKES - 12/04/25
Peterbilt of Wisconsin	601.38	GARAGE - STOCK BRAKES - 4/20/2026
Peterbilt of Wisconsin	(317.94)	GARAGE - STOCK BRAKES - 2/9/2026
PLANET TECHNOLOGIES INC	297.00	Co-Pilot License prorated M&2CC
PLANET TECHNOLOGIES INC	39.60	Teams License for Training Room
Poly Vinyl Roofing, Inc.	65,475.00	EAGLE POINT WTP ROOF REHABILITATION PROJECT
PRECISE MRM LLC	860.00	2026-02 Subscription
RACOM CORPORATION	76,752.96	Milestone SUP 2026
RAINBO OIL COMPANY	2,431.25	LF- Drum Pump 3/26/26
RAPIDS REPRODUCTION INC	225.00	Plans & Specs for GA Apron Phase 2
RD Offutt Company	10,000.00	LF- GPS Software - DMASWA 11/01/25-11/30/26
RILCO, Inc	350.00	Def Bulk 4/8/26
RILCO, Inc	288.75	Def Bulk 4/21/26
RILCO, Inc	1,086.25	GARAGE - BULK FLUIDS - 4/22/2026
RIVER CITY STONE	115.74	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	428.40	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
SADLER POWER TRAIN INC	18.38	UNIT #110010 Reducer Receiver 4/15/26
SADLER POWER TRAIN INC	146.66	UNIT #4006 - LED,7-WAY MALE- 4/22/2026
SADLER POWER TRAIN INC	22.61	UNIT #540011 - ANTENNA,MNTG BRKT KIT - 4/27/2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
SADLER POWER TRAIN INC	60.20	UNIT #2698 - CONTROL VALVE - 4/28/2026
SAIKI DESIGN INC	4,277.50	Fed Bldg Parking Lot Reconstruction Consulting Eng
SCHIMBERG COMPANY	1,590.00	COUPLINGS FOR METER STOCK
SCHMALZ PRECAST CONCRETE MFG	1,957.50	Street- Manhole Risers 4/9/26
SEDONA STAFFING	1,624.00	Temporary Lab Tech - FY26
SEDONA STAFFING	441.53	Hours Worked - Admin Support - 04/12/26
SEDONA STAFFING	1,624.00	Temporary Lab Tech - FY26
SEDONA STAFFING	365.40	Hours Worked - Admin Support - 04/19/26
SPRING GREEN LAWN CARE	42.65	WEED CONTROL
State of Iowa Dept of Inspections and Appeals	66.68	License blanks for food license
STEEL MART	59.56	UNIT#4051 - ALUM ROD - 4/24/2026
STRAND ASSOCIATES INC	26,235.86	Old Mill Rd Pumping Station
STRAND ASSOCIATES INC	2,840.82	WRRC Facility Plan Update-Tsk 25-14, Proj 1154-139
STRAND ASSOCIATES INC	3,410.99	WRRC On Call Services - Task 26-01, Proj 1154.085
STRAND ASSOCIATES INC	980.34	WRRC SCADA Set Up/On Demand Svcs-FY25-26
STRAND ASSOCIATES INC	2,000.00	Phase I 2025 MCC & PLC Upgrades-25-11 1154.124
THE FISCHER COMPANIES	40.00	Monthly parking space fee in Iowa St lot Media Ser
THE LOCKSMITH EXPRESS	14.25	Stamped Key
THE LOCKSMITH EXPRESS	245.00	Install Locks on 1428 Iowa
THE LOCKSMITH EXPRESS	42.50	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	157.50	Install Locks on 357 E 16TH
THE LOCKSMITH EXPRESS	40.00	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	25.50	KEYS FOR MIRACLE LEAGUE
THE LOCKSMITH EXPRESS	22.00	LOCKS AND KEYS FOR PARKS
THOMPSON TIRE & RETREAD	192.00	UNIT #4034 Tires Repairs 4/16/26
THOMPSON TIRE & RETREAD	684.05	UNIT #130010 - TIRE SERVICE - 4/28/2026
THOMPSON TIRE & RETREAD	269.26	UNIT #0903 - TIRES - 4/22/2026
THOMPSON TIRE & RETREAD	1,494.54	UNIT #540003- Tire Repairs 04/16/26
THOMPSON TIRE & RETREAD	2,114.00	UNIT #540010- Tire Repair 4/16/26
THOMPSON TIRE & RETREAD	60.00	UNIT #1941- Tire Repair 04/16/26
THOMPSON TIRE & RETREAD	396.00	UNIT #3201 - TIRE SERVICE - 4/17/26
THOMPSON TIRE & RETREAD	1,164.00	UNIT #3207 - TIRE SERVICE - 4/17/2026
THOMPSON TIRE & RETREAD	2,384.00	GARAGE - STOCK - POLICE - 4/18/2026
THOMPSON TIRE & RETREAD	200.07	GARAGE - BIN FILL - 4/18/26
THREE RIVERS FS INC	2,043.97	LF- #2 Dyed Diesel 04/16/26
THREE RIVERS FS INC	4,112.33	LF- #2 Dyed Diesel 04/21/26
THREE RIVERS FS INC	2,984.47	LF- #2 Dyed Diesel 04/23/26
THREE RIVERS FS INC	3,269.07	LF- #2 Dyed Diesel 04/28/26
THREE RIVERS FS INC	1,030.07	LF- Diesel exhaust fluid bulk 4/20/26
THREE RIVERS FS INC	141.00	LF- Spectra Lube Red 2 30TB CS
THREE RIVERS FS INC	156.50	LF- Green Power Fluid 4/27/26
TOP GRADE EXCAVATING INC	3,586.05	EMERGENCY WATERLINE REPAIRS AT MURPHY PARK
TOTAL MAINTENANCE INC	1,179.64	Filters for RTUs
TRUCK EQUIPMENT INC	253.52	UNIT #4008 - Oil Filter 2/26/26
TRUCK EQUIPMENT INC	85.04	UNIT #4008 - WASHERS,BOLD,PLUG - 4/27/2026
TURPIN DODGE OF DUBUQUE LLC	85.50	UNIT #2565 - THERMASTAT - 4/24/2026
UBBEN BUILDING SUPPLIES INC	1,339.74	lathe for survey team
Uniform Den East, Inc.	587.75	Uniforms for new hires
Uniform Den East, Inc.	601.30	Uniforms for new hires
Uniform Den East, Inc.	615.85	Uniforms for new hires
Uniform Den East, Inc.	510.85	Uniforms for new hires
Uniform Den East, Inc.	429.40	Uniforms for new hires
UNION HOERMANN PRESS	2,756.75	Mailing/Printing May/June City News
US Foods	818.81	MISC FOOD AND SUPPLIES FOR BUNKER
US Peroxide LLC	25,641.30	Chemical Dosing at the WRRC - FY26
US Peroxide LLC	12,097.80	Chemical Dosing at the WRRC - FY26
Valentine Construction Co LLC	670.00	Snow & Ice Control - Julien Dubuque Bridge 2026
Valentine Construction Co LLC	7,285.80	Valentine Snow Removal 03/16/26-03/18/26
VAN-WALL EQUIPMENT CO	22,000.00	PURCHASE OF UTILITY RAKE WITH TRADE
VAN-WALL EQUIPMENT CO	1,262.00	GOLF FLAGS AND SCREEN PRINTING
VERIZON WIRELESS SERVICES LLC	108.95	Fixed Route Signs Data March 26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
VERIZON WIRELESS SERVICES LLC	384.64	Fixed Route Rangers Data March 26
VERIZON WIRELESS SERVICES LLC	240.24	Fixed Route Rangers Data April 26
Vestis Group Inc (f/k/a Aramark)	135.36	Linens, tablecloths, cleaning cloths
WELU PRINTING COMPANY	224.29	Welu Printing Utility Billing envelopes
WELU PRINTING COMPANY	259.08	3000 #10 WINDOW ENVELOPES
WELU PRINTING COMPANY	39.54	B Huberty business cards
WELU PRINTING COMPANY	39.54	Business Cards - Adam - new title
WELU PRINTING COMPANY	33.05	Business Card Printing - Emily Russ Communications
WESTPHAL & COMPANY, INC	4,505.00	Fire Headquarters Cable Restore
WHKS AND COMPANY	824.55	Brunskill Rd Sanitary Sewer Streambank Restoration
WHKS AND COMPANY	10,469.02	Track Line Sanitary Sewer Reconstruction Project
	$ 1,773,635.46	

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 5.

ITEM TITLE:	Signed Contracts
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 26_04_22 General Maintenance Short Form Contract Approval (4)
2. 26_04_23 Memo MVM Bunker Boiler Replacement (36)
3. 26_04_23 Part 1 Stormwater Management Program Master Services and Task O
4. 26_04_23 Part 2 Stormwater Management Program Master Services and Task Oder 1
5. 26_04_24 Pennsylvania Ave Concrete Panel Replacement Project
6. Partial signed contract DD conc. 8th Bluff

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

Contract #32600940

City of Dubuque
PARKS & RECREATION Department
2200 BUNKER HILL RD
(address)
Dubuque, IA 52001
Phone # 563-589-4317

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 ACCO UNLIMITED CORPORATION
(Vendor Name)
5105 NW JOHNSTON DR, JOHNSTON, IA 50131
(Vendor Address - City and State)

PROJECT TITLE: CONTROLLER TESTING 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:
CONTROLLER TESTING AND/OR REPAIRS

The work described above shall be completed at the following location(s):
FLORA AND/OR SUTTON POOL

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 $ 500.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 04/22/2026
Date

VENDOR:

ACCO Unlimited Corporation
Company Name

By: Sierra Woods 4-21-26
Signature Date

Sierra Woods
Printed Name

General 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 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.

Acco - Pool Service/Repairs

Account

Fund	100 General		Acct	100-34-0000-40-440-3403-00-01-64020-	
Org	10340003 SwimAdm		Acct name	Swimming Advertising	
Object	64020 Advertise		Type	Expense	Status
Project			Rollup	34030 Swimming	
			Sub-Rollup		
			MultiYr Fund		

4 Year Comparison | Current Year | History | 4 Year Graph | History Graph

Yr/Per 2026/01	Fiscal Year 2026	Fiscal Year 2025	Fiscal
Original Budget	1,500.00	1,500.00	1
Transfers In	.00	.00	
Transfers Out	.00	.00	
Revised Budget	1,500.00	1,500.00	1
Actual (Memo)	.00	.00	
Encumbrances	.00	.00	
Requisitions	.00		
Available	1,500.00	1,500.00	1
Percent used	.00	.00	

ACCO Unlimited Corporation
5105 NW Johnston Dr.
Johnston, IA 50131
800-548-2226

Invoice

Please Remit To:
5105 NW Johnston Dr.
Johnston, IA 50131

Sold To:
DUBUQUE LEISURE SERVICES DEPT
2200 BUNKER HILL RD
DUBUQUE, IA 52001-3010

Invoice Number: 0261091-IN
Invoice Date: 3/20/2026
Ship Date: 3/10/2026
Customer Number 10-0401600
Customer PO:

Order Number:	Order Date	Ship VIA	Salesperson:	Terms
		ACCO	Russ Martin	NET 30

Item Number	Description	Unit	Shipped	Price	Amount
FLORA POOL					
	CONTROLLER TESTING				145.00

CUSTOMER OWNED CHEMTROL 250 #25005215625. DOCUMENTED ALL INITIAL CONTROLLER SETTINGS. PERFORMED A RESET OF CONTROLLER. INPUT A SIGNAL TO VERIFY PROPER OPERATION OF OUTPUT RELAYS, SAFETY TIMERS AND ALARM LIMITS. SET CONTROLLER BACK TO INITIAL SETTINGS TO DELIVER AT SPRING START UP. CONTROLLER TESTED SATISFACTORY.

ACCO WINTER STORAGE. TO BE DELIVERED IN SPRING.

Net Invoice:	145.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	145.00

100-34-0000-40-4440-3403-00-01-63100
pwpty maintenance
controllers
3/26/26

CONTAINERS MUST BE RETURNED IN REUSEABLE CONDITION WITHIN 12 MONTHS OF PURCHASE TO QUALIFY FOR DEPOSIT REFUND.

***Thank You* For Your Order!**
If you need further assistance, please call (515) 278-0487 or email AR@ACCOUNLIMITED.COM
Accounts are subject to a Late Payment Charge of up to 1.5% per month or 18% per annum on all invoices not paid within terms of sale.
SDS available online at WWW.ACCOUNLIMITED.COM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

City of Dubuque
Parks and Recreation Department
2200 Bunker Hill Road
(address)
Dubuque, IA 52001
Phone # 563-589-4263

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

Advantage Sheet Metal, Inc. (Contractor) at
(Contractor Name)
1160 East 12th Street, Dubuque, IA, 52001
(Contractor's Address - City and State)

PROJECT TITLE: Boiler Replacement-Bunker Hill

(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:
Remove existing boiler and install new boiler.

The work described above shall be completed at the following location(s):
2200 Bunker Hill Rd in basement of golf clubhouse/Administration building.

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
June 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.

    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: $ 7,675

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 04/23/2026
Date

CONTRACTOR:

Advantage Sheet Metal, Inc.
Company Name

By: Dennis M. Willett 4-21-2026
Signature Date

Dennis M. Willett
Printed Name

President
Title

NOTE:

1. All signatures on this performance, payment, and maintenance Bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

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 2200 Bunker Hill Rd _____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 Parks and Rec 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

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.).

1160 East 12th Street • Dubuque, IA 52001
Phone 563-556-4822 • Fax 563-556-4848

Jeff Steuer
City of Dubuque - Leisure Services
Ruby Sutton Building
1157 Central Ave.
Dubuque, IA 52001

RE: Bunker Hill Parks Building

Jeff,

Advantage Sheet Metal Inc. is pleased to present the following proposal to replace the boiler in the basement of the building located at 2200 Bunker Hill Road, Dubuque, IA. Scope of work is as follows:

- Disconnect and remove the existing equipment from the site.
- Install replacement boiler in the same location as the existing boiler.
- Install a boiler circulating pump for the new boiler.
- Hot water, supply water, condensate, flues, gas piping and electrical will be adapted and connected to the existing system.
- All materials, labor, insurance, and permits are included.
- Complete startup of equipment to assure systems are operating at factory designed specifications is included.

The cost to perform the above installation is **Seven Thousand, Six Hundred Seventy Five Dollars ($7,675.00)**.

Thanks for the opportunity to submit this proposal. If you have any questions, please feel free to contact me.

Ron Billmeyer
rbillmeyer@advantagesheetmetal.com
Advantage Sheet Metal Inc.
www.advangtagesheetmetal.com

Accepted by: _____ Date: _____

1160 East 12th Street • Dubuque, IA 52001
Phone 563-556-4822 • Fax 563-556-4848

Agreement

Upon your complete acceptance of the Scope of Work you have chosen for Advantage Sheet Metal, Inc., as described on the previous page, please sign your legal name and date in the space below to establish an agreement with Advantage Sheet Metal, Inc. per Terms and Conditions described below.

Terms and Conditions

1. *A down payment of 50% is required for scheduling, materials purchase and mobilization to the jobsite. A progress payment will be submitted the 20th day of each month thereafter and will become due 14 days from the invoice date. Failure to comply per Terms may result in work stoppage.*
2. *Upon completion of the project and upon inspection the remaining Balance Due shall be satisfied.in 14 Days per Terms.*
3. ***Advantage Sheet Metal Inc.** reserves the right to discontinue this agreement at any time without notice unless all payments under this contract agreement have been made as agreed.*
4. *All work to be performed during normal business hours. If after hours work is required, the invoicing will reflect a premium per hour rate.*
5. *Upon acceptance and signature by both parties this agreement does become a Contracted Agreement*

Advantage Sheet Metal, Inc. will invoice Balance Due to you for Final payment immediately after mechanical inspection and approval.

Force Majeure Event Clause

In event of unforeseen catastrophic events, acts of God, pandemic, civil unrest, occurrence of an event which is outside the reasonable control of a party and which prevents that party from performing its obligations under a contract.

Conditions

If payment per Terms is not made per Terms and/or due to insufficient funds, voiding of signed check, closing of the checking account or any other reason, a 2.5% payment increase of the balance due shall be applied to each monthly invoice. All court and legal fees and attorney fees required to recover and to receive payment due shall be applied to monthly balance due.
Advantage Sheet Metal, Inc. will be held harmless of all damages and liabilities legal, punitive, or otherwise.

City of Dubuque Leisure Services

*By:*_____ *Title:*_____ *Date:* _____

(Print) Name _____

Address _____

City, State Zip _____

Advantage Sheet Metal, Inc.

*By:*_____ *Title*_____ *Date:*_____

MASTER SHORT FORM AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made as of this 12th day of February, 2026, between City of Dubuque, Iowa, hereinafter referred to as "OWNER", and Rummel, Klepper & Kahl, LLP. (RK&K), hereinafter referred to as "ENGINEER" or "CONSULTANT," for engineering services as described in this Agreement.

WHEREAS, OWNER desires to retain ENGINEER, a professional engineering firm, to provide professional engineering, consulting and related services ("Services") on one or more projects in which the OWNER is involved; and

WHEREAS, ENGINEER desires to provide such services on such projects as may be agreed, from time to time, by the parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. PROJECT TASK ORDER

1.1 This Agreement shall apply to as many projects as OWNER and ENGINEER agree will be performed under the terms and conditions of this Agreement. Each project ENGINEER performs for OWNER hereunder shall be designated by a "Task Order." A sample Task Order is attached to this Agreement and marked as Exhibit "A". No Task Order shall be binding or enforceable unless and until it has been properly executed by both OWNER and ENGINEER. Each properly executed Task Order shall become a separate supplemental agreement to this Agreement.

1.2 In resolving potential conflicts between this Agreement and the Task Order pertaining to a specific project, the terms of this Agreement shall control.

1.3 ENGINEER will provide the Scope of Services as set forth in Part 2 of each Task Order.

SECTION II. RESPONSIBILITIES OF OWNER

The attached Standard Terms and Conditions to this Agreement are incorporated by reference into and are part of this Proposal. If OWNER directs the ENGINEER to proceed without signing this Proposal, both the Proposal and the Terms and Conditions are deemed accepted as soon the ENGINEER commences work at the direction of OWNER.

In addition to the responsibilities described in the *"Standard Terms and Conditions to Proposal for Consulting Engineering and Surveying Services Between Rummel, Klepper & Kahl, LLP and Client"* the OWNER shall have the responsibilities described in Part 3 of each Task Order.

SECTION III. COMPENSATION

Compensation for ENGINEER's Services shall be in accordance with Part 5 of each Task Order, and in accordance with paragraph 3 of the attached Rummel, Klepper & Kahl, LLP., Terms and Conditions.

Compensation shall be in accordance with the Resource Category Bill Rates which are attached hereto in Exhibit D, Standard Fee Schedule. Labor rates in Exhibit D, Standard Fee Schedule to be escalated annually on April 1 for each subsequent year for duration of contract.

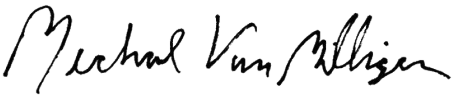
SECTION IV. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The City of Dubuque Contract Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

The Rummel, Klepper & Kahl, LLP., Terms and Conditions, which are attached hereto in Exhibit C, are incorporated into this Agreement by this reference as if fully set forth herein.

IN WITNESS WHEREOF, the parties here to have executed this Agreement as of the day and year first written above.

City of Dubuque, Iowa
"OWNER"

BY: 

NAME: Michael C. Van Milligen

TITLE: City Manager

ADDRESS: 50 W 13th Street
Dubuque, IA 52001

Rummel, Klepper & Kahl, LLP
"ENGINEER"

BY:

NAME: Nathan Atkinson, PE

TITLE: Partner

ADDRESS: 700 E. Pratt St., Suite 500
Baltimore, MD 21202

EXHIBIT A

TASK ORDER

This Task Order pertains to an Agreement by and between _____ ("OWNER"), and Rummel, Klepper & Kahl, LLP ("ENGINEER"), dated_____, 20___, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER:

PROJECT NAME:

PART 1.0 PROJECT DESCRIPTION:

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

PART 3.0 OWNER'S RESPONSIBILITIES:

PART 4.0 PERIODS OF SERVICE:

PART 5.0 ENGINEER'S FEE:

PART 6.0 OTHER:

This Task Order is executed this_____day of_____, 20____

_____	Rummel, Klepper & Kahl, LLP
"OWNER"	"ENGINEER"
BY: _____	BY: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____
ADDRESS: _____	ADDRESS: _____
_____	_____

EXHIBIT B — City of Dubuque Contract Terms and Conditions

TERMS AND CONDITIONS

The following clauses are hereby incorporated into this Agreement and shall take precedence over and supersede any other inconsistent terms and conditions:

1. CONSULTANT'S ENDORSEMENT ON PLANS.
The ***Consultant*** shall endorse the completed computations prepared under this Agreement and shall affix thereto the seal of a licensed professional engineer, or licensed professional architect, licensed to practice in the State of Iowa, in accordance with the current Code of Iowa.

2. CHANGE IN SCOPE OF SERVICES.
No change in scope shall be permitted during this project without the prior written agreement of both parties and the WBS being updated.

3. EXTRA WORK.
The ***Consultant*** shall monitor the approved project budget in relation to the specific tasks included in the approved scope of work and evaluate the work effort expended as it relates to the approved budget. Should additional work be required for a task beyond the currently authorized scope and budget, the ***Consultant*** shall submit in writing a request for additional compensation which will be considered by the ***City***. If approved by the ***City***, the ***Consultant*** shall not commence work on the extra work until the ***City*** has provided written approval of the request for additional compensation.

4. SUBSTITUTION OF PROJECT TEAM MEMBERS.
The Project Manager, partners, management, other supervisory staff and technical specialists proposed for the project may be changed if those personnel leave the ***Consultant*.** These personnel may also be changed for other reasons however, in either case, the ***City*** retains the right to approve or reject the replacements and no replacements shall begin working on the project without the express, prior written permission of the City of Dubuque.

5. INSURANCE.
Consultant shall at all times during the performance of this Agreement provide insurance as required by the attached Insurance Schedule.

6. INDEMNIFICATION.
To the fullest extent permitted by law, *Consultant* shall indemnify and hold harmless the ***City*** its officers, agents, and employees 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 including 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 ***Consultant***, ***Consultant's*** subcontractor, or anyone directly or indirectly employed by ***Consultant*** or ***Consultant*** subcontractor or anyone for whose acts ***Consultant*** or ***Consultant'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.

7. TERMINATION.
City may terminate this Agreement, with or without cause, upon providing 14 days written notice delivered to the ***Consultant***.

8. ERRORS & OMISSIONS.
In the event that the work product prepared by the ***Consultant*** is found to be in error and revision or reworking the work product is necessary, the ***Consultant*** agrees that it shall do such revisions without expense to the ***City***, even though final payment may have been received. The ***Consultant*** must give immediate attention to these changes so there will be a minimum of delay during Implementation. The above and foregoing is not to be constructed as a limitation of the ***City's*** right to seek recovery of damages for negligence on the part of the ***Consultant*** herein.

9. OWNERSHIP OF ENGINEERING DOCUMENTS.
All sketches, tracings, plans, specifications, reports on special studies and other data prepared under this Agreement shall become the property of the ***City*** and shall be delivered to the Project Manager upon completion of the plans or termination of the services of the ***Consultant***. There shall be no restriction or limitations on their future use by the ***City***, except any use on extensions of the project or on any other project without written verification or adaptation by the ***Consultant*** for the specific purpose intended will be the ***City's*** sole risk and without liability or legal exposure to the ***Consultant***.

The ***City*** acknowledges the ***Consultant's*** plans and specifications, including all documents on electronic media, as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the ***City*** upon completion of the services and payment in full of all moneys due to the ***Consultant***.

The ***City*** is aware that significant differences may exist between the electronic files delivered and the respective Implementation documents due to addenda, change orders or other revisions. In the event of a conflict between the signed Implementation documents prepared by the ***Consultant*** and electronic files, the signed Implementation documents shall govern.

The ***City*** may reuse or make modifications to the plans and specifications, or electronic files while agreeing to take responsibility for any claims arising from any modification or unauthorized reuse of the plans and specifications.

10. SUBLETTING, ASSIGNMENT OR TRANSFER.
Subletting, assignment, or transfer of all or part of the interest of the ***Consultant*** in this Agreement is prohibited unless written consent is obtained from the Engineer and approved by the ***City.***

EXHIBIT C STANDARD TERMS AND CONDITIONS TO PROPOSAL FOR CONSULTING ENGINEERING AND SURVEYING SERVICES BETWEEN RUMMEL, KLEPPER & KAHL, LLP AND CLIENT

1. These Terms and Conditions apply to and are a part of Rummel, Klepper & Kahl, LLP's (RK&K) Proposal to Client dated February 12, 2026..

2. RK&K will perform its professional services in accordance with the prevailing standard of professional care for similar services in relation to projects of similar scope, size, and complexity. No warranties regarding the fitness, timeliness, or quality of professional services or work product are offered and no such warranties are implied.

3. Client agrees to pay all invoices on receipt. After thirty days, interest shall accrue at the rate of one percent per month (simple). After forty-five days from receipt, RK&K may suspend services or terminate for default. Client shall defend, indemnify, and hold RK&K harmless from all claims, liability, and damages incurred by Client or others in the event of suspension for non-payment or termination for default. If, after a suspension for non-payment, RK&K is paid and agrees to resume services, Client shall compensate RK&K for all start-up and remobilization costs associated therewith. In the event that legal action or other collection efforts are required to secure payment, Client shall be liable for all reasonable costs, expenses, and attorney fees associated therewith.

4. RK&K's services are performed solely and exclusively for Client. No third-party beneficiaries are or will be recognized.

5. RK&K assumes no responsibility for construction means, methods, sequences, safety precautions, or safety programs in connection with the construction of the Project. These responsibilities are reposed exclusively in the Construction Manager and/or General Contractor charged with executing the work described in the Construction Documents.

6. Any construction cost or time estimates offered by RK&K represent the opinion of RK&K as an engineer having familiarity with general construction costs and practices. RK&K does not warrant and shall not be responsible for actual construction costs or construction time.

7. Client shall immediately bring to the attention of RK&K any errors or omissions observed in the services or work product of RK&K.

8. Performance of construction phase services, if any, shall not be construed to relieve the Contractor or Construction Manager from responsibility to perform the construction work in accordance with the Construction Documents and accepted industry standards. RK&K is not responsible for the Contractor's failure to perform the construction work in accordance with the Construction Documents.

9. Client shall require the Contractor and/or Construction Manager to include RK&K as an additional named insured on all policies of insurance required by or procured pursuant to the Contract Documents.

10. Client and RK&K waive all claims against each other and shall require similar waivers from their respective contractors and consultants to the extent of any losses covered by a builder's risk or other property insurance covering the property or the Project.

11. No set-offs are permitted except with respect to claims for which RK&K has been adjudicated liable.

12. Unless otherwise expressly required by the terms of the Proposal, RK&K shall have no liability or responsibility for the presence, handling, or disposal of hazardous or toxic materials on the site.

13. If Client directs RK&K to perform services that are beyond the scope of the Proposal without first negotiating a lump sum fee, all such additional services shall be performed at 2.75 times direct personnel costs plus expenses.

14. RK&K shall be entitled to rely on Owner-furnished information, including information relating to the program, scope, and budget for the Project. If the Owner-furnished information is incorrect, or if it changes, RK&K shall be entitled to additional services compensation at 2.75 times direct personnel costs plus expenses based on the actual time required to adapt to the correct or new information and/or revise work product in connection therewith.

15. Client and RK&K agree to look exclusively to each other in the event of a claim arising out of the Proposal. Neither party will look to or make a claim against the principals or employees of the other.

16. Client and RK&K agree to waive all claims against the other for consequential damages arising out of or relating to, the Proposal or the services for breach of this Agreement. Consequential damages include, without limitation, loss of profits, loss of use, loss of opportunities, and any other expectation losses.

17. The Proposal and these Terms and Conditions, and all services performed in connection therewith, shall be governed by the substantive law of the State of Iowa. Exclusive jurisdiction and venue for any dispute arising out of this Agreement shall be the Iowa District Court for Dubuque County.

18. The Proposal and these Terms and Conditions are an integrated document. If any one or more of these Terms and Conditions is held to be invalid, the balance shall survive.

EXHIBIT D

Standard Fee Schedule

For Task Orders executed under Master Services Agreement between the City of Dubuque, Iowa and Rummel, Klepper & Kahl, LLP.

Year-1 (NTP-March 31, 2027)

Classification	Rate ($/hr)
Contract Manager /Engineer V	$315.00
Project Manager	$250.00
Engineer IV / Discipline Lead	$190.00
Engineer III / Project Engineer	$175.00
Engineer II / Associate Engineer	$145.00
Engineer I / Engineer	$125.00
Engineer Technician	$115.00
Environmental Manager	$195.00
Environmental Scientist	$125.00
Administrative Professional	$99.00

Labor Rates to be escalated annually on April 1 for each Subsequent year for duration of contract.
Direct expenses will be invoiced and paid by Owner at cost actually incurred.

CITY OF DUBUQUE INSURANCE SCHEDULE J

1. RK&K 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 Chief Financial Officer. 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, 50 West 13th Street, Dubuque, Iowa 52001.

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 certificate of insurance. The certificate is due before the contract/agreement can be approved.

7. Whenever a specific ISO form is listed, the current edition of the form must be used, or an equivalent form may be substituted if approved by the Chief Financial Officer 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 mutual agreement of the parties.

CITY OF DUBUQUE 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 from BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or business owners from 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

CITY OF DUBUQUE INSURANCE SCHEDULE J
(continued)

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 as amended.

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 851.A, 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.

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 Non-Contributory in favor of the City of Dubuque, the Dubuque Regional Airport, and the Dubuque Regional Airport Commission.

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.

CITY OF DUBUQUE INSURANCE SCHEDULE J
(continued)

F. CYBER LIABILITY/BREACH **$1,000,000**

__X__ 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.

CITY OF DUBUQUE SCHEDULE J
(continued)

Iowa Code Chapter 670, Liability of Governmental Subdivisions, provides cities with certain immunities which may be available to you. Naming the City of Dubuque 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 is 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 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.

5. 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)

TASK ORDER 1

PROJECT NAME: Stormwater Management Program

This Task Order pertains to an Agreement by and between City of Dubuque ("OWNER"), and Rummel, Klepper & Kahl, LLP ("ENGINEER"), dated April 2026, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

PART 1.0 PROJECT DESCRIPTION:

The City of Dubuque, Iowa, seeks development of a comprehensive Stormwater Management Program to evaluate current system performance, identify emerging challenges, and establish a strategic, data-driven roadmap for short-, mid-, and long-term improvements. The program will align with the City's sustainability pillars of economic prosperity, environmental integrity, and social and cultural vibrancy while ensuring regulatory compliance, fiscal responsibility, and operational efficiency.

This multiphase initiative will be executed in two coordinated phases and organized around the five core components of the EPA Asset Management Framework (Document EPA 816-F-08-014): evaluating asset condition, defining levels of service, identifying critical assets, conducting cost analysis, and developing a long-term improvement plan. The effort will assess and enhance Dubuque's stormwater infrastructure, including 162 miles of pipe, 2,100 manholes, 6,800 inlets, culverts, levee and floodwall systems, pump stations, green alleys, detention facilities, and open channels, and provide planning-level budgets, funding strategies, and implementation sequencing to guide capital investment.

The study will establish repeatable and dynamic processes to evaluate asset condition, optimize operations and maintenance, extend infrastructure lifespan, enhance emergency response capabilities, and strengthen regulatory compliance. It will incorporate staff engagement, public outreach, and transparent communication tools to support informed decision-making and community trust.

PHASE 1 – DATA COLLECTION, ASSET INVENTORY, LEVEL OF SERVICE, POLICY REVIEW, AND CRITICALITY

Phase 1 establishes the technical and policy foundation for the Stormwater Management Program through comprehensive data validation, modeling, risk

evaluation, and operational review. The following subtasks are included in Phase 1 but are not all-inclusive of the Phase 1 scope.

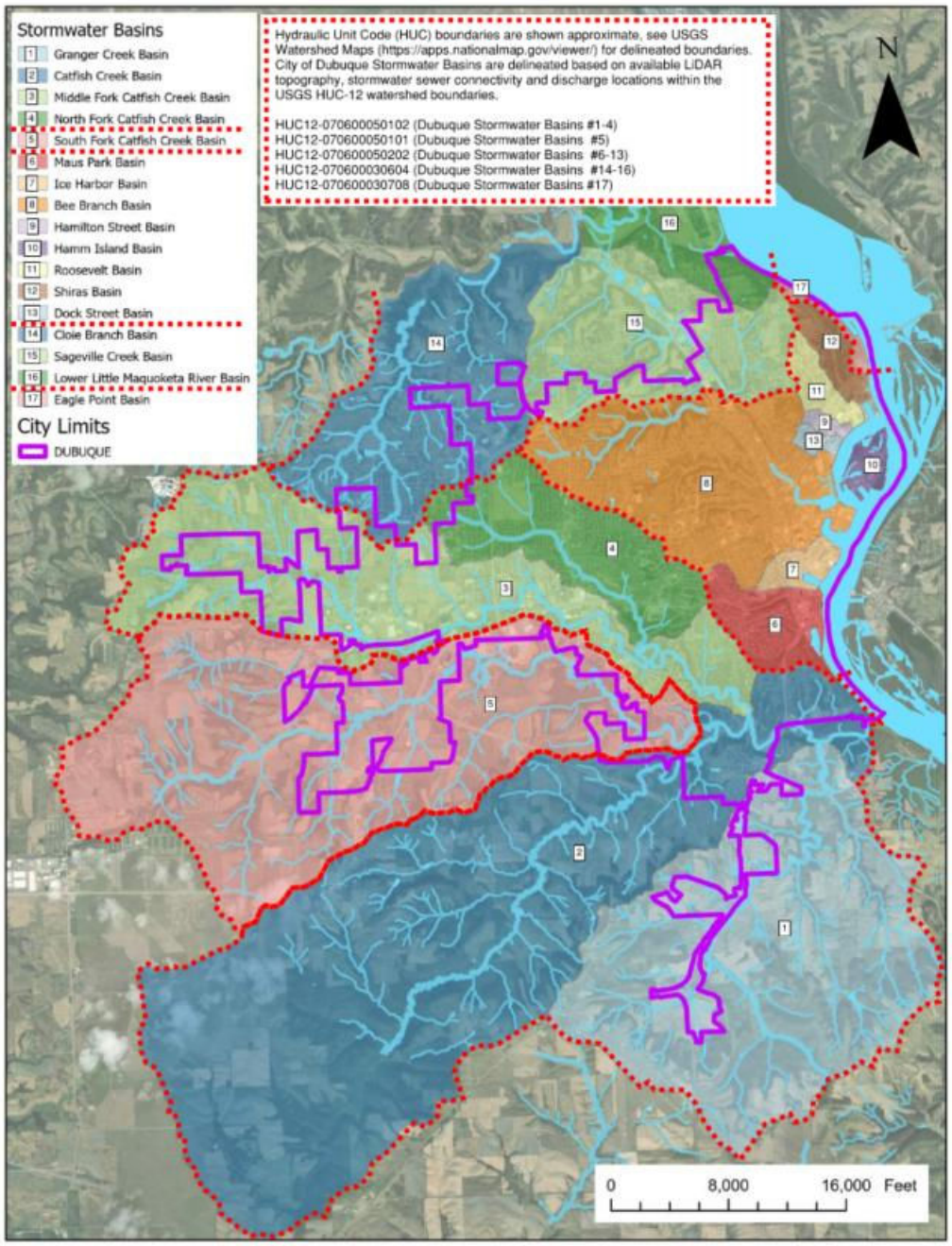


Figure 1 Dubuque's Current Stormwater Basin Map

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

Task 1 – Watershed Refinement, Asset Inventory, and Data Gap Analysis

Task 1 establishes the technical foundation for subsequent modeling, risk evaluation, and capital planning efforts by confirming how stormwater is conveyed through the City's 17 drainage watersheds and ensuring the supporting GIS asset inventory is accurate, connected, and defensible. This task focuses on refining watershed limits, confirming infrastructure connectivity, delineating MS4 outfalls, and identifying critical data gaps that must be resolved to support hydraulic modeling and asset management. Upon receipt of Notice to Proceed (NTP), the Consultant will attend a project kickoff meeting within two (2) weeks.

Task 1.1 Watershed Boundary and Sub-Basin Refinement

The project will begin with refinement of the delineation of the City's 17 watersheds to ensure consistency with current topography, conveyance infrastructure, levee and pump operations, and Mississippi River backwater influences. This effort will build upon previously completed studies and incorporate current datasets to establish hydraulically defensible drainage boundaries.

The refinement process will include:

• Review and reconciliation of watershed boundaries documented in the 2001 Drainage Basin Master Plan, 2013 Amendment, 2014 Catfish Creek Watershed Management Plan, 2018 Levee Breach Analysis, FEMA mapping updates, and MS4 documentation.
• Evaluation of available LiDAR-based terrain models and two-foot (or best available) contour mapping to confirm overland drainage patterns.
• Verification of sub-basin delineations utilizing GIS to ensure consistency with storm sewer connectivity, detention basins, green infrastructure features, and pump station service areas.
• Identification of areas influenced by levee closures, pump station operation, gated outfalls, and Mississippi River stage fluctuations to ensure internal drainage areas are properly defined.
• Delineation of contributing areas to each pump station and floodwall segment to accurately represent internal drainage during river backwater conditions.

Refined watershed and sub-basin boundaries will be delivered in GIS format and documented with methodology summaries describing assumptions, data sources, and reconciliation decisions.

A review meeting will be held after the OWNER reviews the revised boundaries.

Task 1.2 Infrastructure Drainage Limits and MS4 Outfall Delineation

Following watershed refinement, the limits of where the City's infrastructure actively collects and conveys runoff within each watershed will be evaluated. This effort distinguishes between theoretical topographic drainage and actual drainage captured by constructed stormwater systems.

The work will include:

• Verification of storm sewer connectivity using GIS network tracing tools to confirm upstream and downstream continuity of pipes, structures, and open channels.
• Identification of breaks in connectivity, misaligned node elevations, duplicate structures, and disconnected segments.
• Delineation and attribution of all inspectable MS4 outfalls within City limits, including pipe outfalls, open channel discharge points, levee penetrations, and pump station discharge structures.
• Attribution of outfalls with receiving waterbody, watershed ID, and pipe size.

Where discrepancies exist between GIS mapping and MS4 documentation, the team will document findings and recommend reconciliation steps.

Task 1.3 Asset Inventory Verification

A comprehensive review of the stormwater GIS dataset will be conducted to evaluate completeness and attribute accuracy. This review will focus on both structural assets (pipes, inlets, manholes, culverts, pump stations, levee features, detention facilities) and non-structural conveyance features (large swales, ditches, green alleys).

Key activities include:

• Identification of assets missing critical attributes such as pipe size, material, invert elevations, rim elevations, or installation date.
• Review of culvert inventories and cross-drainage structures to ensure inclusion in the stormwater network.
• Verification of detention basin and green infrastructure feature mapping, including contributing areas and outlet structures.

• Classification of current ownership (City, Dubuque County, Iowa DOT, private, or other entity) using available plats, subdivision agreements, easement records, and GIS overlays.

The result will be an updated asset inventory structure with improved attribution standards and defined data governance practices.

Task 1.4 Data Gap Identification and Field Verification Planning

Following GIS and documentation review, the team will identify data gaps and critical hydraulic junctions that may significantly influence model performance or risk evaluation. These may include:

• Junctions with missing or conflicting invert elevations.
• Major trunk lines without confirmed diameter or material information.
• Culverts lacking cross-sectional or barrel configuration data.
• Outfalls without verified discharge elevations.
• Pump station wet well elevations, force main sizes, and control elevations requiring confirmation.
• Levee tie-in elevations and closure structure details.

A prioritized Field Verification Plan will be developed identifying locations where supplemental survey services are necessary to support model fidelity. The plan will:

• Prioritize data collection based on hydraulic significance and risk exposure.
• Coordinate with available City survey resources.
• Develop a document for supplemental survey needs (e.g., invert shots, rim elevations, channel cross-sections, outfall geometry, control structure elevations).

Field data will be incorporated into the GIS and documented through metadata updates.

Task 1.5 Data Gap Closure Plan and Database Governance Recommendations

Upon completion of the watershed refinement and asset inventory review, a formal Data Gap Closure Plan will be prepared. This document will provide:

• A summary of identified GIS deficiencies and attribute gaps.
• Recommended corrective actions categorized as immediate (required for modeling),

short-term, and long-term improvements.
• Suggested standards for future asset data collection, including required attribute fields and quality control protocols.
• Recommendations for ongoing database maintenance, version control, and integration with asset management systems.
• Guidance for coordinating MS4 reporting, inspection records, and capital planning datasets.

The plan will provide a structured, repeatable framework to maintain data accuracy and ensure long-term sustainability of the stormwater asset inventory.

Assumptions

The scope for Task 1 is based on the following assumptions:

• The City will provide access to current GIS datasets, LiDAR, record drawings, MS4 documentation, FEMA data, and previously completed studies in digital format.
• Survey support from City staff will be utilized efficiently, assuming up to 2 field verification tasks, and coordinated in advance.
• Existing pump station and levee operational data will be available for review.

Exclusions

Unless specifically authorized through a supplemental agreement, the following services are excluded from Task 1:

• Detailed topographic survey.
• Confined space entry for internal pipe inspections.
• CCTV inspection of storm sewer pipes.
• Structural condition assessments beyond review of existing data.
• Legal boundary determinations or preparation of easement documents.
• Development of final design documents or construction drawings.
• FEMA map revision submittals.
• Updating the model with the data gaps from the field verification will be done under a future task order.

Task 1 will result in a hydraulically defensible watershed framework, a verified and attributed asset inventory, a complete MS4 outfall delineation within City limits, and a prioritized roadmap for resolving data deficiencies. This foundation ensures that subsequent modeling, risk assessment, and capital planning decisions are based on reliable and transparent information.

PART 3.0 OWNER'S RESPONSIBILITIES:

The City of Dubuque (“Owner”) shall provide the following information, coordination, and support necessary for completion of the Stormwater Management Program. These responsibilities are intended to facilitate efficient execution of the work and ensure the Engineer has access to required data. It is understood that certain documentation may not be available; therefore, information will be provided to the extent possible.

1. Provision of Existing Data and Documentation

The Owner shall provide, in digital format where available, all relevant existing information necessary to perform the services, including:

- Current GIS datasets for stormwater infrastructure, including pipes, inlets, manholes, culverts, pump stations, levee and floodwall features, detention facilities, open channels, and green infrastructure assets.
- LiDAR data and available contour mapping.
- Record drawings, as-built plans, and other relevant construction documentation, as requested and to the extent available.
- MS4 permit documentation, reporting records, and outfall inventories to the extent available.
- FEMA floodplain mapping and related flood studies.
- Previously completed drainage basin studies, watershed plans, levee analyses, and master planning documents.
- Pump station operational data, control elevations, and available performance records.
- Levee and floodwall operational data and closure procedures.

The Owner shall make reasonable efforts to identify and transmit complete and current datasets at project initiation as such information becomes available.

2. Field Verification, Survey Support and Coordination

The Owner shall:

- Provide staff survey support for up to two (2) field verification efforts as assumed in the scope.
- Coordinate scheduling of field activities in advance to ensure staff availability and site access.
- Facilitate coordination with external agencies where infrastructure ownership or operational responsibility overlaps, if needed.

PART 4.0 PERIODS OF SERVICE:

SCHEDULE

The anticipated schedule is as follows:

Task	Start Time	Time to Completion
Kick Off Meeting	Upon NTP	2 weeks
Task 1.1 Watershed Boundary and Sub-Basin Refinement	After receiving past City documents and GIS	10 weeks
Task 1.2 Infrastructure Drainage Limits and MS4 Outfall Delineation	Upon the completion of Task 1.1 and owner concurrence of refined watershed boundaries	12 weeks
Task 1.3 Asset Inventory Verification	Concurrent with Task 1.1	4 weeks
Task 1.4 Data Gap Identification and Field Verification Planning	Upon Owners acceptance of Tasks 1.1, 1.2, &1.3.	4 weeks
Task 1.5 Data Gap Closure Plan and Database Governance Recommendations	Upon Owners acceptance of Tasks 1.4	5 weeks

PART 5.0 ENGINEER'S FEE:

RK&K's fee for the services described above will be in accordance with the attached costing sheet and is not-to-exceed **$197,530.00.** The project will be invoiced on a percent complete basis.

PART 6.0 OTHER: N/A

This Task Order is executed this 24th day of April, 20 26

City of Dubuque, Iowa		Rummel, Klepper & Kahl, LLP	
"OWNER"		"ENGINEER"	
BY:	Michael Van Milligen	BY:	Rachel Friend Digitally signed by Rachel Friend DN: E=rfriend@rkk.com, CN=Rachel Friend, OU=Internal, OU=UserAccounts, DC=ad, DC=rkk, DC=com Date: 2026.04.23 10:22:21-04'00'
NAME:	Michael C. Van Milligen	NAME:	Rachel Friend
TITLE:	City Manager	TITLE:	Senior Project Delivery Leader
ADDRESS:	50 W 13th Street Dubuque, IA 52001	ADDRESS:	2901 S. Lynnhaven Rd. Virginia Beach, VA 23452

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: Gus Psihoyos, City Engineer

DATE: April 24, 2026

RE: Pennsylvania Avenue Concrete Panel Replacement Project

Attached is the short Form Public Improvement Contract between the City of Dubuque and Midwest Concrete, Inc. of Peosta, IA for the Pennsylvania Avenue Concrete Panel Replacement Project.

The project will provide for the removal and replacement of approximately 118SY of 9-inch concrete pavement that has deteriorated and the adjust a storm sewer intake top and casting for positive drainage.

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.

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

Midwest Concrete, Inc (Contractor) at
(Contractor Name)
9835 Midwest Ln. Peosta, IA 52068
(Contractor's Address - City and State)

PROJECT TITLE: Pennsylvania Ave. Concrete Panel Replacement
(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:

Remove and replace approximately 118 SY of 9 inch concrete pavement in deteriorating condition and adjust storm sewer intake top and casting for positive drainage.

The work described above shall be completed at the following location(s):

West bound lanes of Pennsylvania Ave near NW Arterial in front of 4029 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
May 29, 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.

    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: $ 24,250.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 04/24/2026
Date

CONTRACTOR:

Midwest Concrete, Inc
Company Name

By: Scott Borgerding 4/23/26
Signature Date

Scott Borgerding
Printed Name

Estimator/Project Manager
Title

MIDWCON-03 KHESS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/30/2026

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 TRICOR, LLC - Dubuque 600 Star Brewery Drive Suite 110 Dubuque, IA 52001	CONTACT NAME: PHONE (A/C, No, Ext): (563) 556-5441 FAX (A/C, No): (608) 723-6440 E-MAIL ADDRESS: service@tricorinsurance.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Fire & Casualty Company — 13021
INSURED Midwest Concrete Inc AHL Equipment Leasing, Inc. 9835 Midwest Ln. Peosta, IA 52068	INSURER B : Markel Insurance Company — 38970
	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						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			60538737	4/15/2025	4/15/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			60538737	4/15/2025	4/15/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			60538737	4/15/2025	4/15/2026	EACH OCCURRENCE	$ 9,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 9,000,000
	DED X RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			60538737	4/15/2025	4/15/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A					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
B	Pollution Liability			CPLMOL123155	4/15/2024	4/15/2026	Aggregate	2,000,000
A	Hired/Leased Eq			60538737	4/15/2025	4/15/2026	Deductible - $1,000	500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverage applies only to the extent provided by the policy and subject to all of the policy terms, conditions, exclusions, endorsements and all applicable laws.

Project: Loras at Bluff Pavement & Intake Top Replacements
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 in regard to the general liability, for both ongoing and completed operations, on a primary and noncontributory basis, as required by written contract. A waiver of subrogation applies to the general liability, auto liability, workers compensation, as required by written contract.

CERTIFICATE HOLDER

City of Dubuque
50W 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

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REMAX Advantage Realty
4029 Pennsylvania Ave.
Dubuque, IA 52002

DESIGN TEAM: ####	CITY OF DUBUQUE	PN: ####	####	####	SHEET: ####	

3/24/2026 3:24 PM Adecker F:\0row\0-Projects\2026\2026 PW RAMPS\Curb Ramp Bid Package 4\Design\Drawings\Ramp Project Plan - Template v2.dwg

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: Gus Psihoyos, City Engineer

DATE: April 20, 2026

RE: W 8th St Intake and Concrete Replacements Contract

Attached is the short Form Public Improvement Contract between the City of Dubuque and D&D Concrete of Dubuque, IA for the W 8th St Intake and Concrete Replacements Project.

The project will provide for the removal and replacement of storm intakes, curb, sidewalk, and PCC street panels associated with storm sewer and drainage improvements.

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

D&D Superior Concrete Construction (Contractor) at
(Contractor Name)
3067 Cedar Crest Ct. Dubuque, IA 52003
(Contractor's Address - City and State)

PROJECT TITLE: W 8th St. Intake and Concrete Replacements

(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:

Removing and replacing storm intakes, curb, sidewalk, and PCC street panels associated with storm sewer and drainage improvements.

The work described above shall be completed at the following location(s):

W 8th street, West of Bluff street

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
June 12, 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.

    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: $ 24,950.00

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen 04/20/2026
Date

CONTRACTOR:

D&D Superior Concrete Const.
Company Name

By: _____ 4-20-26
Signature Date

Keith Dague
Printed Name

President
Title

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/16/2025

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.

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PRODUCER
TRICOR, LLC - Dubuque
600 Star Brewery Drive
Suite 110
Dubuque, IA 52001

CONTACT NAME: Hannah Kuhse
PHONE (A/C, No, Ext): (563) 231-2005 1406 FAX (A/C, No):
E-MAIL ADDRESS: hkuhse@tricorinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Acuity	14184
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
D&D Concrete, Inc.
Keith & Michelle Dague
P.O. Box 3040
Dubuque, IA 52004

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	ZZ6200	4/17/2025	4/17/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 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			ZZ6200	4/17/2025	4/17/2026	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 X RETENTION $ 0			ZZ6200	4/17/2025	4/17/2026	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	ZZ6200	4/17/2025	4/17/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverage applies only to the extent provided by the policy and subject to all of the policy terms, conditions, exclusions, endorsements and all applicable laws.

City of Dubuque including all its elected and appointed officials, all its employees and volunteers and all its boards, commissions and authorities is additional insured on a primary, non-contributory basis including ongoing and completed operations. A Waiver of Subrogation applies in favor of the City of Dubuque in regards to the general liability and work comp policy. Waiver of Govt. Immunities applies. Notice of cancellation is ammended to 30 days per the attch form. Fellow Employee Coverage is included.

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

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ACUITY LIABILITY ENHANCEMENTS - GOLD **CB-7456(8-20)**

This endorsement modifies insurance provided under the following:
BIS-PAK® BUSINESS LIABILITY AND MEDICAL EXPENSES COVERAGE FORM
BIS-PAK® COMMON POLICY CONDITIONS

SCHEDULE

Coverage	Limit of Insurance	Page
Electronic Data Liability	$10,000	9
Employee Benefits Liability	$250,000	5
Increased Bail Bond Limit	$2,500	2
Increased Limits of Insurance	see below	9
Damage to Premises Rented to You	$300,000	9
Generate Aggregate*	3 times current Liability and Medical Expenses Limit	9
Medical Expenses	$10,000	9
Products - Completed Operations*	3 times current Liability and Medical Expenses Limit	9
Supplemental Reasonable Expenses	$500 Per Day	2
Tenants Legal Liability	$10,000	9
Voluntary Property Damage	$2,500 Per Occurrence $5,000 Per Aggregate	2
Additional Included Coverages		
Automatic Status Additional Insured - Lessors of Leased Equipment	Included	3
Automatic Status Additional Insured - Managers or Lessors of Premises	Included	3
Automatic Status Additional Insured - Mortgagee, Assignee, or Receiver	Included	4
Automatic Status Additional Insured - State or Government Agency or Subdivision	Included	4
Bodily Injury Expanded Definition	Included	11
Damage to Premises Rented to You Broadening	Included	10
First Aid/Good Samaritan Coverage	Included	2
Knowledge by an Employee	Included	10
Newly Acquired Organizations - up to180 days	Included	10
Unintentional Failure to Disclose	Included	11
Waiver of Subrogation	Included	11

*If your current Liability and Medical Expenses limit is $500,000 or $1,000,000

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

A. Increased Bail Bond Limit

Paragraph 1f(1)(b) under Liability and Medical Expenses Coverages is replaced by the following:

(b) Up to the Increased Bail Bond Limit of Insurance shown in the Schedule for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which Business Liability Coverage for *bodily injury* applies. We do not have to furnish these bonds.

B. Supplemental Reasonable Expenses Incurred by Insured

Paragraph 1f(1)(d) under Liability and Medical Expenses Coverages is replaced by the following:

(d) All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or *suit,* including actual loss of earnings up to the Supplemental Reasonable Expenses Limit of Insurance shown in the Schedule because of time off from work.

C. Voluntary Property Damage

1. With respect to the insurance provided under this coverage, the following apply:

a. Exclusion 1k(4) is replaced by the following:

(4) Personal property of others:

(a) Held by the insured for servicing, repair, storage or sale at premises owned, occupied or rented to the insured.

(b) Caused by the ownership, maintenance, use, loading or unloading of any auto, watercraft, or transportation of property by any means.

b. Exclusion 1k(5) is deleted.

2. The insurance provided by this coverage is subject to the following provisions:

a. We will pay for *property damage* at your request even if you are not legally liable, if it is otherwise subject to this coverage.

b. *Property damage* does not include loss of use if personal property of others is not physically injured.

c. Limits

The most we will pay for an *occurrence* under this coverage is the Voluntary Property Damage, Per Occurrence Limit of Insurance shown in the Schedule.

The most we will pay for the sum of all amounts paid under this coverage is the Voluntary Property Damage, Aggregate Limit of Insurance shown in the Schedule.

The Liability and Medical Expenses Limit and the Aggregate Limits do not apply to the insurance provided under this coverage.

d. Settlement

If you make any repairs to damaged property, at our request, we will pay the larger of your actual cost or 75% of your usual charge for the necessary labor and materials. Any property paid for or replaced by us may become our property at our option. Any payment made under this coverage shall not be interpreted as an admission of liability by the insured or the company.

e. Deductible

Our obligation to pay for a covered loss applies only to the amount of loss in excess of $100.

f. Other Insurance

The insurance provided by this coverage is excess over any other insurance carried by the insured which applies to a loss covered by this coverage.

D. First Aid/Good Samaritan Coverage

The Following is added to Liability and Medical Expenses Coverage:

1. For purposes of this coverage, the definition of *occurrence* in Definitions is replaced by the following:

"*Occurrence"* means an act or omission by your *employee* in providing or failing to provide *first aid services* provided:

a. Neither you nor the *employee* are employed to provide any type of *first aid services* or *medical services.*

b. The *first aid services* were provided while the *employee* was engaged in activities related to the scope and extent of their employment by you.

2. The following is added to paragraph 2 of Liability and Medical Expenses Limits of Insurance:

c. For the purposes of determining the applicable Each Occurrence Limit, all acts or omissions committed by one or more persons in providing or failing to provide *first aid services* to one person will be deemed to be one occurrence.

3. The following definitions are added to Definitions:

"*First aid services"* means *medical services* provided when no *professional medical service provider* (whether licensed or not) is present and without the immediate provision

of which would have immediately resulted in death or significant adverse result from a serious injury or serious condition of the recipient of those services.

"*Medical services"* includes all medical and medically-related services.

"Professional medical services provider" means anyone who is employed to provide *medical services* or *first aid services*.

E. Automatic Status Additional Insured - Lessors of Leased Equipment

1. Who Is An Insured is amended to include as an additional insured any person(s) or organization(s) which leases equipment to you, but only when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy provided that a certificate of insurance showing that person or organization as an additional insured has been issued.

However:

a. Such person(s) or organization(s) are additional insureds only with respect to *bodily injury*, *property damage* or *personal and advertising injury* caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s); and

b. The insurance afforded to such additional insured only applies to the extent permitted by law; and

c. 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.

2. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any *occurrence* that takes place after the equipment lease expires.

3. With respect to the insurance afforded to these additional insureds, the following is added to the Liability and Medical Expenses Limits of Insurance section:

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:

a. Required by the contract or agreement; or

b. 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.

F. Automatic Status Additional Insured - Managers or Lessors of Premises

1. Who Is An Insured is amended to include any person(s) or organization(s) which manages or leases a premises rented to you which is covered under this policy, but only when you and such person or organization have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy provided that a certificate of insurance showing that person or organization as an additional insured has been issued.

However:

a. Such person(s) or organization(s) are additional insureds only with respect to *bodily injury*, *property damage* or *personal and advertising injury* arising out of the ownership, maintenance or use of that part of the premises leased to you; and

b. The insurance afforded to such additional insured only applies to the extent permitted by law; and

c. 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.

2. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

a. Any *occurrence* that takes place after you cease to be a tenant in the premises insured under this policy; and.

b. Structural alterations, new construction or demolition operations performed by or for the additional insured.

3. With respect to the insurance afforded to these additional insureds, the following is added to the Liability and Medical Expenses Limits of Insurance section:

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:

a. Required by the contract or agreement; or

b. 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.

G. Automatic Status Additional Insured - Mortgagee, Assignee, or Receiver

1. Who Is An Insured is amended to include any person(s) or organization(s) with respect to that person(s) or organization(s) liability as mortgagee, assignee or receiver, but only when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy provided that a certificate of insurance showing that person or organization as an additional insured has been issued.

However:

a. Such person(s) or organization(s) are additional insureds only with respect to liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of premises by you and which is covered by this policy; and

b. The insurance afforded to such additional insured only applies to the extent permitted by law; and

c. 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.

2. With respect to the insurance afforded to these additional insureds this insurance does not apply to structural alterations, new construction or demolition operations performed by or for that person(s) or organization(s).

3. With respect to the insurance afforded to these additional insureds, the following is added to the Liability and Medical Expenses Limits of Insurance section:

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:

a. Required by the contract or agreement; or

b. 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.

H. Automatic Status Additional Insured - State or Government Agency or Subdivision

1. Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision, but only when you and such state or governmental agency or subdivision or political subdivision have agreed in writing in a contract or agreement that such state or governmental agency or subdivision or political subdivision be added as an additional insured on your policy, subject to the following provisions, provided that a certificate of insurance showing that person or organization as an additional insured has been issued.

a. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

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. This insurance does not apply to:

(1) *Bodily injury, property damage,* or *personal and advertising injury* arising out of operations performed for the federal government, state or municipality; or

(2) *Bodily injury* or *property damage* included within the *products-completed operations hazard.*

2. With respect to the insurance afforded to these additional insureds, the following is added to the Liability and Medical Expenses Limits of Insurance section:

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:

a. Required by the contract or agreement; or

b. 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.

I. Employee Benefits Liability Coverage

1. The following is added to Liability and Medical Expenses Coverages:

Insuring Agreement

a. We will pay those sums that the inured becomes legally obligated to pay as damages because of any act, error or omission, of the insured, or of any other person for whose acts the insured is legally liable, to which this coverage applies. We will have the right and duty to defend the insured against any *suit* seeking those damages. However, we will have no duty to defend the insured against any *suit* seeking damages to which this coverage does not apply. We may, at our discretion, investigate any report of an act, error or omission and settle any *claim* or *suit* that may result. But:

(1) The amount we will pay for damages is limited as described in paragraph 4 of this coverage; and

(2) Our right and duty to defend end when we have used up the applicable limit of insurance in the payment of judgments or settlements.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Supplementary Payments.

b. This coverage applies to damages only if:

(1) The act, error or omission, is negligently committed in the *administration* of your *employee benefit program;*

(2) The act, error or omission, did not take place before the original inception date of this coverage nor after the end of the policy period; and

(3) A *claim* for damages, because of an act, error or omission, is first made against any insured, in accordance with paragraph c below, during the policy period or an Extended Reporting Period we provide under paragraph 6 of this coverage.

c. A *claim* seeking damages will be deemed to have been made at the earlier of the following times:

(1) When notice of such *claim* is received and recorded by any insured or by us, whichever comes first; or

(2) When we make settlement in accordance with paragraph a above.

A *claim* received and recorded by the insured within 60 days after the end of the policy period will be considered to have been received within the policy period, if no subsequent policy is available to cover the "claim".

d. All *claims* for damages made by an *employee* because of any act, error or omission, or a series of related acts, errors or omissions, including damages claimed by such *employee's* dependents and beneficiaries, will be deemed to have been made at the time the first of those *claims* is made against any insured.

Exclusions

This coverage does not apply to:

a. Dishonest, Fraudulent, Criminal Or Malicious Act

Damages arising out of any intentional, dishonest, fraudulent, criminal or malicious act, error or omission, committed by any insured, including the willful or reckless violation of any statute.

b. Bodily Injury, Property Damage, Or Personal And Advertising Injury

Bodily injury, property damage or *personal and advertising injury.*

c. Failure To Perform A Contract

Damages arising out of failure of performance of contract by any insurer.

d. Insufficiency Of Funds

Damages arising out of an insufficiency of funds to meet any obligations under any plan included in the *employee benefit program.*

e. Inadequacy Of Performance Of Investment/Advice Given With Respect To Participation

Any *claim* based upon:

(1) Failure of any investment to perform;

(2) Errors in providing information on past performance of investment vehicles; or

(3) Advice given to any person with respect to that person's decision to participate or not to participate in any plan included in the *employee benefit program.*

f. Workers' Compensation And Similar Laws

Any *claim* arising out of your failure to comply with the mandatory provisions of any workers' compensation, unemployment compensation insurance, social security or disability benefits law or any similar law.

g. ERISA

Damages for which any insured is liable because of liability imposed on a fiduciary by the Employee Retirement Income Security Act of 1974, as now or hereafter amended, or by any similar federal, state or local laws.

h. Available Benefits

Any *claim* for benefits to the extent that such benefits are available, with reasonable effort and cooperation of the insured, from the applicable funds accrued or other collectible insurance.

i. Taxes, Fines Or Penalties

Taxes, fines or penalties, including those imposed under the Internal Revenue Code or any similar state or local law.

j. Employment-Related Practices

Damages arising out of wrongful termination of employment, discrimination, or other employment-related practices.

2. For the purposes of the coverage provided:

a. All references to Supplementary Payments are replaced by Supplementary Payments and Employee Benefits Liability.

b. Paragraphs f(1)(b), f(2) and f(3) Coverage Extension - Supplementary Payments do not apply.

3. For the purposes of the coverage provided, paragraphs 2 and 3 under Who Is An Insured are replaced by the following:

2. Each of the following is also an insured:

a. Each of your *employees* who is or was authorized to administer your *employee benefit program.*

b. Any persons, organizations or *employees* having proper temporary authorization to administer your *employee benefit program* if you die, but only until your legal representative is appointed.

c. Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this coverage.

3. 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 no other similar insurance applies to that organization. However:

a. Coverage under this provision is afforded only until the 90th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

b. Coverage under this provision does not apply to any act, error or omission that was committed before you acquired or formed the organization.

4. For the purposes of the coverage provided, the Liability and Medical Expenses Limits of Insurance Section is replaced by the following:

Limits Of Insurance

a. The rules below fix the most we will pay regardless of the number of:

(1) Insureds;

(2) *Claims* made or *suits* brought;

(3) Persons or organizations making *claims* or bringing *suits;*

(4) Acts, errors or omissions; or

(5) Benefits included in your *employee benefits program.*

b. The Employee Benefits Liability Limit of Insurance shown in the Schedule is the most we will pay for all damages because of acts, errors or omissions negligently committed in the *administration* of your *employee benefit program.*

c. Subject to paragraph b, the Employee Benefits Liability Limit of Insurance shown in the Schedule is the most we will pay for all damages sustained by any one *employee,* including damages sustained by such *employee's* dependents and beneficiaries, as a result of:

(1) An act, error or omission; or

(2) A series of related acts, errors or omissions negligently committed in the *administration* of your *employee benefit program.*

However, the amount paid under this coverage shall not exceed, and will be subject to, the limits and restrictions that apply to the payment of benefits in any plan included in the

employee benefit program.

d. The Limits of Insurance of this coverage apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations of the policy to which this coverage is attached, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

Deductible

a. Our obligation to pay damages on behalf of the insured applies only to the amount of damages in excess of the deductible amount stated in e below as applicable to Each Employee. The Limits of Insurance shall not be reduced by the amount of this deductible.

b. The deductible amount stated in e below applies to all damages sustained by any one *employee,* including such *employee's* dependents and beneficiaries, because of all acts, errors or omissions to which this coverage applies.

c. The terms of this coverage, including those with respect to:

(1) Our right and duty to defend any *suits* seeking those damages; and

(2) Your duties, and the duties of any other involved insured, in the event of an act, error or omission, or *claim* apply irrespective of the application of the deductible amount.

d. We may pay any part or all of the deductible amount to effect settlement of any *claim* or *suit* and, upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount as we have paid.

e. Deductible

Each Employee Deductible: $1,000

5. For the purposes of the coverage provided, Duties In The Event Of Occurrence, Offense, Claim Or Suit Condition is replaced by the following:

2. Duties In The Event Of An Act, Error Or Omission, Or Claim Or Suit

a. You must see to it that we are notified as soon as practicable of an act, error or omission which may result in a *claim.* To the extent possible, notice should include:

(1) What the act, error or omission was and when it occurred; and

(2) The names and addresses of anyone who may suffer damages as a result of the act, error or omission.

b. If a *claim* is made or *suit* is brought against any insured, you must:

(1) Immediately record the specifics of the *claim* or *suit* and the date received; and

(2) Notify us as soon as practicable.

c. You and any other involved insured must:

(1) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the *claim* or *suit;*

(2) Authorize us to obtain records and other information;

(3) Cooperate with us in the investigation or settlement of the *claim* or defense against the *suit;* and

(4) Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of an act, error or omission to which this coverage may also apply.

d. No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation or incur any expense without our consent.

e. The requirements to notify us can be satisfied by notifying our agent. Notice can be by any means of communication.

6. For the purposes of the coverage provided, the following Extended

Reporting Period provisions are added:

EXTENDED REPORTING PERIOD

a. You will have the right to purchase an Extended Reporting Period, as described below, if:

(1) This coverage is canceled or not renewed; or

(2) We renew or replace this coverage with insurance that:

(a) Has an inception date later than the original inception date of this coverage; or

(b) Does not apply to an act, error or omission on a claims-made basis.

b. The Extended Reporting Period does not extend the policy period or change the scope of coverage provided. It applies only to *claims* for acts, errors or omissions that were first committed before the end of the policy period but not before the original inception date of this coverage. Once in effect, the Extended Reporting Period may not be canceled.

c. An Extended Reporting Period of five years is available, but only by an endorsement and for an extra charge.

You must give us a written request for the endorsement within 60 days after the end of the policy period. The Extended Reporting Period will not go into effect unless you pay the additional premium promptly when due.

We will determine the additional premium in accordance with our rules and rates. In doing so, we may take into account the following:

(1) The *employee benefit programs* insured;

(2) Previous types and amounts of insurance;

(3) Limits of Insurance available under this coverage for future payment of damages; and

(4) Other related factors.

The additional premium will not exceed $100.

The Extended Reporting Period endorsement applicable to this coverage shall set forth the terms, not inconsistent with this Section, applicable to the Extended Reporting Period, including a provision to the effect that the coverage afforded for *claims* first received during such period is excess over any other valid and collectible insurance available under policies in force after the Extended Reporting Period.

d. If the Extended Reporting Period is in effect, we will provide an extended reporting period aggregate limit of insurance described below, but only for claims first received and recorded during the Extended Reporting Period.

The extended reporting period aggregate limit of insurance will be equal to the Employee Benefits Liability Limit of Insurance shown in the Schedule.

Paragraph 4 of this coverage will be amended accordingly. The each employee limit will then continue to apply.

7. For the purposes of the coverage provided, the following definitions are added to Liability and Medical Expenses Definitions:

a. *"Administration"* means:

(1) Providing information to *employees,* including their dependents and beneficiaries, with respect to eligibility for or scope of *employee benefit programs;*

(2) Handling records in connection with the *employee benefit program;* or

(3) Effecting, continuing or terminating any *employee's* participation in any benefit included in the *employee benefit program.*

However, *administration* does not include handling payroll deductions.

b. *"Cafeteria plans"* means plans authorized by applicable law to allow employees to elect to pay for certain benefits with pre-tax dollars.

c. *"Claim"* means any demand, or *suit,* made by an *employee* or an *employee's* dependents and beneficiaries, for damages as the result of an act, error or omission.

d. *"Employee benefit program"* means a program providing some or all of the following benefits to *employees,* whether provided through a *cafeteria*

plan or otherwise:

(1) Group life insurance; group accident or health insurance; dental, vision and hearing plans; and flexible spending accounts; provided that no one other than an *employee* may subscribe to such benefits and such benefits are made generally available to those *employees* who satisfy the plan's eligibility requirements;

(2) Profit sharing plans, employee savings plans, employee stock ownership plans, pension plans and stock subscription plans, provided that no one other than an *employee* may subscribe to such benefits and such benefits are made generally available to all *employees* who are eligible under the plan for such benefits;

(3) Unemployment insurance, social security benefits, workers' compensation and disability benefits;

(4) Vacation plans, including buy and sell programs; leave of absence programs, including military, maternity, family, and civil leave; tuition assistance plans; transportation and health club subsidies; and

(5) Any other similar benefits added thereto by endorsement.

8. For the purposes of the coverage provided, the following Definitions in the Liability and Medical Expenses Definitions Section are replaced by the following:

a. *"Employee"* means a person actively employed, formerly employed, on leave of absence or disabled, or retired. *Employee* includes a *leased worker. Employee* does not include a *temporary worker.*

b. *"Suit"* means a civil proceeding in which damages because of an act, error or omission to which this coverage applies are alleged. *Suit* includes:

(1) An arbitration proceeding in which such damages are claimed and to which the insured must submit or does submit with our consent; or

(2) Any other alternative dispute resolution proceeding in which such damages are claimed and to which the insured submits with our consent.

9. The Bis-Pak® Common Policy Conditions are amended as follows:

For the purposes of the coverage provided, paragraph H3 Other Insurance is replaced by the following:

3. This Employee Benefits Liability Coverage is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is effective prior to the beginning of the policy period shown in the Declarations and that applies to an act, error or omission on other than a claims-made basis, if the other insurance has a policy period which continues after the original inception date of this coverage.

J. Increased Limits of Insurance

1. The General Aggregate Limit is increased to equal the Liability and Medical Expenses Limit times the Increased Limits of Insurance - General Aggregate number shown in the Schedule if your current Liability and Medical Expenses Limit is equal to $500,000 or $1,000,000.
2. The Products-Completed Operations Aggregate Limit is increased to equal the Liability and Medical Expenses Limit times the Increased Limits of Insurance - Products-Completed Operations Aggregate number shown in the Schedule if your current Liability and Medical Expenses Limit is equal to $500,000 or $1,000,000.
3. The Damage To Premises Rented To You Limit is increased to the Increased Limits of Insurance - Damage to Premises Rented to You Limit of Insurance shown in the Schedule.
4. The Medical Expense Limit is increased to the Increased Limits of Insurance - Medical Expenses Limit of Insurance shown in the Schedule.

The Limits of Insurance shown in the Schedule do not replace and are not in addition to the Limits of Insurance shown in the Declarations.

K. Tenants Legal Liability

Paragraphs (1), (3) and (4) of exclusion k do not apply to *property damage* other than damage by fire, lightning, explosion, smoke, or water to premises, including the contents of such premises, rented to you for a period of 8 or more consecutive days.

The most we will pay under this coverage for damages because of *property damage* to any one premises is the Tenants Legal Liability Limit of Insurance shown in the Schedule. A $250

deductible applies.

L. Electronic Data Liability

1. Exclusion 1s is replaced by the following: This insurance does not apply to:

s. Access or Disclosure of Confidential or Personal Information and Data-related Liability

(1) Damages, other than damages because of *personal and advertising injury,* arising out of any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information; or

(2) Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate *electronic data* that does not result from physical injury to tangible property.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in paragraph (1) or (2) above.

However, unless paragraph (1) above applies, this exclusion does not apply to damages because of *bodily injury.*

2. The following paragraph is added to Liability and Medical Expenses Limits of Insurance:

Subject to 2 above, the most we will pay for *property damage* because of all loss of *electronic data* arising out of any one *occurrence* is the Electronic Data Liability Limit of Insurance shown in the Schedule.

3. The following definition is added to Liability and Medical Expenses Definitions:

"Electronic data" means information, facts or computer programs stored as or on, created or used on, or transmitted to or from computer software (including systems and applications software), on hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other repositories of computer software which are used with electronically controlled equipment. The term computer programs, referred to in the foregoing description of electronic data, means a set of related electronic instructions which direct the operations and functions of a computer or device connected to it, which enable the computer or device to receive, process, store, retrieve or send data.

4. For the purposes of this coverage, the definition of *"property damage"* is replaced by the following:

"Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it;

b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the *occurrence* that caused it; or

c. Loss of, loss of use of, damage to, corruption of, inability to access, or inability to properly manipulate *electronic data,* resulting from physical injury to tangible property. All such loss of *electronic data* shall be deemed to occur at the time of the *occurrence* that caused it.

For the purposes of this coverage, *electronic data* is not tangible property.

M. Newly Acquired Organizations

Paragraph 3a under Who Is An Insured is replaced by the following:

a. Coverage under this provision is afforded only:

(1) For the number of days for the Newly Acquired Organizations as shown in the Schedule after you acquire or form the organization; or

(2) Until the end of the policy period,

whichever is earlier;

N. Paragraph 3 of Liability and Medial Expenses Limits of Insurance is replaced by the following:

3. The most we will pay under Business Liability Coverage for damages because of *property damage* to a premises while rented to you or in the case of a fire, lightning, explosion, smoke or water while rented to you or temporarily occupied by you with permission of the owner is the applicable Damage To Premises Rented To You Limit shown for that premises in the Declarations. For a premises temporarily occupied by you, the applicable limit will be the Damage To Premises Rented To You Limit shown in the Declarations.

O. Knowledge of Claim or Suit

The following is added to the Duties in the Event of Occurrence, Offense, Claim or Suit Condition in Liability and Medical Expenses General Conditions:

Knowledge of an *occurrence,* offense, claim or

REVISION OF OTHER INSURANCE CONDITION FOR ADDITIONAL INSUREDS - AUTOMATIC STATUS - PRIMARY OR PRIMARY AND NONCONTRIBUTORY **CU-7098(11-15)**

This endorsement modifies insurance provided under the following:

COMMERCIAL EXCESS LIABILITY COVERAGE FORM

1. The amended Other Insurance condition in paragraph 2 below applies only to persons or organizations qualifying as additional insureds under the *underlying insurance,* subject to all other terms and conditions of this policy not modified by this endorsement.

2. Solely with respect to the insurance afforded to persons or organizations described in paragraph 1 above, the Other Insurance condition in Section III - Conditions is replaced by the following:

Other Insurance

a. Excess Insurance

Unless provision (1) or (2) in paragraph b below applies, this insurance is excess over any other valid and collectible insurance whether primary, excess, contingent or any other basis, except other insurance written specifically to be excess over this insurance.

b. Primary Insurance

(1) If you have agreed in writing in a contract or agreement prior to an *occurrence,* claim, or suit, to provide insurance to the additional insured on a primary basis, then after:

(a) The *underlying insurance* applicable to that contract or agreement; and

(b) All other applicable insurance providing coverage on a primary or similar basis (except insurance available to the additional insured where they are a Named Insured);

are exhausted, this insurance will be primary.

(2) If you have agreed in writing in a contract or agreement prior to an *occurrence,* claim, or suit, to provide insurance to the additional insured that is both primary and noncontributory, then after:

(a) The *underlying insurance* applicable to that contract or agreement; and

(b) All other applicable insurance providing coverage on a primary or similar basis (except insurance available to the additional insured where they are a Named Insured);

are exhausted, this insurance will be primary and we will not seek contribution from or require exhaustion of other insurance available to the additional insured where they are a Named Insured.

(3) The most we will pay for a person or organization as primary insurance under paragraphs (1) and (2) above will be the lesser of:

(a) The Limits of Insurance shown in the Declarations of this policy and as described in Section II - Limit of Insurance; or

(b) The amount of insurance you are required to provide the additional insured in the written contract or agreement, less any amount paid by *underlying insurance.*

suit by an agent or *employee* of any insured shall not in itself constitute knowledge of the insured unless your partners, *executive officers,* directors, managers, members or a person who has been designated by them to receive reports of *occurrences,* offenses, claims or *suits* shall have received such notice from the agent or *employee.*

P. Bodily Injury Definition Expanded

The definition of *bodily injury* is amended to include mental distress and mental injury, including but not limited to mental anguish and emotional anguish.

Q. Waiver of Subrogation for Written Contracts

The following is added to the Transfer of Rights of Recovery Against Others to Us Condition, Applicable to Liability Coverage in the Bis-Pak® Common Policy Conditions:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or *your work* done under a contract with that person or organization and included in the *products-completed operations hazard.*

The waiver applies only to:

1. Any person or organization with whom you have a written contract or agreement in which you are required to waive rights of recovery under this policy. Such contract or agreement must have been executed prior to the *occurrence* causing injury or damage; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in paragraph 1 above.

R. Unintentional Failure to Disclose Hazard

The following is added to the Representations Condition in the Bis-Pak® Common Policy Conditions:

Based on our dependence upon your representations as to existing hazards, if unintentionally you should fail to disclose all such hazards at the inception date of your policy, we will not reject Liability coverage under this policy based solely on such failure.

ADDITIONAL INSURED - COMPLETED OPERATIONS AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU (OWNERS, LESSEES OR CONTRACTORS)

CB-7245(7-13)

This endorsement modifies insurance provided under the following:

BIS-PAK® BUSINESS LIABILITY AND MEDICAL EXPENSES COVERAGE FORM

1. Who Is An Insured is amended to include as an additional insured:
   a. Any person(s) or organization(s) for whom you have performed operations if you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy for completed operations; and
   b. Any other person(s) or organization(s) you are required to add as an additional insured under the contract or agreement described in paragraph a above.

   Such person or organization is an additional insured only with respect to liability included in the *products-completed operations hazard* for *bodily injury* or *property damage* caused, in whole or in part, by *your work* performed for that additional insured at the location designated and described in the contract or agreement.

   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 contract or agreement to provide for such additional insured.
2. The insurance does not apply to:
   a. *Bodily injury* or *property damage* which occurs prior to execution of the contract or agreement described in item 1; or
   b. *Bodily injury* or *property damage* that occurs after the time period during which the contract or agreement described in item 1 requires you to add such person or organization onto your policy as an additional insured for completed operations; or
   c. *Bodily injury* or *property damage* arising out of the rendering of, or the failure to render, any professional, architectural, engineering or surveying services, including:
      (1) The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
      (2) Supervisory, inspection, 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* involved the rendering of or the failure to render any professional services by or for you.
3. With respect to the insurance afforded to these additional insureds, the following is added to the Liability And Medical Expenses Limits Of Insurance section:

   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:
   a. Required by the contract or agreement; or
   b. 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.

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 6.

ITEM TITLE:	Curbside Collection Set-Out Reminders Brochure
SUMMARY:	City Manager providing a copy of the Curbside Collection Set-Out Reminder brochure.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. Tipper Cart Set Out Reminders Brochure

Important cart set-out reminders

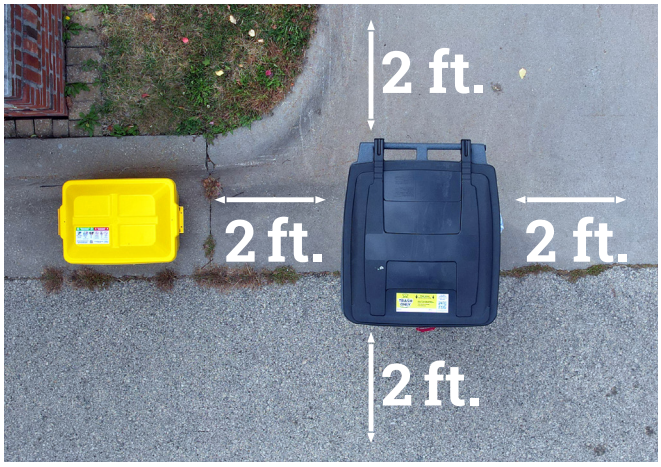
THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Public Works Department
563-589-4250
cityofdubuque.org/curbsidecollection

PLACE IT & SPACE IT

Properly place your cart to ensure your trash is collected. Set out by **6 a.m.** on your collection day.

The bar and arrows on lid must point toward street or alley.



Leave **TWO FEET** of space in every direction.

Do **NOT** overfill cart. If necessary, use a green sticker and place next to cart. Request a larger cart at cityofdubuque.org/trash or call 563-589-4250.

When snow is present, place containers in a clear, flat area.

Clear a spot in the snow so the cart can be collected more easily.

OR

If clearing a spot isn't possible, set the cart on the street side of the snowbank.

Do not place cart near parked vehicles, poles, trees, etc.

Litter reduction tips: Do not put loose trash in cart. Please tie bags inside of cart.

SINGLE-USE STICKERS FOR EXCESS TRASH

Use single-use green stickers for excess trash or smaller items weighing less than 40 lbs. and smaller than 2' x 3' that do not fit in a cart. They are available for purchase in sheets of five ($10) at area grocery, discount, and hardware stores, and at Utility Billing in City Hall at 50 W. 13th St.

WHERE TO PURCHASE

- City Hall
- Big Ten Mart
- Blain's Farm & Fleet
- Eagle Country Market
- Fareway
- Hartig Drug (all locations)
- HyVee (all locations)
- Kwik Stop (all locations)
- Lowe's
- Menards
- Steve's Ace Hardware
- Steve's Ace Home & Garden
- Super Stop
- Theisen's

2026 Collection Holiday Schedule

Holiday	Date Observed	Date of Collection
Memorial Day	Monday, May 25	Saturday, May 23
Juneteenth	Friday, June 19	No change
Independence Day	Friday, July 3	No change
Labor Day	Monday, Sept. 7	Saturday, Sept. 5
Veterans Day	Wednesday, Nov. 11	No change
Thanksgiving Day	Thursday, Nov. 26	Saturday, Nov. 28
Day after Thanksgiving	Friday, Nov. 27	No change
Christmas Eve	Thursday, Dec. 24	No change
Christmas Day	Friday, Dec. 25	Saturday, Dec. 26
New Year's Eve	Thursday, Dec. 31	No change

Discounted City Utilities Program

The City offers income-qualified residential customers a reduction in monthly fees for all four City utilities (water, sanitary sewer, refuse collection, and storm water) of up to 50% of the base rate.

Details and application available at cityofdubuque.org/UBdiscount or by calling 563-589-4144.

Scan to apply for utilities discount program

LARGE ITEM PICK-UP

Curbside collection of excess trash, large/bulky items, and electronics.

The City offers collection of large items, including appliances and electronics, for a fee. Collections are done on your regular trash collection day and needs to be scheduled by the prior business day. Items must be set out to the curb or alley line by 6 a.m., but not more than 24 hours prior to collection, on the scheduled large item collection date.

Do not set mattresses, furniture, and unbagged materials out with regular collection. Bulky items, extra trash or materials outside of the cart, items larger than 40 lbs. and/or 2' x 3', and electronics (anything with a cord) need a Large Item Pick-Up appointment.

Landfilled Material

- Extra trash (equivalent of 10-12 kitchen trash bags)
- Furniture such as chairs, couches, etc.
- Other large items that do not fit into your trash cart

Recyclable Material

- Appliances
- TVs and Monitors
- Small, corded items such as VCRs, keyboards, vacuums, fans, cables, chargers, speakers, toasters, etc.
- Automobile tires
- Large metal material such as grills, bed rails, etc.

Scan to apply schedule a large item pick-up

To schedule a large item pick-up, visit cityofdubuque.org/LIPU or call 563-589-4250.

ORGANICS
Yard Debris & Food Scraps

The City offers collection of organics, otherwise known as yard debris and food scraps. Collections are made on a customer's regular collection day from April through November. Options include City-issued organics carts (13-gallon or 64-gallon), single-use yellow stickers, or an annual decal. From December through March, organics collections require an appointment.

HOW TO REQUEST AN ORGANICS CART

Call the Public Works Department at 563-589-4250 or submit an online request at cityofdubuque.org/organics.

DECALS & SINGLE-USE STICKERS

Customers can purchase an annual yard waste decal from Utility Billing to place on their personal 35-gallon container for weekly collection. Alternatively, single-use yellow stickers may be used on brown paper yard waste bags or personal 35-gallon containers, each not to exceed 40 pounds.

Do your part by keeping recyclables out of the landfill!

The City's curbside recycling program is the easiest way to divert materials from the landfill. Clean and dry plastic, metal, paper, cardboard, newspapers, and more are accepted.

Large blue recycling tipper carts are available for super recyclers who recycle more than the amount of the standard yellow bin. To request a blue tipper cart, scan the QR code to the right or call the Public Works Department at 563-589-4250 for more information.

Scan to request a recycling cart

RECYCLING QUICK GUIDE

YES!

- **Rigid plastics (#1-5)**
- **Paper & cardboard** (please flatten boxes)
- **Metal**

PUT THESE ITEMS IN THE RECYCLING

Items should be clean and dry.

NO!

- **Plastic bags** (can be recycled at local retailers)
- **Plastic furniture**
- **Plastic toys**
- **Styrofoam**
- **Electronics**
- **Glass**

THESE ITEMS SHOULD NOT BE RECYCLED AND SHOULD GO IN THE TRASH

Glass and electronics can both be recycled in another manner. See details below.

GLASS DROP-OFF RECYCLING

Recycle glass in the purple bins located at several locations in the Dubuque area. At time of publication, bins are available at the following locations:

- Dubuque Metropolitan Area Solid Waste Agency Landfill (101 Airborne Rd.)
- Dubuque Municipal Services Center - Fuel Station (925 Kerper Ct.)
- Durango Heritage Trail Parking Lot
- Hy-Vee in Asbury
- Key West (10356 Key West Dr.)

ELECTRONICS RECYCLING

The City offers collection of large items, including electronics, for a fee. See page 3 for details. Residents may also drop off electronics by appointment at the Dubuque Metropolitan Area Solid Waste Agency. Learn more at **cityofdubuque.org/recycling** or call 563-589-4250.

PW009-042026

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 7.

ITEM TITLE:	Hy-Vee, Inc. 2025 Property Tax Appeal Stipulation of Settlement Notice
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. HyVee Settlement 117395
2. HyVee Agenda Settlement 117400

IN THE IOWA DISTRICT COURT FOR DUBUQUE COUNTY

HY-VEE, INC.,	)	
Plaintiff-Appellant,	)	
vs.	)	**Case No. EQCV117395**
CITY OF DUBUQUE BOARD OF REVIEW.	)	
Defendant-Appellee.	)	

NOTICE OF VOLUNTARY SETTLEMENT

TO: City of Dubuque, Iowa
County of Dubuque, Iowa
Dubuque Community School District
Northeast Iowa Community College
Dubuque County Hospital
Dubuque County Agricultural Extension Service
Conference Board of the City of Dubuque

YOU ARE HEREBY NOTIFIED, pursuant to Iowa Code Section 441.44 that the above-named Plaintiff and the Dubuque City Board of Review, Defendant, have entered into a voluntary settlement of this assessment appeal.

A copy of the proposed Stipulation of Settlement is attached hereto.

This Stipulation of Settlement will be presented to the above-named Court for approval after fourteen days from the date of this Notice.

Dated this 21ST day of APRIL, 2026.

City of Dubuque Board of Review,
Defendant

By _____
Barry A. Lindahl, Esq.
City Attorney
Suite 330, Harbor View Place
300 Main Street

Dubuque, IA 52001-6944
(563) 583-4113

IN THE IOWA DISTRICT COURT FOR DUBUQUE COUNTY

HY-VEE, INC.,	)	
Plaintiff-Appellant,	)	
vs.	)	**Case No. EQCV117395**
CITY OF DUBUQUE BOARD OF REVIEW.	)	
Defendant-Appellee.	)	

STIPULATION OF SETTLEMENT

Plaintiff-Appellant, Hy-Vee, Inc. and Defendant-Appellee, City of Dubuque Board of Review, state to the Court that the pending litigation with regard to the tax assessment for the following-described property as of January 1, 2025:

(Parcel No. 1017476005)

has been settled and agreed upon as follows:

Valuation:

Land	$2,367,000.00
Buildings	$4,360,500.00
Total	**$6,727,500.00**

It is further agreed that the Valuation of $6,727,500.00 shall be effective for January 1, 2025 and January 1, 2026.

It is further agreed that upon entry of a Court Order confirming the above settlement, the above pending litigation shall be dismissed with prejudice, and the costs shall be paid by Plaintiffs.

Dated this 1st day of April, 2026.

HY-VEE, INC.

CITY OF DUBUQUE BOARD OF REVIEW

By: Brett R Marshall
Brett R. Marshall, Esq.
Attorney for Hy-Vee, Inc.

By: _____
Barry A. Lindahl, Esq.
Suite 330, Harbor View Place
300 Main Street
Dubuque, IA 52001-6944
(563) 583-4113
Counsel for the City of Dubuque
Board of Review

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org
Office Hours: 8:00 AM – 5:00 PM, T-W-Th
8:00 AM – 12:00 PM, F

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AGENDA LETTER

April 15, 2026

Mayor and Members of the City Council
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

President of the Board of Directors
Northeast Iowa Community College
P.O. Box 400
Calmar, IA 52132

Chairperson of the
Dubuque County Board of Supervisors
Dubuque County Courthouse
720 Central Avenue
Dubuque, IA 52001

Chairperson of the Board of Trustees
Dubuque County Hospital
Sunnycrest Manor
2375 Roosevelt Street
Dubuque, IA 52001

Chairperson of the School Board
Dubuque Community School District
Central Administration Offices
2300 Chaney Road
Dubuque, IA 52001

Chairperson of the Council of the
Dubuque County Agricultural Extension
Service
14858 West Ridge Lane, Suite 2
Dubuque, IA 52003

Chairperson of the Conference Board
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

RE: Hy Vee Inc vs. City of Dubuque Board of Review
2025 Property Tax Appeal
District Court for Dubuque County Case No. EQCV117395

Enclosed is a copy of the Stipulation of Settlement regarding a tax assessment appeal filed by Hy-Vee, Inc. with the District Court for Dubuque County. Iowa Code Sec. 441.44 requires that the Stipulation of Settlement be served upon each of you.

There is one property that is the subject of this appeal. The appeal is for the January 1, 2025, assessed value.

Details of Property
The property is located at 2395 NW Arterial, Dubuque Iowa, it is owned by Lambro Dubuque LLC and operated by Hy Vee Supermarket. The land area of the property is 9.56 acres and is located on the west side of the NW Arterial and north of Asbury Road. It was improved with a one-story building built in 1999 and expanded in 2006 with a total building area of 78,134 square feet.

2025 Appeal
Hy Vee filed a protest with the City of Dubuque Board of Review in April 2025 appealing to the 2025 assessment of $7,264,700. The prior 2024 assessment was $5,750,000. The protest claimed the market value to be $3,632,400. After presenting evidence during the Board of Review hearing, the petitioner requested a value of $6,307,300. The Board did not change the 2025 value. Hy Vee filed a District Court appeal.

Proposed Settlement
After each party submitted appraisals, discussion ensued between them regarding a settlement. The parties have reached a proposed settlement agreement. The tentative settlement is for an assessed value for January 1, 2025, and January 1, 2026, of $6,727,500.

Pursuant to the Stipulation of Settlement the appeal will be dismissed, and the assessed value will be adjusted to $6,727,500 for 2025 and 2026.

The value for 2025 and 2026 will be apportioned as follows:

Land	$2,367,000
Building	$4,360,500
Total Value	**$6,727,500**

The proposed settlement will be presented to the Iowa District Court for Dubuque County after fourteen (14) days from the date indicated on the attached Notice of Voluntary Settlement. If there are any objections to the settlement they should be made known to the Court prior to that time. If you have any questions about the proposed settlement, please contact City Assessor Troy Patzner at (563) 589-4416.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

Enclosure
Attachment
cc: Michael C. Van Milligen, City Manager

Adrienne N. Breifelder, City Clerk
Troy Patzner, City Assessor

IN THE IOWA DISTRICT COURT FOR DUBUQUE COUNTY

HY-VEE, INC.,	)	
Plaintiff-Appellant,	)	
vs.	)	**Case No. EQCV117400**
CITY OF DUBUQUE BOARD OF REVIEW.	)	
Defendant-Appellee.	)	

NOTICE OF VOLUNTARY SETTLEMENT

TO: City of Dubuque, Iowa
County of Dubuque, Iowa
Dubuque Community School District
Northeast Iowa Community College
Dubuque County Hospital
Dubuque County Agricultural Extension Service
Conference Board of the City of Dubuque

YOU ARE HEREBY NOTIFIED, pursuant to Iowa Code Section 441.44 that the above-named Plaintiff and the Dubuque City Board of Review, Defendant, have entered into a voluntary settlement of this assessment appeal.

A copy of the proposed Stipulation of Settlement is attached hereto.

This Stipulation of Settlement will be presented to the above-named Court for approval after fourteen days from the date of this Notice.

Dated this 21 ST day of APRIL, 2026.

City of Dubuque Board of Review,
Defendant

By _____
Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place

300 Main Street
Dubuque, IA 52001-6944
(563) 583-4113

IN THE IOWA DISTRICT COURT FOR DUBUQUE COUNTY

HY-VEE, INC.,	)	
Plaintiff-Appellant,	)	
vs.	)	**Case No. EQCV117400**
CITY OF DUBUQUE BOARD OF REVIEW.	)	
Defendant-Appellee.	)	

STIPULATION OF SETTLEMENT

Plaintiff-Appellant, Hy-Vee, Inc. and Defendant-Appellee, City of Dubuque Board of Review, state to the Court that the pending litigation with regard to the tax assessment for the following-described property as of January 1, 2025:

(Parcel No. 1025477010)

has been settled and agreed upon as follows:

Valuation:

Land	$1,128,600.00
Buildings	$6,262,900.00
Total	**$7,391,500.00**

It is further agreed that the Valuation of $7,391,500.00 shall be effective for January 1, 2025 and January 1, 2026.

It is further agreed that upon entry of a Court Order confirming the above settlement, the above pending litigation shall be dismissed with prejudice, and the costs shall be paid by Plaintiffs.

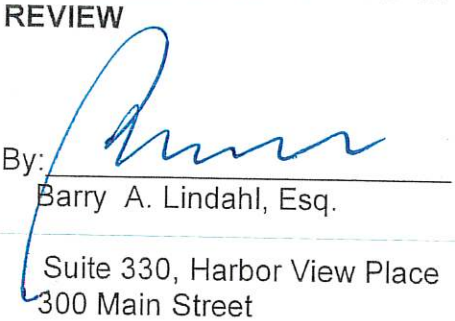
Dated this 7TH day of APRIL, 2026.

HY-VEE, INC.

By:

Brett R. Marshall, Esq.
Attorney for Hy-Vee, Inc.

CITY OF DUBUQUE BOARD OF REVIEW

By: 

Barry A. Lindahl, Esq.

Suite 330, Harbor View Place
300 Main Street
Dubuque, IA 52001-6944
(563) 583-4113
Counsel for the City of Dubuque
Board of Review

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org
Office Hours: 8:00 AM – 5:00 PM, T-W-Th
8:00 AM – 12:00 PM, F

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AGENDA LETTER

April 15, 2026

Mayor and Members of the City Council
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

President of the Board of Directors
Northeast Iowa Community College
P.O. Box 400
Calmar, IA 52132

Chairperson of the
Dubuque County Board of Supervisors
Dubuque County Courthouse
720 Central Avenue
Dubuque, IA 52001

Chairperson of the Board of Trustees
Dubuque County Hospital
Sunnycrest Manor
2375 Roosevelt Street
Dubuque, IA 52001

Chairperson of the School Board
Dubuque Community School District
Central Administration Offices
2300 Chaney Road
Dubuque, IA 52001

Chairperson of the Council of the
Dubuque County Agricultural Extension
Service
14858 West Ridge Lane, Suite 2
Dubuque, IA 52003

Chairperson of the Conference Board
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

RE: Hy Vee Inc vs. City of Dubuque Board of Review
2025 Property Tax Appeal
District Court for Dubuque County Case No. EQCV117400

Enclosed is a copy of the Stipulation of Settlement regarding a tax assessment appeal filed by Hy-Vee, Inc. with the District Court for Dubuque County. Iowa Code Sec. 441.44 requires that the Stipulation of Settlement be served upon each of you.

There is one property that is the subject of this appeal. The appeal is for the January 1, 2025, assessed value.

Details of Property
The property is located at 300 and 400 S Locust Street, Dubuque Iowa, and is owned and operated by Hy Vee Supermarket and Convenience Store. The land area of the property is 7.51 acres and is located between South Locust and Harrison Streets on the southeast side of Dubuque. It is improved with (3) 1-story buildings: a 2005-built 77,526 square foot supermarket, a 2006-built 2,409 square foot convenience store and 2022-built 1,152 square foot drive-up kiosk.

2025 Appeal
Hy Vee filed a protest with the City of Dubuque Board of Review in April 2025 appealing to the 2025 assessment of $9,358,400. The prior 2024 assessment was $7,154,000. The protest claimed the market value to be $4,679,200. After presenting evidence during the Board of Review hearing, the petitioner requested a value of $7,976,800. The Board did not change the 2025 value. Hy Vee filed a District Court appeal.

NOTE
In May 2025, the property was re-platted into two contiguous parcels. 400 South Locust Street, a 0.83-acre parcel that contains the convenience store and 300 South Locust Street, a 6.68-acre parcel containing the grocery store and drive-up kiosk building.

Proposed Settlement
After each party submitted appraisals, discussion ensued between them regarding a settlement. The parties have reached a proposed settlement agreement. The tentative settlement is for an assessed value for January 1, 2025, and January 1, 2026, of $7,391,500 for 300 South Locust Street while leaving the value of 400 South Locust Street to remain at $1,069,600.

Pursuant to the Stipulation of Settlement the appeal will be dismissed, and the assessed value of 300 S Locust St. will be adjusted to $7,391,500 for 2025 and 2026.

The value for 2025 and 2026 of 300 S Locust St. will be apportioned as follows:

Land	$1,128,600
Building	$6,262,900
Total Value	**$7,391,500**

The proposed settlement will be presented to the Iowa District Court for Dubuque County after fourteen (14) days from the date indicated on the attached Notice of Voluntary Settlement. If there are any objections to the settlement they should be made known to the Court prior to that time. If you have any questions about the proposed settlement, please contact City Assessor Troy Patzner at (563) 589-4416.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

Enclosure
Attachment
cc: Michael C. Van Milligen, City Manager
Adrienne N. Breifelder, City Clerk
Troy Patzner, City Assessor

Copyrighted
May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 8.

ITEM TITLE:	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
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. Correspondence MP-061-6(720)175--76-31
2. Correspondence MP-020-6(715)283--76-28

IOWA | DOT

KIM REYNOLDS, GOVERNOR
CHRIS COURNOYER, LT. GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR
MELISSA GILLETT, IOWA DOT COO

IOWA DEPARTMENT OF TRANSPORTATION
DIVISION/BUREAU
5455 Kirkwood Blvd. SW
Cedar Rapids, IA 52404
319-364-0235
www.iowadot.gov

April 17, 2026

Ref: MP-061-6(720)175--76-31

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on April 21, 2026. This project, or a portion thereof, lies within or near your city. The project is proposed for construction during 2026 and will consist of PCC patching on US-61 from the Iowa/Wisconsin State Line to the Jackson County Line.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund, and no charges will be made against the city.

The contract will be administered by the Manchester Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Hugh Holak, P.E., Resident Construction Engineer of the Manchester RCE Office by calling 563-927-2397, or by email at hugh.holak@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,

Danielle Alvarez, P.E.
Assistant District Engineer

DLA:JWP

To: Trish Gleason, Assistant City Clerk, City of Dubuque
Shane Chapman, City Clerk, City of Zwingle

Cc: Jesse Tibodeau, P.E., Iowa DOT District Engineer, District 6
Danielle Alvarez, P.E., Iowa DOT Assistant District Engineer, District 6
Adrian Simonson, P.E., Iowa DOT District Construction Engineer, District 6
Hugh Holak, P.E., Manchester Resident Construction Engineer, Manchester RCE Office
Brian Stelken, Iowa DOT Engineering Tech Senior, Manchester RCE Office
Diane Recker, Iowa DOT Engineering Office Assistant, Manchester RCE Office
Russell Weber, P.E., Iowa DOT Area Engineer, District 6 Office

IOWA | DOT

KIM REYNOLDS, GOVERNOR
CHRIS COURNOYER, LT. GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR
MELISSA GILLETT, IOWA DOT COO

IOWA DEPARTMENT OF TRANSPORTATION
DIVISION/BUREAU
5455 Kirkwood Blvd. SW
Cedar Rapids, IA 52404
319-364-0235
www.iowadot.gov

April 17, 2026

Ref: MP-020-6(715)283--76-28

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on April 21, 2026. This project, or a portion thereof, lies within or near your city. The project is proposed for construction during 2026 and will consist of PCC patching on US-20 from IA-38 to US-61.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund, and no charges will be made against the city.

The contract will be administered by the Manchester Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Hugh Holak, P.E., Resident Construction Engineer of the Manchester RCE Office by calling 563-927-2397, or by email at hugh.holak@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,

Danielle Alvarez, P.E.
Assistant District Engineer

DLA:JWP

To: Erin Learn, City Clerk, City of Delaware
Linda Gaul, City Clerk, City of Earlville
Jake Harris, Utility Superintendent, City of Earlville
Trisha Maiers, City Clerk/Treasurer, City of Dyersville
Korissa Tuegel, City Clerk, City of Farley
Jessica Kennedy, City Clerk, City of Epworth
Marcie Winkelman, City Clerk, City of Peosta
Adrienne Breitfelder, City Clerk, City of Dubuque

Cc: Jesse Tibodeau, P.E., Iowa DOT District Engineer, District 6
Danielle Alvarez, P.E., Iowa DOT Assistant District Engineer, District 6
Adrian Simonson, P.E., Iowa DOT District Construction Engineer, District 6

IOWA DEPARTMENT OF TRANSPORTATION
DIVISION/BUREAU
5455 Kirkwood Blvd. SW
Cedar Rapids, IA 52404
319-364-0235
www.iowadot.gov

Hugh Holak, P.E., Manchester Resident Construction Engineer, Manchester RCE Office
Brian Stelken, Iowa DOT Engineering Tech Senior, Manchester RCE Office
Diane Recker, Iowa DOT Engineering Office Assistant, Manchester RCE Office
Russell Weber, P.E., Iowa DOT Area Engineer, District 6 Office

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 9.

ITEM TITLE:	Public, Education, and Government (PEG) Access Channel Programming Equipment Fund Expenditures
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo PEG Fund Expenditures
2. PEG Fund Expenditure Memo - April 2026
3. Challenge to Change_Comm PEG Grant_Submission_2026
4. DCFAS_Comm PEG Equip_Submission_2026
5. JMilligan_Comm PEG Equip_Submission_2026
6. CityofDBQ_Channel Operator PEG Grant Combined Application Materials_20260325

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: PEG Fund Expenditures

DATE: April 27, 2026

Public Information Officer Randy Gehl is recommending City Council receive, file, and approve 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

The Cable TV Commission met on March 27, 2026, to review five Community PEG Access Equipment Grant and one PEG Access Channel Operator Equipment Grant applications. Each application included an overview of the equipment requested and its intended use in PEG access programming production. Additionally, Community PEG Grant applicants submitted an estimated cost list for the equipment as part of the application process, while the Channel Operator PEG Grant applicant provided 3 quotes. Three applications submitted by Challenge to Change, Inc., Dubuque County Fine Arts Society, and Justin Milligan, as well as a request submitted by the City of Dubuque were recommended by the commission for approval.

The commission's approved recommendations for the Community PEG Access Equipment Grant for City Council consideration are as follows:

- Challenge to Change, Inc. (organization): $9,593.84 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes a camera bundle, lens, microphones, lighting, teleprompter, monitor, tripod, cables, and accessories. The application outlines the production of a series focused on preventative mental health, mindfulness-based education, yoga, and sound based regulation practices. The programs are described as educational in nature and designed to support families, caregivers, workforce professionals, and the community in strengthening emotional regulation, stress recovery, and overall well-being.

- Dubuque County Fine Arts Society (organization): $7,856.39 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes cameras, lenses, tripods, microphones, lighting, cables, and accessories. The application

outlines the production of a video series titled Creative Dubuque Arts: Arts in Action (working title). The series is intended to document artistic practice, live performance, arts education, volunteer engagement, and community-based cultural programming. Additionally, the application highlights seven of the organization's affiliates, which will be featured in the produced programming.

- Justin Milligan (resident): $2,650 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes a camera, microphone, lighting, tripod, and accessories. The application outlines the production of a series titled What's on My Shelf, which is intended to feature conversations with local arts and cultural leaders, civic figures, and business owners about recorded culture and personal media collections in a casual, documentary-style format.

The commission's approved recommendation for the PEG Access Channel Operator Equipment Grant for City Council consideration is as follows:

- City of Dubuque: $3,179.15 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming and channel operations. The requested equipment includes a replacement backup power system for broadcast infrastructure, a portable recording device for studio and in-field operations, and lights that will enhance drone operations.

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
Randy Gehl, Public Information Officer
Felicia Carner, Multimedia Specialist

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: Randy Gehl, Public Information Officer
SUBJECT: PEG Fund Expenditures
DATE: April 14, 2026

INTRODUCTION

The purpose of this memorandum is to forward recommendations from the Cable TV Commission to approve four requests for funding from the Public, Educational, and Governmental (PEG) Equipment Grant Program.

BACKGROUND

The City's former cable television franchise agreement with Mediacom established an annual grant program dedicated to funding equipment acquisitions for the production of local public, educational, and governmental (PEG) programming. City of Dubuque residents or qualified organizations – those with a principal place of business within City limits or a principal regular meeting place within City limits – may apply for funding from this program.

Because Mediacom now operates in Dubuque under a state franchise, the state code related to cable franchises applies to the use of Dubuque PEG Capital Grant for Access Equipment and Facilities funds. The code states, “All fees collected pursuant to this subsection shall be used only for the support of the public, educational, and governmental access channels.” Currently, five PEG channels are offered on the Mediacom cable system. The City of Dubuque operates the local government access channels (CityChannel Dubuque and CityChannel Graphics) and the public access channel, the Dubuque Community School District operates the public education access channel, and Loras College operates the shared education access channel.

The PEG Capital Grant for Access Equipment and Facilities fund currently has a balance of $1,271,820.80 The fund has been used to support the creation of PEG access programming by a variety of organizations over the years. Mediacom is no longer required to contribute to this fund so the only way it will grow is through interest. There are two grant processes available for requesting funding: one designated for community members, and another specifically for PEG channel operators. Details are available at https://cityofdubuque.org/3229/PEG-Equipment-Grant-Programs.

DISCUSSION

The Cable TV Commission met on March 27, 2026, to review five Community PEG Access Equipment Grant and one PEG Access Channel Operator Equipment Grant applications. Each application included an overview of the equipment requested and its

intended use in PEG access programming production. Additionally, Community PEG Grant applicants submitted an estimated cost list for the equipment as part of the application process, while the Channel Operator PEG Grant applicant provided 3 quotes. Three applications submitted by Challenge to Change, Inc., Dubuque County Fine Arts Society, and Justin Milligan, as well as a request submitted by the City of Dubuque were recommended by the commission for approval.

The commission's approved recommendations for the **Community PEG Access Equipment Grant** for City Council consideration are as follows:

- Challenge to Change, Inc. (organization): $9,593.84 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes a camera bundle, lens, microphones, lighting, teleprompter, monitor, tripod, cables, and accessories. The application outlines the production of a series focused on preventative mental health, mindfulness-based education, yoga, and sound-based regulation practices. The programs are described as educational in nature and designed to support families, caregivers, workforce professionals, and the community in strengthening emotional regulation, stress recovery, and overall well-being.

- Dubuque County Fine Arts Society (organization): $7,856.39 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes cameras, lenses, tripods, microphones, lighting, cables, and accessories. The application outlines the production of a video series titled *Creative Dubuque Arts: Arts in Action* (working title). The series is intended to document artistic practice, live performance, arts education, volunteer engagement, and community-based cultural programming. Additionally, the application highlights seven of the organization's affiliates, which will be featured in the produced programming.

- Justin Milligan (resident): $2,650 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming. Equipment requested in the application includes a camera, microphone, lighting, tripod, and accessories. The application outlines the production of a series titled *What's on My Shelf*, which is intended to feature conversations with local arts and cultural leaders, civic figures, and business owners about recorded culture and personal media collections in a casual, documentary-style format.

The commission's approved recommendation for the **PEG Access Channel Operator Equipment Gran**t for City Council consideration is as follows:

- City of Dubuque: $3,179.15 plus up to 10% for shipping and price variations for equipment packaged to support the development of PEG access programming

and channel operations. The requested equipment includes a replacement backup power system for broadcast infrastructure, a portable recording device for studio and in-field operations, and lights that will enhance drone operations.

If the Cable TV Commission's recommendations for funding are approved by City Council, City staff will coordinate the purchase of all related equipment and distribute to the awarded recipients.

RECOMMENDED ACTION

I respectfully request 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 be forwarded to the City Council to receive, file, and approve.

Cc: Felicia Carner, Multimedia Specialist

Community PEG Access Equipment Grant Application

Submitted by Challenge to Change, Inc.

Submitted on: Feb. 19, 2026
Additional Material Submitted On: Feb. 22, 2026
Total Request: $9,593.84

Application: Pages 2-9

Equipment List: Page 10

Proof of Pricing/Quote: Pages 11-14

Print

Community PEG Access Equipment Grant Application - Submission #60138

Date Submitted: 2/19/2026

The Community PEG Access Equipment Grant is dedicated to supporting the creation of video programming for the City of Dubuque's public, educational, and governmental (PEG) access channels on local cable television systems. Through this opportunity, equipment is funded to up to 5 individuals and/or organizations each year with an interest in producing content for one of Dubuque's PEG channels.

Please review all **grant details (PDF)** and the **full terms of agreement (PDF)**, prior to beginning this application. **The deadline for this application is February 22, 2026 at 11:59 p.m.**

Following the deadline, the Cable TV Commission will review applications at a meeting during which they will consider their support and approval of selected grant recipients.

Application Overview

This application will walk you through several sections, detailing information required for submission. If you have any questions or need assistance along the way, please reach out to Felicia Carner at fcarner@cityofdubuque.org or 563-690-6288.

Below is an overview of application materials:

- Applicant Details
- Funding Scope and Requirements
- Programming Proposal
- Requested Equipment List
    - **Download Optional Template (Excel)**
- Plan for Use of Requested Equipment
- Proof of Quote for Pricing Confirmation

Consideration Process

Commissioners will vote to recommend funding Community PEG Access Equipment Grant requests based off the following criteria:

- Eligibility requirements
- Completion of application materials
- Requested equipment supports the production of proposed access programming
- Applicant demonstrates sufficient knowledge regarding use of requested equipment

Commissioners will review applications in advance of the public meeting to prepare for discussion. This review is informal and not scored.

To support consistent preparation, Commissioners will refer to a shared set of review considerations. These are provided for applicant awareness only.

Commission Review Considerations (PDF)

Final selections will be made collectively during a public Commission meeting, where up to five applicants will be selected for funding and general reasoning will be shared.

Please note, the Cable TV Commission serves as an advisory commission. Their recommendations will go before the Dubuque City Council for final approval.

Applicant Details*

Are you applying on behalf of yourself or an organization?

- ( ) Myself
- (•) Organization

Applicant's Name*

First and Last Name

Organization's Name*

Challenge to Change, Inc.

Application Contact*

Molly Schreiber

Organization's Principal Address *

418 Raymond Place

Applicant's Residing Address*

Number and Street Name

City*

Dubuque

State*

IA

Zip Code*

52003

Phone Number*

5635421168

Email *

support@challengetochangeinc.com

Eligibility: Located Within City of Dubuque Limits*

Do you live in the City of Dubuque or is your organization's principal place of business or regular meeting location within the City of Dubuque limits?

- (●) Yes
- ( ) No

Past Funding*

Since February 2023, have you been awarded equipment by the Cable TV Commission through PEG funds?

- ( ) Yes
- (●) No

Stop. Do not proceed with this application

Review Eligibility Requirement in Grant Details (PDF)

You do not meet the eligibility requirements for this grant program.

Applicants are not eligible if their primary residence or principal place of business is outside the city limits of the City of Dubuque, or if they have received support through the PEG Fund in the past three years.

Past recipients may reapply for funding if at least three years have passed since their most recent award and all reporting and other requirements related to previous funding have been fully completed.

For questions, please refer to the grant details or contact Multimedia Specialist Felicia Carner in the Communications Office at (563) 690-6288.

Funding Scope and Requirements*

The total requested amount for the Community PEG Access Equipment Grant may not exceed $5,000 per application for individuals or $10,000 per application for organizations.

Awarded applicants with requests under $5,000 will be required to produce a minimum of 5 programs with a cumulative total run time of 30 minutes. Requests of $5,000 or above will be required to produce a minimum of 10 programs with a cumulative run time of 60 minutes.

If a request to deviate from these requirements is submitted and approved, the approved changes will become the new required guidelines. The request to deviate must be included in the original application and outlined in proposal for programs.

Do you understand these requirements for programming?

- (●) Yes, I understand and agree to the outlined programming requirements.
- ( ) Yes, however I would like to include a request to deviate from these programming requirements.

Deviation Request*

Explanation for Request

Please explain why you are requesting to deviate from the outlined programming requirements and provide a proposed alternative requirement.

Programming Proposal *

Please see the following link for full Programming Proposal:
https://drive.google.com/file/d/1ZqLu0K5qBaXJBOLO8tG_NpGv_SFZzvfs/view?usp=sharing

Mindful Minutes, in partnership with Challenge to Change, Inc., proposes to produce an educational public access video series focused on preventative mental health, mindfulness-based education, yoga, and sound-based regulation practices for the Dubuque community.

The proposed series will include 18 professionally produced non-commercial programs, each approximately 10 minutes in length, totaling approximately 180 minutes of original programming, exceeding the minimum required 60 cumulative minutes.

Programming will be educational in nature and designed to support families, caregivers, workforce professionals, and community members in strengthening emotional regulation, resilience, stress recovery, and overall wellbeing.

Pillar 1: Family Regulation & Connection (6 Programs – 60 Minutes)

Family Reset Flow (10 min)
A guided family movement and breath session designed to support caregiver-child co-regulation through shared calming routines.

After-School Regulation Flow (10 min)
A decompression practice supporting smoother transitions from school to home.

Family Breath & Communication Practice (10 min)
Breathing exercises paired with structured communication prompts to model healthy emotional expression.

Playful Family Yoga for Connection (10 min)
Partner-based collaborative yoga designed to promote bonding and positive shared experiences.

Bedtime Wind Down Practice (10 min)
A calming routine to support healthy sleep transitions.

Morning Start Strong Routine (10 min)
A brief morning regulation sequence to build consistency and readiness for the day.

Pillar 2: Adult Stress & Workforce Wellness (6 Programs – 60 Minutes)

Stress Reset Flow (10 min)
Gentle yoga targeting common stress tension patterns.

Desk/Chair Yoga Break (10 min)
Workplace-friendly movement designed to improve circulation and reduce stiffness.

Guided Body Scan + Sound (10 min)
A guided relaxation combining body awareness and calming sound elements.

Breathwork for Calm & Clarity (10 min)
Structured breathing practices to reduce overwhelm and improve focus.

Tension Release Mobility (10 min)
Targeted mobility practice for neck, shoulders, and hips.

Regulation Toolkit Practice (10 min)
A structured session introducing multiple quick regulation tools for daily use.

Pillar 3: Deep Rest & Sound-Based Regulation (6 Programs – 60 Minutes)

Intro to Sound Regulation (10 min)
Educational orientation to sound-based calming practices and how to use them safely.

Adult Sound Meditation (10 min)
Restorative sound session promoting relaxation response activation.

Family Sound Bath Experience (10 min)
Shared sound-based calming session for caregivers and children.

Deep Rest Sound Healing (10 min)
Extended sound-based session supporting nervous system recovery.

Guided Relaxation with Sound (10 min)
Full-body guided relaxation supported by acoustic sound elements.

Midday Reset Sound Pause (10 min)
Short sound-based reset designed to interrupt stress cycles.

All programming will be:

• Produced specifically for non-commercial public access distribution
• Educational in focus
• Recorded without substantial use of artificial intelligence in key production elements
• Completed within the required 14-month timeframe

Detail video programming you intend to produce with the support of this grant. Include program titles, descriptions of content, approximate lengths, and total number of programs.

Please refer to the **Dubuque Cable Access Policy and Procedures Guideline (PDF)** for acceptable programming.

Requested Equipment List*

equipment pricing (6).pdf
Upload an equipment list that includes the product name, model number, and quantity for each requested item.

Computers, laptops, drones, and subscription-based software are not applicable through the Community PEG Access Equipment Grant.

Need help creating your list? Download and update this **PEG Requested Equipment List Template (Excel).**

Plan for Use of Requested Equipment*

This equipment package supports the development of a high-quality Preventative Mental Health Digital Access Program serving families, educators, and community members. The selected equipment ensures professional visual clarity, broadcast-level audio, accessibility, legal compliance, and long-term sustainability of publicly funded digital resources. Professional Video Camera System Purpose: To capture high-resolution instructional video with accurate color rendering, smooth motion tracking, and professional-grade dynamic range for yoga, meditation, and movement-based content. Community Impact: • Ensures clear full-body visibility during movement instruction. • Maintains consistent focus while instructors move, turn, and transition. • Supports zoom capability without sacrificing image clarity. • Builds public trust through professional production standards. • Creates durable digital infrastructure for long-term community access. Professional Zoom Lens (Not Included with Camera Body) Purpose: To allow controlled zooming and reframing during filming without physically repositioning equipment. Community Impact: • Enables full-body instruction and close-up breathing guidance. • Improves accessibility for viewers who need visual clarity. • Supports dynamic filming while maintaining stability. • Reduces filming inefficiencies and re-takes. • Strengthens instructional precision and visual engagement. XLR Audio Handle / Professional Audio Interface Purpose: To integrate broadcast-level microphones directly into the camera system for clean, balanced audio recording. Community Impact: • Ensures clear, distortion-free voice delivery. • Supports multi-microphone input for yoga and sound-based sessions. • Improves accessibility for participants with sensory sensitivities. • Reduces background interference. • Minimizes costly post-production audio correction. Teleprompter System Purpose: To allow instructors to deliver structured meditation and educational scripts while maintaining direct eye contact with viewers. Community Impact: • Improves instructional clarity and pacing. • Enhances trauma-informed communication. • Reduces recording errors and time waste. • Supports consistent program delivery across sessions. • Strengthens viewer engagement and trust. External Monitor Purpose: To provide real-time visual verification of framing, exposure, and focus during filming. Community Impact: • Ensures full-body poses remain fully visible. • Prevents framing errors during movement sequences. • Reduces need for re-filming. • Protects instructional accuracy. • Improves overall production efficiency. Tripod and Stabilization Equipment Purpose: To ensure stable and professional camera positioning during all recordings. Community Impact: • Prevents distracting camera movement. • Creates calm viewing experience during meditation content. • Maintains consistent visual framing. • Protects equipment from damage. • Improves reliability of long-format recordings. Professional Lighting and Light Stands Purpose: To ensure even, soft, and accurate lighting for posture alignment and facial visibility. Community Impact: • Improves clarity of instructional cues. • Reduces visual strain for viewers. • Maintains calming visual tone for meditation sessions. • Ensures consistent production quality. • Enhances overall professional presentation. Monitoring Headphones Purpose: To monitor audio quality during recording in real time. Community Impact: • Detects distortion or interference immediately. • Prevents unusable recordings. • Protects integrity of meditation and sound sessions. • Reduces production waste. • Maintains consistent audio standards. SD Cards and Secure Storage Purpose: To provide reliable high-speed storage for high-resolution video content. Community Impact: • Ensures uninterrupted recording. • Protects content from data corruption. • Supports long-term archiving of publicly funded materials. • Preserves digital assets for future access. Cables, Connectors, and Support Accessories Purpose: To ensure secure and stable connections between microphones, camera, and monitoring systems. Community Impact: • Reduces risk of technical failure. • Prevents audio dropouts during recording. • Maintains consistent production standards. • Supports safe equipment setup. Neutral Density and Protective Filters Purpose: To control light exposure and protect lens equipment. Community Impact: • Prevents overexposure in natural light settings. • Maintains consistent visual quality. • Protects long-term lens investment. • Supports professional filming standards.

Provide a short explanation about how the requested equipment will be used and assist in the production of your proposed list of programming.

Quote and Pricing Confirmation *

equipment pricing (6).pdf
Upload a proof of quote.

A quote must be provided for each listed item to confirm pricing. A proof of quote must come directly from a vendor or a vendor's website. The quote must show the requested items, listed prices, and quantities.

Need an example of a proof a quote? **View this shopping cart example from a vendor's website (PDF).**

You may also try contacting a vendor for assistance with creating a quote.

Cost for Requested Equipment*

$9593.84

Excluding shipping and taxes, please include the total cost for the requested equipment.

Provided totals must match amounts listed in the proof of quote.

Confirmation of Pricing Limits*

I acknowledge and understand the funding limits of this grant program and confirm that this application's total requested equipment cost does not exceed those limits.

If applying on behalf of myself as an individual, the requested amount does not exceed $5,000. If applying on behalf of an organization, the requested amount does not exceed $10,000.

☑ Yes, I confirm my application is within the funding limits.

Acknowledgement of Grant Details and Terms*

I acknowledge my responsibility to read and understand the details (PDF) and full terms (PDF) of the Community PEG Access Equipment grant. If awarded, I am prepared to accept the terms, which include but are not limited to:

- Equipment is used solely for non-commercial purposes.
- The total required amount of programming be produced and aired within 14 months of receiving equipment.
- A final grant report is presented within 18 months of receiving the equipment to the Cable TV Commission which includes:
    1. List of access programming created, including total run times and short description of each program.
    2. Video sample of programming created.
    3. Written report of any significant deviations from submitted programming proposal.
- Recipient commits to producing content, including all key production elements, without the substantial use of artificial intelligence (AI) assistance.
- All equipment must be returned to the City of Dubuque if applicant fails to fulfill the terms of agreement within 18 months of receiving equipment.

Review the Community PEG Access Equipment Grant details (PDF) and full terms of agreement (PDF).

☑ Yes, I have read the grant details and understand the full terms of agreement.

Category	Item	Brand / Model	Quantity
Camera	Sony FX3 Full-Frame Cinema Camera (ILME-FX3) Bundle	Sony FX3 Bundle	1
Camera	Sony XLR Handle Unit	Sony XLR Handle	1
Lens	Sigma 28-70mm f/2.8 DG DN Lens (Sony E Mount)	Sigma 28-70mm f/2.8 DG DN	1
Filter	K&F Concept 82mm Variable ND Filter (ND3–ND1000)	K&F Concept 82mm VND	1
Storage	Lexar 512GB Professional 2000x SDXC UHS-II Memory Card	Lexar 512GB UHS-II V90	1
Audio	Rode NT5 Matched Pair Small-Diaphragm Condenser Microphones	Rode NT5 Matched Pair	1
Audio	InnoGear Tripod Boom Arm Microphone Stand	InnoGear Boom Stand	2
Audio	Elgato Wave Mic Arm LP (Low Profile Arm)	Elgato Wave Mic Arm LP	1
Audio	Muden 25ft XLR Cables (Male to Female, 2-Pack)	Muden XLR Cable 25ft 2-Pack	1
Audio	Audio-Technica ATH-M50x Studio Monitor Headphones	ATH-M50x	1
Lighting	Godox LA200Bi Bi-Color LED Video Light (210W)	Godox LA200Bi	2
Lighting	GVM SD200B 200W LED Video Light with Softbox Kit	GVM SD200B Kit	1
Lighting	Neewer 15.7” x 15.7” Quick Setup Softbox (Bowens Mount)	Neewer Quick Softbox	1
Lighting	Anuuit 7ft Adjustable Aluminum Light Stands (2-Pack)	Anuuit 7ft Light Stands	1
Teleprompter	GVM 18.5” Teleprompter Kit with Monitor	GVM 18.5” Teleprompter	1
Monitor	Osee G7 Pro 7” Touchscreen Camera Monitor (3000 Nits)	Osee G7 Pro	1
Support	SmallRig AD-01S Heavy-Duty Video Tripod with Fluid Head	SmallRig AD-01S	1
Cables	Twozoh Micro HDMI to HDMI Cable 30ft (Braided)	Twozoh 30ft Micro HDMI	1
Cables	DaVinci 33ft Fiber Optic USB-C Video Cable	DaVinci 33ft USB-C Fiber	1

Sweet Water

https://www.sweetwater.com/store/cart.php

ItemID: ATH-M50x

Audio-Technica ATH-M50x Studio Monitoring Headphones - Black on Silver

Closed-back, Over-ear Headphones with 45mm Neodymium Magnet Drivers - Black on Silver

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 24 Month Promotional Financing could be available* *with qualifying purchase of $399.00* Details

Sweetwater 2 Year Warranty ~~$15.00~~ FREE

Bundle & Save | Popular Accessories

Audio-Technica ATH-M50x Headphone Bundle with Desk Hanger — ~~$180.34~~ $174.99 — Buy Instead

Audio-Technica ATH-M50x Closed-back Studio Monitoring Headphones with Case Bundle — ~~$191.99~~ $179.99 — Buy Instead

View all 7 bundles >

1 + Remove — $159.00

ItemID: AtlasUSD128n1

OWC Atlas Ultra V90 SDXC Memory Card with Travel-size SD Card Reader/Writer - 128GB

SDXC Memory Card with 250MB/s Read and Write Speeds - 128GB; Multi-card Reader/Writer with 1,032MB/s Speeds, USB-C Connectivity, Write-protection, Status LEDS, and Innergize App Compatibility

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 24 Month Promotional Financing could be available* *with qualifying purchase of $399.00* Details

Sweetwater 2 Year Warranty ~~$21.00~~ FREE

1 + Remove — $219.98

ItemID: AtlasUltSD128

OWC Atlas Ultra V90 SDXC Memory Card - 128GB

SDXC Memory Card with 250MB/s Read and Write Speeds - 128GB

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Note: Due to increased demand for both RAM and SSD, purchase quantity is limited to two per customer. Please call your sales engineer to discuss other quantities. Price and stock shown on our site is not guaranteed.

Promo: 24 Month Promotional Financing could be available* *with qualifying purchase of $399.00* Details

Sweetwater 2 Year Warranty ~~$13.00~~ FREE

Make it a Bundle!

OWC Atlas Ultra V90 SDXC Memory Card with Travel-size SD Card Reader/Writer - 128GB — $219.98 — Buy Instead

1 + Remove — $139.99

ItemID: NT5Bun1

Rode NT5 - Matched Pair Compact Condenser Microphones Bundle with Stands and Cables

Matched Pair Compact Condenser Microphones, (2) Mic Stands, and (2) XLR Cables

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 24 Month Promotional Financing available* Details

Or earn 5% back in Bonus Bucks† when you use your Sweetwater Card. Details

Sweetwater 2 Year Warranty ~~$76.00~~ FREE

1 + Remove — $575.99

ItemID: ElPrompterXL

Elgato Prompter XL

All-in-one 15.6" Teleprompter with Reinforced Aluminum Bracket and Magnetic Display Mount

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 6 Month Special Financing* available‡ Details

Sweetwater 2 Year Warranty ~~$59.00~~ FREE

1 + Remove — $599.99

Sony Alpha FX3A Cinema Line Full-frame Camera with XLR Handle Unit

4K Video Camera with Full-frame Sensor, S-Cinetone Color Science, Autofocusing, Tracking, Touchscreen LCD, HDMI, USB-C, Bluetooth, and XLR Handle Unit

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 6 Month Special Financing* available‡ Details

Sweetwater 2 Year Warranty ~~$429.00~~ FREE

1 + Remove — $4,298.00

ItemID: SEL2470GM

Sony SEL2470GM FE 24mm to 70 mm f/2.8 GM Full-frame Standard Zoom G Master Lens

Full-frame Standard Zoom G Master Lens - 24-70mm, f/2.8

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 6 Month Special Financing* available‡ Details

Sweetwater 2 Year Warranty ~~$179.00~~ FREE

Only 1 left in stock! Order Soon!

Popular Accessories

Tenba Tools Lens Capsule - 6 inches x 3.5 inches — $36.95 — Add To Order

Gator GU-2015-10-WPDF Titan Series Waterproof Case with Diced Foam — ~~$349.99~~ $311.49 — Add To Order

1 + Remove — $1,798.00

ItemID: ShinobiSMon

Atomos Shinobi II 5.2-inch HDMI HDR Monitor

HDMI/SDI HDR Monitor with 5" Touchscreen Display

✓ In Stock ✓ Free Shipping ✓ Free Product Support ✓ Free 2-Year Warranty

Promo: 6 Month Special Financing* available‡ Details

Sweetwater 2 Year Warranty ~~$37.00~~ FREE

Only 1 left in stock! Order Soon!

Popular Accessories

Kondor Blue Pro-Blade SSD Handle — $199.00 — Add To Order

Sony NP-FZ100 Lithium-ion Battery — $88.00 — Add To Order

View all popular accessories

1 + Remove — $375.00

Subtotal (8 items): $8,165.95

Estimated Shipping: FREE

Additional shipping methods will be available during checkout

CHECKOUT

PayPal

More financing and payment options

Saved for Later

Stash ideas here, commitment-free!

RODE SM4-R Suspension Shockmount

BH # ROSM4R • MFR #SM4-R

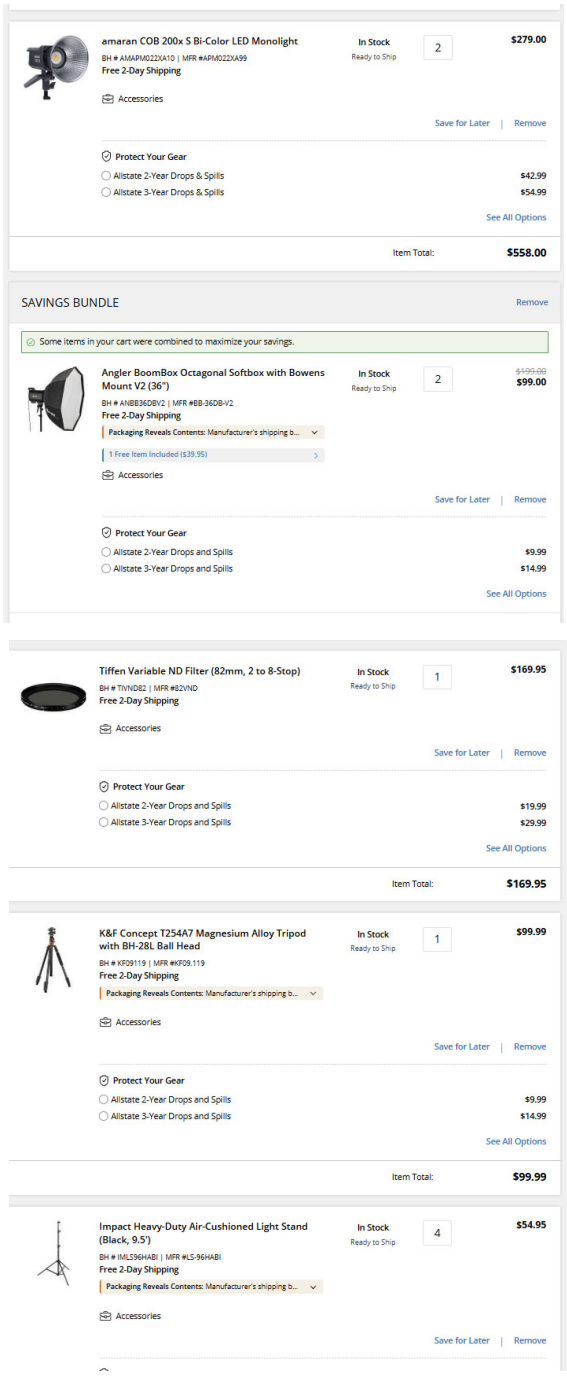
Free 2-Day Shipping

In Stock

Ready to Ship

$52.99

Move to Cart | Move to Wish List | Remove



amaran COB 200x S Bi-Color LED Monolight
BH # AMAPM022XA10 | MFR #APM022XA99
Free 2-Day Shipping
Accessories
In Stock
Ready to Ship
2
$279.00
Save for Later | Remove
Protect Your Gear
Allstate 2-Year Drops & Spills $42.99
Allstate 3-Year Drops & Spills $54.99
See All Options
Item Total: $558.00

SAVINGS BUNDLE Remove
Some items in your cart were combined to maximize your savings.

Angler BoomBox Octagonal Softbox with Bowens Mount V2 (36")
BH # ANBB36DBV2 | MFR #BB-36DB-V2
Free 2-Day Shipping
Packaging Reveals Contents: Manufacturer's shipping b...
1 Free Item Included ($39.95)
Accessories
In Stock
Ready to Ship
2
$199.00 $99.00
Save for Later | Remove
Protect Your Gear
Allstate 2-Year Drops and Spills $9.99
Allstate 3-Year Drops and Spills $14.99
See All Options

Tiffen Variable ND Filter (82mm, 2 to 8-Stop)
BH # TIVND82 | MFR #82VND
Free 2-Day Shipping
Accessories
In Stock
Ready to Ship
1
$169.95
Save for Later | Remove
Protect Your Gear
Allstate 2-Year Drops and Spills $19.99
Allstate 3-Year Drops and Spills $29.99
See All Options
Item Total: $169.95

K&F Concept T254A7 Magnesium Alloy Tripod with BH-28L Ball Head
BH # KF09119 | MFR #KF09.119
Free 2-Day Shipping
Packaging Reveals Contents: Manufacturer's shipping b...
Accessories
In Stock
Ready to Ship
1
$99.99
Save for Later | Remove
Protect Your Gear
Allstate 2-Year Drops and Spills $9.99
Allstate 3-Year Drops and Spills $14.99
See All Options
Item Total: $99.99

Impact Heavy-Duty Air-Cushioned Light Stand (Black, 9.5')
BH # IMLS96HABI | MFR #LS-96HABI
Free 2-Day Shipping
Packaging Reveals Contents: Manufacturer's shipping b...
Accessories
In Stock
Ready to Ship
4
$54.95
Save for Later | Remove

PROMO CODE
Apply

Estimated Shipping & Tax ⓘ
NYC SuperStore Pickup See Details
UNITED STATES
Zip Code 52004

Subtotal:	$9,287.72
Shipping:	FREE
Est. Tax ⓘ:	$650.14
Total:	$9,937.86

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Sony XLR-H1 XLR Handle Unit
BH # SOXLRH1 | MFR #XLR-H1
Free 2-Day Shipping
Accessories
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1
$698.00
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Sigma 24-70mm f/2.8 DG DN II Art Lens (Sony E)
BH # SI247028IIE | MFR #57A965
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$4,798.00
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RODE NT5 Small-Diaphragm Condenser Microphone
BH # RONT5S | MFR #NT5
Free 2-Day Shipping
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2
$219.00
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Allstate 2-Year Drops & Spills $36.99
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ProGrade Digital 128GB UHS-II SDXC Iridium Memory Card
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Sigma 28-70mm f/2.8 DG DN Contemporary Lens for Sony E

MFG# 592965 Samy's Part# S-068992
Availability: In Stock

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Instant Savings -$100.00
Expires: March 01, 2026
Total $889.00

Cart Subtotal

Subtotal (12 items)	$7,178.06
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Estimated Tax	$0.00
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Order total:	**$9,593.84**

Community PEG Access Equipment Grant Application

Submitted by Dubuque County Fine Arts Society

Submitted on: Feb. 22, 2026

Total Request: $7,856.39

Application: Pages 2-9

Equipment List: Page 10

Proof of Pricing/Quote: Pages 11-25

Print

Community PEG Access Equipment Grant Application - Submission #60160

Date Submitted: 2/22/2026

The Community PEG Access Equipment Grant is dedicated to supporting the creation of video programming for the City of Dubuque's public, educational, and governmental (PEG) access channels on local cable television systems. Through this opportunity, equipment is funded to up to 5 individuals and/or organizations each year with an interest in producing content for one of Dubuque's PEG channels.

Please review all **grant details (PDF)** and the **full terms of agreement (PDF)**, prior to beginning this application. **The deadline for this application is February 22, 2026 at 11:59 p.m.**

Following the deadline, the Cable TV Commission will review applications at a meeting during which they will consider their support and approval of selected grant recipients.

Application Overview

This application will walk you through several sections, detailing information required for submission. If you have any questions or need assistance along the way, please reach out to Felicia Carner at fcarner@cityofdubuque.org or 563-690-6288.

Below is an overview of application materials:

- Applicant Details
- Funding Scope and Requirements
- Programming Proposal
- Requested Equipment List
    - **Download Optional Template (Excel)**
- Plan for Use of Requested Equipment
- Proof of Quote for Pricing Confirmation

Consideration Process

Commissioners will vote to recommend funding Community PEG Access Equipment Grant requests based off the following criteria:

- Eligibility requirements
- Completion of application materials
- Requested equipment supports the production of proposed access programming
- Applicant demonstrates sufficient knowledge regarding use of requested equipment

Commissioners will review applications in advance of the public meeting to prepare for discussion. This review is informal and not scored.

To support consistent preparation, Commissioners will refer to a shared set of review considerations. These are provided for applicant awareness only.

Commission Review Considerations (PDF)

Final selections will be made collectively during a public Commission meeting, where up to five applicants will be selected for funding and general reasoning will be shared.

Please note, the Cable TV Commission serves as an advisory commission. Their recommendations will go before the Dubuque City Council for final approval.

Applicant Details*

Are you applying on behalf of yourself or an organization?

- ( ) Myself
- (•) Organization

Applicant's Name*

First and Last Name

Organization's Name*

Dubuque County Fine Arts Society

Application Contact*

Jenni Petersen-Brant

Organization's Principal Address *

695 Perry St

Applicant's Residing Address*

Number and Street Name

City*

Dubuque

State*

Iowa

Zip Code*

52003

Phone Number*

4022170015

Email *

info@dcfas.org

Eligibility: Located Within City of Dubuque Limits*

Do you live in the City of Dubuque or is your organization's principal place of business or regular meeting location within the City of Dubuque limits?

- (●) Yes
- ( ) No

Past Funding*

Since February 2023, have you been awarded equipment by the Cable TV Commission through PEG funds?

- ( ) Yes
- (●) No

Stop. Do not proceed with this application

Review Eligibility Requirement in Grant Details (PDF)

You do not meet the eligibility requirements for this grant program.

Applicants are not eligible if their primary residence or principal place of business is outside the city limits of the City of Dubuque, or if they have received support through the PEG Fund in the past three years.

Past recipients may reapply for funding if at least three years have passed since their most recent award and all reporting and other requirements related to previous funding have been fully completed.

For questions, please refer to the grant details or contact Multimedia Specialist Felicia Carner in the Communications Office at (563) 690-6288.

Funding Scope and Requirements*

The total requested amount for the Community PEG Access Equipment Grant may not exceed $5,000 per application for individuals or $10,000 per application for organizations.

Awarded applicants with requests under $5,000 will be required to produce a minimum of 5 programs with a cumulative total run time of 30 minutes. Requests of $5,000 or above will be required to produce a minimum of 10 programs with a cumulative run time of 60 minutes.

If a request to deviate from these requirements is submitted and approved, the approved changes will become the new required guidelines. The request to deviate must be included in the original application and outlined in proposal for programs.

Do you understand these requirements for programming?

- (●) Yes, I understand and agree to the outlined programming requirements.
- ( ) Yes, however I would like to include a request to deviate from these programming requirements.

Deviation Request*

Explanation for Request

Please explain why you are requesting to deviate from the outlined programming requirements and provide a proposed alternative requirement.

Programming Proposal *

Dubuque County Fine Arts Society (DCFAS) proposes to produce a non-commercial public access video series titled Creative Dubuque: Arts in Action (working title). The series will document artistic practice, live performance, arts education, volunteer engagement, and community-based cultural programming occurring within the City of Dubuque. DCFAS is a volunteer-led nonprofit that supports artists and creative groups by serving as a fiscal sponsor for arts-forward, community-informed cultural experiences in Dubuque and its surrounding areas.

Through its network of affiliated arts and culture organizations—including Trainwreck Productions, Dubuque Area Writers Guild, Dubuque Unidos, Groundswell Joy Collective, Urban Sketchers Dubuque, Dubuque Rendezvous Project, and The Driftless Guild—DCFAS supports a wide range of creative activities that engage residents of all ages, backgrounds, and creative disciplines. These programs are primarily volunteer-driven and provide opportunities for artistic participation and community leadership.

This grant will provide shared production equipment that these affiliated groups currently do not possess individually. By centralizing equipment under DCFAS stewardship, participating organizations will be able to collaborate in producing high-quality, PEG-compliant programming that documents and celebrates community-based arts activity. DCFAS will administer scheduling, coordination, and compliance oversight to ensure responsible and consistent use of the equipment.

The proposed series will highlight how artists, performers, educators, and volunteers collectively contribute to Dubuque's cultural landscape. Episodes will focus on artistic process, collaboration, rehearsal, performance, workshop facilitation, and public participation. By documenting these activities, the series will provide viewers with a deeper understanding of the people and organizations that shape Dubuque's creative identity.

Creative Dubuque: Arts in Action will also provide access to arts experiences for community members who may not be able to attend events in person, thereby expanding public access to local cultural programming in alignment with the City of Dubuque's broader community engagement goals.
In addition to broadcast on the City of Dubuque's PEG access channels, DCFAS anticipates archiving and sharing completed, non-commercial programming through a publicly accessible YouTube channel. Utilizing this free platform will extend the reach of PEG-compliant content, increase accessibility for residents who consume media digitally, and ensure long-term availability of locally produced cultural programming. YouTube distribution will not replace PEG broadcast but will serve as a supplemental access point for the same non-commercial content.

Content will also be captured during the annual DBQFest arts and cultural festival in Washington Park, with an emphasis on artistic demonstration, live performance, and public participation. Coverage will not promote commercial activity, product purchases or event attendance and will comply fully with the City of Dubuque Cable Access Policy and Procedures Guidelines.

DCFAS commits to producing a minimum of 10 individual programs with a cumulative runtime of at least 60 minutes. Individual programs will range from approximately 2–12 minutes in length.

Proposed Program Types

1. Artist and Volunteer Profiles (3–4 programs), Length: 5–8 minutes each
Content: Interviews at events, creative gatherings, rehearsals, festivals and behind the scenes of artists and volunteers involved in organizing, producing, and sustaining arts programming by DCFAS affiliates or associated with DBQFest. Episodes will focus on creative process, motivation, and civic involvement.

2. Community Performance and Event Documentation (3–4 programs), Length: 6–10 minutes
Content: Coverage of live performances, staged readings, rehearsals, workshops, and public arts programming presented by DCFAS affiliates and during DBQFest.

3. Affiliate and Program Profiles (6-7 programs), Length: 2-3 minutes
Content: Short informational profiles introducing DCFAS affiliates and their programming. Episodes will describe each organization's mission, the type of programming they present, and how community members participate in or engage with their activities. Profiles will focus on education, participation, and civic engagement rather than promotion or solicitation..

Projected minimum cumulative runtime: approximately 70-85 minutes.

In addition to the program types listed above, DCFAS anticipates documenting select full-length, royalty-free performances produced by affiliates that develop original scripts and programming for stage or public space. Any additional completed programming that meets PEG guidelines may be submitted for broadcast and made available to the City of Dubuque for cable access airing.

All programming will comply with the City of Dubuque Cable Access Policy and Procedures Guidelines. Necessary participant releases and content clearances will be obtained. Programming will be produced solely for non-commercial public access broadcast.
Detail video programming you intend to produce with the support of this grant. Include program titles, descriptions of content, approximate lengths, and total number of programs.

Please refer to the **Dubuque Cable Access Policy and Procedures Guideline (PDF)** for acceptable programming.

Requested Equipment List*

PEG Requested Equipment List.pdf
Upload an equipment list that includes the product name, model number, and quantity for each requested item.

Computers, laptops, drones, and subscription-based software are not applicable through the Community PEG Access Equipment Grant.

Need help creating your list? Download and update this **PEG Requested Equipment List Template (Excel).**

Plan for Use of Requested Equipment*

The requested equipment will be used to produce the Creative Dubuque: Arts in Action public access series through field-based video capture of artist and volunteer interviews, live performances, rehearsals, workshops, short affiliate profiles, and documented community arts programming occurring within the City of Dubuque. DCFAS is requesting a portable two-camera production kit built around Sony mirrorless cameras to support flexible, real-time documentation of community arts activity. The dual-camera configuration allows for simultaneous wide and close framing during live performances, staged readings, workshops, and rehearsals without interrupting programming. This ensures stable and usable documentation of both performers and participants. Many community arts events occur across multiple locations or areas simultaneously. Events such as Latinx Fiesta or DBQFest are spread across broad public spaces and feature concurrent performances, demonstrations, and interactive programming. The availability of two cameras allows documentation of multiple activities occurring at the same time, helping to capture the full scope and character of these public programs. The second camera also provides scheduling flexibility. As DCFAS affiliates operate independently, there may be occasions when separate affiliates require equipment access at the same time. Maintaining two identical camera bodies allows DCFAS to support multiple programming efforts while preserving consistent technical quality across the series. Sony mirrorless cameras were selected for their reliability in variable lighting conditions, strong autofocus performance during live events, and ease of use in dynamic environments. These features are particularly important for documenting theater productions, rehearsals, and festival programming where lighting conditions cannot be fully controlled. The audio configuration—including wireless and wired lavalier microphones, a directional shotgun microphone, a portable field recorder, and soundboard connection capability—will ensure clear capture of interviews as well as live performance audio in both indoor and outdoor environments. Reliable audio capture is essential to producing usable public access programming. Portable LED panel lights and compact on-camera lighting will be used in rehearsal spaces, workshops, backstage environments, and other community venues where existing lighting is insufficient. Equipment has been selected for portability and adaptability across varied locations. Because DCFAS and its affiliates currently do not possess centralized video production equipment, this grant will establish foundational shared infrastructure. Protective backpacks, cases, additional memory cards, and rugged external hard drives will ensure safe transport, responsible storage, secure archival of raw footage, and long-term retention of completed programming. External drives will allow footage to be edited on volunteer or publicly available computers while maintaining organizational custody of original files and final programs. DCFAS and its affiliates include individuals with experience in video production, script development, storytelling, editing, and live event documentation. This collective skill base will support effective use of the requested equipment and the timely production of compliant public access programming. Orientation and coordination will be provided as needed to ensure consistent technical standards across participating organizations. DCFAS will maintain centralized stewardship of all equipment. Equipment will be stored, scheduled, and monitored by DCFAS leadership to ensure responsible use and compliance with grant requirements. Affiliate organizations may utilize the equipment for PEG-aligned programming under DCFAS supervision. DCFAS will oversee editing, runtime tracking, submission to PEG channels, digital archiving, and final reporting. Completed programming will be broadcast through the City of Dubuque's PEG access channels and may also be archived on a publicly accessible YouTube channel as a supplemental access point for the same non-commercial content. All necessary participant releases and content clearances will be obtained prior to broadcast. Programming will be produced solely for non-commercial public access use and without substantial use of artificial intelligence in accordance with grant requirements.

Provide a short explanation about how the requested equipment will be used and assist in the production of your proposed list of programming.

Quote and Pricing Confirmation *

Quote_PEG Grant Requested Equipment.pdf
Upload a proof of quote.

A quote must be provided for each listed item to confirm pricing. A proof of quote must come directly from a vendor or a vendor's website. The quote must show the requested items, listed prices, and quantities.

Need an example of a proof a quote? **View this shopping cart example from a vendor's website (PDF).**

You may also try contacting a vendor for assistance with creating a quote.

Cost for Requested Equipment*

7856.39

Excluding shipping and taxes, please include the total cost for the requested equipment.

Provided totals must match amounts listed in the proof of quote.

Confirmation of Pricing Limits*

I acknowledge and understand the funding limits of this grant program and confirm that this application's total requested equipment cost does not exceed those limits.

If applying on behalf of myself as an individual, the requested amount does not exceed $5,000. If applying on behalf of an organization, the requested amount does not exceed $10,000.

☑ Yes, I confirm my application is within the funding limits.

Acknowledgement of Grant Details and Terms*

I acknowledge my responsibility to read and understand the details (PDF) and full terms (PDF) of the Community PEG Access Equipment grant. If awarded, I am prepared to accept the terms, which include but are not limited to:

- Equipment is used solely for non-commercial purposes.
- The total required amount of programming be produced and aired within 14 months of receiving equipment.
- A final grant report is presented within 18 months of receiving the equipment to the Cable TV Commission which includes:

    1. List of access programming created, including total run times and short description of each program.
    2. Video sample of programming created.
    3. Written report of any significant deviations from submitted programming proposal.

- Recipient commits to producing content, including all key production elements, without the substantial use of artificial intelligence (AI) assistance.
- All equipment must be returned to the City of Dubuque if applicant fails to fulfill the terms of agreement within 18 months of receiving equipment.

Review the Community PEG Access Equipment Grant details (PDF) and full terms of agreement (PDF).

☑ Yes, I have read the grant details and understand the full terms of agreement.

PEG Requested Equipment List - DCFAS Application			
Product Type	**Product Name**	**Model or Manufacturing Number**	**Quantity**
Cameras & Lenses	Sony Alpha a6400 Mirrorless Digital Camera (Body Only)	ILCE-6400/B	2
Cameras & Lenses	Sony E PZ 16–50mm f/3.5–5.6 OSS II Lens	SELP16502	2
Cameras & Lenses	Sony E 55–210mm f/4.5–6.3 OSS Lens	SEL55210	2
Cameras & Lenses	Sony NP-FW50 Rechargeable Battery Pack	NP-FW50	4
Support Equipment	Camera Backpack (Padded, Mirrorless Compatible)	Lowepro ProTactic BP 350 AW II	2
Tripods	Manfrotto Befree Live Aluminum Video Tripod with Fluid Head	MVKBFRL-LIVEUS	2
Audio Equipment	RØDE Wireless GO II Dual Channel Wireless Microphone System	WIGOII	2
Audio Equipment	RØDE VideoMic NTG On-Camera Shotgun Microphone	VMNTG	1
Audio Equipment	Zoom H6 Portable Field Recorder (Black)	ZH6STUDIO	1
Audio Equipment	Omnidirectional Lavalier Microphone	RØDE Lavalier GO	2
Audio Equipment	XLR Audio Cable (25 ft)	Standard XLR Male-to-Female	3
Audio Equipment	Audio-Technica Closed-Back Monitoring Headphones	ATH-M40x	2
Audio Equipment	Passive DI Box for Soundboard Connection	R8001100	1
Lighting Equipment	Godox LEDP260C Bi-Color LED Light Panel	LEDP260C	4
Lighting Equipment	Adjustable Light Stand (6–7 ft)	LS-8AI	4
Lighting Equipment	Video Soft Light Diffuser Honeycomb Grid Softbox for Godox LEDP260C LED Video Light	Compatible with LEDP260C	2
Lighting Equipment	On-Camera Rechargeable LED Light	SmallRig Pix M160 On-Camera RGBWW LED Light	2
Media & Storage	SanDisk Extreme PRO SDXC Memory Card – 128GB	SDSDXXD-128G-ANCIN	4
Media & Storage	SanDisk Extreme Pro SD Card USB Type-C Reader	SDDR-409-A46	2
Media & Storage	Rugged External Hard Drive – 2TB	LaCie 2TB Rugged USB-C 3.2 Gen 1 External Hard Dı	2
Support Equipment	Pelican 1510 Protector Case with Foam (Rolling)	015100-0009-110	1
Support Equipment	Manfrotto Super Clamp	035RL	6
Support Equipment	Heavy-Duty Extension Cord (25 ft)	Outdoor Rated, 16 Gauge	2
Support Equipment	Surge Protector Power Strip	6 Outlet Commercial	1

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Remove

Some items in your cart were combined to maximize your savings.

Manfrotto Befree Live Aluminum Lever-Lock Tripod Kit with EasyLink & Case

In Stock
Ready to Ship

2

~~$334.95~~
$213.74

BH # MAMVKBFRLLIV | MFR #MVKBFRL-LIVEUS

Free 2-Day Shipping

1 Free Item Included ($19.95) >

Accessories

Save for Later | Remove

Protect Your Gear

○ Allstate 2-Year Drops and Spills	**$32.99**
○ Allstate 3-Year Drops and Spills	**$44.99**

See All Options

Vidpro MP-15 2-in-1 Mini-Tripod & Selfie Stick with Bluetooth Remote Control

In Stock
Ready to Ship

2

~~$19.95~~
$0.00

Accessories

Protect Your Gear

○ Allstate 2-Year Drops and Spills	**$1.99**
○ Allstate 3-Year Drops and Spills	**$2.99**

See All Options

Instant Savings:	$242.42
Bundle Savings:	$39.90
Bundle Total:	**$427.48**

SAVINGS BUNDLE

Edit Bundle | Remove

Some items in your cart were combined to maximize your savings.

Sony a6400 Mirrorless Camera

BH # SOA6400B | MFR #ILCE-6400/B

Free Next Day Delivery

In Stock

Ready to Ship

2

~~$1,098.00~~
$848.00

Accessories | Available Savings

Save for Later | Remove

Protect Your Gear

○ Sony 2-Year Protect Plus	**$85.99**
○ Sony 4-Year Protect Plus	**$136.99**

See All Options

Sony E 55-210mm f/4.5-6.3 OSS Lens (Black)

Temporarily Out of Stock

Expected availability: Beginning of Mar 2026

2

~~$328.00~~
$228.00

Accessories

Save for Later | Remove

Protect Your Gear

○ Sony 2-Year Protect Plus	**$42.99**

Sony 4-Year Protect Plus $69.99

See All Options

Instant Savings: $500.00
Bundle Savings: $200.00
Bundle Total: $2,152.00

Sony E PZ 16-50mm f/3.5-5.6 OSS II Lens (Sony E, Black)

BH # SO1650352B | MFR #SELP16502

Free 2-Day Shipping

In Stock
Ready to Ship

2

$348.00

Accessories

Save for Later | Remove

Protect Your Gear

Sony 2-Year Protect Plus $42.99

Sony 4-Year Protect Plus $69.99

See All Options

Item Total: $696.00

Sony NP-FW50 Lithium-Ion Rechargeable Battery (1020mAh)

BH # SONPFW50 | MFR #NPFW50

Free Standard Shipping

In Stock
Ready to Ship

4

$69.95

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops and Spills $7.99

Allstate 3-Year Drops and Spills $9.99

See All Options

Item Total: $279.80

Lowepro ProTactic BP 350 AW II Camera and Laptop Backpack (Black, 16L)

In Stock
Ready to Ship

2

~~$308.88~~
$174.95

BH # LOLP37176GRL | MFR #LP37176-GRL

Free 2-Day Shipping

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops and Spills $19.99

Allstate 3-Year Drops and Spills $29.99

See All Options

Instant Savings: $267.86
Item Total: $349.90

RODE Wireless GO II 2-Person Compact Digital Wireless Microphone...

In Stock
Ready to Ship

2

~~$299.99~~
$184.99

~~BH # ROWGII | MFR #WIGOII~~

Free Next Day Delivery

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills $29.99

Allstate 3-Year Drops & Spills $39.99

See All Options

Instant Savings: $230.00

Item Total: **$369.98**

RODE VideoMic NTG Hybrid Analog/ USB Camera-Mount Shotgun Microphone

In Stock

Ready to Ship

1

$239.40

BH # ROVMNTG | MFR #VMNTG

Free Next Day Delivery

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills $36.99

Allstate 3-Year Drops & Spills $49.99

See All Options

Item Total: **$239.40**

Zoom H6studio 6-Track Handy Recorder with 32-Bit Float Recording

In Stock

Ready to Ship

1

$399.99

BH # ZOH6STUDIO | MFR #ZH6STUDIO

Free 2-Day Shipping

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills $58.99

Allstate 3-Year Drops & Spills $73.99

See All Options

Item Total: $399.99

RODE Lavalier GO Omnidirectional Lavalier Microphone for Wireless GO...

In Stock
Ready to Ship

2

$64.99

BH # ROLAVGO | MFR #LAVGO

Free 2-Day Shipping

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills $12.99

Allstate 3-Year Drops & Spills $16.00

See All Options

Item Total: $129.98

Pearstone SM Series XLR Male to XLR Female Microphone Cable (25', Black)

In Stock
Ready to Ship

3

$11.95

BH # PESM25 | MFR #SM-25

Eligible for Free 2-Day Shipping on orders over $49

Accessories

Save for Later | Remove

Item Total: $35.85

Radial Engineering ProDI Direct Box

BH # RAPRODI | MFR #R800 1100

Free 2-Day Shipping

In Stock

Ready to Ship

1

$134.99

Accessories

Save for Later | Remove

Protect Your Gear

- Allstate 2-Year Drops & Spills $23.00
- Allstate 3-Year Drops & Spills $30.00

See All Options

Item Total: $134.99

Impact Air-Cushioned Light Stand (Black, 8')

BH # IMLS8AI | MFR #LS-8AI

~~Eligible for Free 2-Day Shipping on~~ orders over $49

In Stock

Ready to Ship

4

$32.95

Packaging Reveals Contents: Manufac...

Accessories

Save for Later | Remove

Protect Your Gear

- Allstate 2-Year Drops and Spills $3.99
- Allstate 3-Year Drops and Spills $5.99

See All Options

Item Total: **$131.80**

Godox LEDP260C Bi-Color LED Light Panel

BH # GOLEDP260C | MFR #LEDP 260C

Free 2-Day Shipping

In Stock

Ready to Ship

4

$90.00

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills	$16.00
Allstate 3-Year Drops & Spills	$21.00

See All Options

Item Total: **$360.00**

SmallRig Pix M160 On-Camera RGBWW LED Light

BH # SM3157 | MFR #3157

Free 2-Day Shipping

In Stock

Ready to Ship

2

$69.30

Accessories

Save for Later | Remove

Protect Your Gear

- Allstate 2-Year Drops & Spills — **$12.99**
- Allstate 3-Year Drops & Spills — **$16.00**

See All Options

Item Total: **$138.60**

SanDisk 128GB Extreme PRO UHS-I SDXC Memory Card

BH # SA128GBEPSD | MFR #SDSDXXD-128G-ANCIN

Free 2-Day Shipping

In Stock

Ready to Ship

4

$49.99

Accessories

Save for Later | Remove

Protect Your Gear

- SecureData 1-Year Recovery Protection — **$19.00**
- SecureData 2-Year Recovery Protection — **$35.00**

See All Options

Item Total: **$199.96**

SanDisk Extreme Pro SD Card USB Type-C Reader

BH # SAEPSHIIUCR | MFR #SDDR-409-A46

Free Standard Shipping on Orders Over $49

In Stock

Ready to Ship

2

$39.99

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills	$8.99
Allstate 3-Year Drops & Spills	$9.99

See All Options

Item Total: **$79.98**

LaCie 2TB Rugged USB-C 3.2 Gen 1 External Hard Drive

BH # LASTFR200080 | MFR #STFR2000800

Free 2-Day Shipping

In Stock

Ready to Ship

2

~~$109.99~~
$104.99

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Drops & Spills	$18.50
Allstate 3-Year Drops & Spills	$25.00

See All Options

Instant Savings: ~~$10.00~~

Item Total: **$209.98**

Pelican 1510M Case and Mobility Kit with Foam

BH # PE1510MB | MFR #015100-0009-110

~~Free 2-Day Shipping~~

In Stock

Ready to Ship

1

$425.95

Packaging Reveals Contents: Manufac...

Accessories

Save for Later | Remove

Protect Your Gear

- Allstate 2-Year Drops and Spills — $54.99
- Allstate 3-Year Drops and Spills — $79.99

See All Options

Item Total: **$425.95**

Manfrotto 035RL Super Clamp with Standard Stud

BH # MA035RL | MFR #035RL

Free Shipping for this Item

In Stock

Ready to Ship

6

$44.95

Accessories

Save for Later | Remove

Protect Your Gear

- Allstate 2-Year Drops and Spills — $3.99
- Allstate 3-Year Drops and Spills — $5.99

See All Options

Item Total: **$269.70**

Watson AC Power Extension Cord (16 AWG, Orange, 25')

BH # WAACE1625OU | MFR #ACE16-25OU

In Stock

Ready to Ship

2

$15.95

Eligible for Free 2-Day Shipping on orders over $49

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Protection Plan $3.99

Allstate 4-Year Protection Plan $6.99

See All Options

Item Total: **$31.90**

Belkin 6-Outlet Commercial Surge Protector (6')

BH # BE60006BLKWM | MFR #BSE600-06BLK-WM

In Stock

Ready to Ship

1

$18.99

Eligible for Free 2-Day Shipping on orders over $49

Accessories

Save for Later | Remove

Protect Your Gear

Allstate 2-Year Protection Plan $3.99

Allstate 4-Year Protection Plan $6.99

See All Options

Item Total: **$18.99**

ⓘ The B&H NYC Superstore will be closed Monday due to weather. Phone, chat, and email will be open Monday regular hours.

ⓘ Due to severe winter weather, some shipments may experience delivery delays. We appreciate your patience and understanding.

MY CART

Move all to Wish List | Empty Cart | Email | Print

SmallRig Pix M160 On-Camera RGBWW LED Light

BH # SM3157 | MFR #3157

Free 2-Day Shipping

In Stock
Ready to Ship

2

$69.30

Accessories

Save for Later | Remove

Protect Your Gear

- ○ Allstate 2-Year Drops & Spills — **$12.99**
- ○ Allstate 3-Year Drops & Spills — **$16.00**

See All Options

Item Total: **$138.60**

RODE Wireless GO II 2-Person Compact Digital Wireless Microphone...

BH # ROWGII | MFR #WIGOII

In Stock
Ready to Ship

2

~~$299.99~~
$184.99

Estimated Shipping & Tax ⓘ

☐ NYC SuperStore Pickup See Details

UNITED STATES

Zip Code 52004

Subtotal:	**$7,082.23**
Shipping:	FREE
Est. Tax ⓘ :	$495.76
Total:	**$7,577.99**

Begin Checkout

Sweetwater

Search for sweet gear

Shop By Category | What's New | Deals | Used Gear | Rentals | Articles & Videos

Add a T-Shirt for ~~$19.99~~ $9.99

L | Add to cart

Shopping Cart

Cart ID: **ah7vi**

PRODUCT	QTY.	PRICE

ItemID: ATHM40x

Audio-Technica ATH-M40x Closed-back Studio Monitoring Headphones

Closed-Back Circumaural Headphones with Collapsible Design, Swivel Earcups, 40mm Neodymium Magnet Drivers, Straight and Coiled Cables, 1/4" Adapter, and Carrying Pouch

✓**In Stock** ✓**Free** Shipping ✓**Free** Product Support ✓**Free** 2-Year Warranty

− 2 +

Save for Later

Remove

$218.00

Promo: 24 Month Promotional Financing could be available* *with qualifying purchase of $399.00* Details

Sweetwater 2 Year Warranty ~~$10.00~~ **FREE**

Popular Accessories

On-Stage MS7701B Euro Boom Microphone Stand - Black

★★★★☆ (210 reviews)

$31.95

Add To Order

Gator Frameworks Tripod Mic Stand with Telescoping Boom

★★★★☆ (183 reviews)

~~$74.99~~ $59.99

Add To Order

View all popular accessories

Subtotal: $218.00

Estimated Shipping: FREE

Additional shipping methods will be available during checkout

Cart (1)

Select all items | Delete selected items

SPRING SALE Ends: Feb 24, 01:59 CST

Shipped by global sellers

Brand+ AMBITFUL LED Video Soft Light Diffuser Honeycomb Grid Softbox ...

For LED260C/China Mainland >

$30.40 ~~$42.82~~ 4 installments of $7.60

Import charges included

Free shipping

Photo Buff Store

− 2 +

Summary

Items total	~~$85.64~~
Items discount	- $24.84
Subtotal	**$60.80**
Shipping	**Free**
Estimated total	**$60.80**

Checkout (1)

Community PEG Access Equipment Grant Application

Submitted by Justin Milligan

Submitted on: Jan. 6, 2026

Additional Material Submitted on: Jan. 6, 2026

Total Request: $2,650

Application: Pages 2-9

Equipment List: Page 10

Proof of Pricing/Quote: Pages 11-14

Email Requesting Change: 15

Print

Community PEG Access Equipment Grant Application - Submission #59763

Date Submitted: 1/6/2026

The Community PEG Access Equipment Grant is dedicated to supporting the creation of video programming for the City of Dubuque's public, educational, and governmental (PEG) access channels on local cable television systems. Through this opportunity, equipment is funded to up to 5 individuals and/or organizations each year with an interest in producing content for one of Dubuque's PEG channels.

Please review all **grant details (PDF)** and the **full terms of agreement (PDF)**, prior to beginning this application. **The deadline for this application is February 22, 2026 at 11:59 p.m.**

Following the deadline, the Cable TV Commission will review applications at a meeting during which they will consider their support and approval of selected grant recipients.

Application Overview

This application will walk you through several sections, detailing information required for submission. If you have any questions or need assistance along the way, please reach out to Felicia Carner at fcarner@cityofdubuque.org or 563-690-6288.

Below is an overview of application materials:

- Applicant Details
- Funding Scope and Requirements
- Programming Proposal
- Requested Equipment List
    - **Download Optional Template (Excel)**
- Plan for Use of Requested Equipment
- Proof of Quote for Pricing Confirmation

Consideration Process

Commissioners will vote to recommend funding Community PEG Access Equipment Grant requests based off the following criteria:

- Eligibility requirements
- Completion of application materials
- Requested equipment supports the production of proposed access programming
- Applicant demonstrates sufficient knowledge regarding use of requested equipment

Commissioners will review applications in advance of the public meeting to prepare for discussion. This review is informal and not scored.

To support consistent preparation, Commissioners will refer to a shared set of review considerations. These are provided for applicant awareness only.

Commission Review Considerations (PDF)

Final selections will be made collectively during a public Commission meeting, where up to five applicants will be selected for funding and general reasoning will be shared.

Please note, the Cable TV Commission serves as an advisory commission. Their recommendations will go before the Dubuque City Council for final approval.

Applicant Details*

Are you applying on behalf of yourself or an organization?

- (●) Myself
- ( ) Organization

Applicant's Name*

Justin Milligan

Organization's Name*

Name of Applying Organization

Application Contact*

Name of Application Contact

Organization's Principal Address *

Number and Street Name

Applicant's Residing Address*

1755 Auburn St.

City*

Dubuque

State*

IA

Zip Code*

52001

Phone Number*

5152490829

Email *

jmilligan85@gmail.com

Eligibility: Located Within City of Dubuque Limits*

Do you live in the City of Dubuque or is your organization's principal place of business or regular meeting location within the City of Dubuque limits?

- (●) Yes
- ( ) No

Past Funding*

Since February 2023, have you been awarded equipment by the Cable TV Commission through PEG funds?

- ( ) Yes
- (●) No

Stop. Do not proceed with this application

Review Eligibility Requirement in Grant Details (PDF)

You do not meet the eligibility requirements for this grant program.

Applicants are not eligible if their primary residence or principal place of business is outside the city limits of the City of Dubuque, or if they have received support through the PEG Fund in the past three years.

Past recipients may reapply for funding if at least three years have passed since their most recent award and all reporting and other requirements related to previous funding have been fully completed.

For questions, please refer to the grant details or contact Multimedia Specialist Felicia Carner in the Communications Office at (563) 690-6288.

Funding Scope and Requirements*

The total requested amount for the Community PEG Access Equipment Grant may not exceed $5,000 per application for individuals or $10,000 per application for organizations.

Awarded applicants with requests under $5,000 will be required to produce a minimum of 5 programs with a cumulative total run time of 30 minutes. Requests of $5,000 or above will be required to produce a minimum of 10 programs with a cumulative run time of 60 minutes.

If a request to deviate from these requirements is submitted and approved, the approved changes will become the new required guidelines. The request to deviate must be included in the original application and outlined in proposal for programs.

Do you understand these requirements for programming?

- (●) Yes, I understand and agree to the outlined programming requirements.
- ( ) Yes, however I would like to include a request to deviate from these programming requirements.

Deviation Request*

Explanation for Request

Please explain why you are requesting to deviate from the outlined programming requirements and provide a proposed alternative requirement.

Programming Proposal *

Program Description

What's On My Shelf is a locally produced public access video series that highlights prominent members of the Dubuque community through conversations about recorded culture and personal media collections. Featured participants will include local business owners (such as music and record store owners), arts and cultural leaders (including musicians, conductors, and arts administrators), and civic figures (such as elected officials and community leaders).

Each episode features a Dubuque resident in their home, office, or personal space, sharing five to seven meaningful recordings or cultural items from their shelves and discussing the stories, memories, and local connections behind them.

The format is inspired by interview-based cultural programs such as Amoeba Records' "What's In My Bag," adapted for a community-focused, public access context. Rather than featuring touring artists or commercial promotion, What's On My Shelf centers local voices and uses recorded media as an accessible entry point into personal history, creative influence, and civic identity.

Recorded Media & Format Inclusivity

The series is intentionally format-inclusive. Items discussed may include:

Vinyl records

CDs or cassette tapes

Digital music releases (referenced physically or conceptually)

DVDs or Blu-rays

Other recorded media related to music, film, or performance

While music is the primary focus, this inclusive approach reflects how people engage with culture today and ensures broad accessibility for participants across generations and backgrounds.

Local Arts & Community Focus

Each episode will include a dedicated discussion prompt asking participants to identify and discuss favorite local or regional artists, with particular emphasis on musicians, bands, or creators connected to Dubuque and the surrounding area.

This element is designed to:

Highlight local creative voices

Encourage cultural discovery within the community

Support Dubuque's local arts ecosystem

Align with PEG access goals of education and community representation

Whenever possible, participants will be encouraged to include recordings by local artists as part of their selections.

Program Format

Episode Length: Approximately 5–7 minutes

Total Programming: Minimum of 5 completed programs

Cumulative Runtime: At least 30 minutes

Production Style: Casual, documentary-style interviews

Setting: Participants' homes, offices, or personal spaces within the City of Dubuque

Crew Size: One to two people

Production Method: Single-camera setup with wireless audio and portable lighting

This format prioritizes authentic conversation while maintaining broadcast-ready audio and video quality suitable for PEG access channels.

PEG Channel Appropriateness

All programming will be:

Non-commercial in nature

Suitable for general audiences

Focused on community storytelling, arts, and cultural education

Each completed program will include the required on-screen acknowledgment:

“This program was produced with the support from the City of Dubuque Community PEG Access Equipment Grant Program.”

Programming Commitment & Timeline

As an individual applicant requesting under $5,000 in equipment funding, I commit to producing:

A minimum of five (5) PEG access programs

A cumulative total runtime of at least 30 minutes

All programming will be completed and delivered within the timelines outlined in the grant agreement, with required reporting submitted to the Cable TV Commission.
Detail video programming you intend to produce with the support of this grant. Include program titles, descriptions of content, approximate lengths, and total number of programs.

Please refer to the **Dubuque Cable Access Policy and Procedures Guideline (PDF)** for acceptable programming.

Requested Equipment List*

PEG Selected Equipment List for Whats On My Shelf.xlsx
Upload an equipment list that includes the product name, model number, and quantity for each requested item.

Computers, laptops, drones, and subscription-based software are not applicable through the Community PEG Access Equipment Grant.

Need help creating your list? Download and update this **PEG Requested Equipment List Template (Excel).**

Plan for Use of Requested Equipment*

The requested equipment will be used exclusively to produce What's On My Shelf episodes for broadcast on City of Dubuque PEG access channels. The portable, battery-powered setup supports filming in residential spaces without disruption to participants. Wireless microphones ensure clear dialogue, while compact lighting provides consistent, natural-looking illumination without reliance on household power outlets. This equipment configuration allows efficient production across multiple locations while maintaining consistent technical quality. I have experience with: Interview framing and stable camera setup Wireless microphone placement and audio level management Lighting techniques for small interior environments Safe transport, setup, and storage of production equipment Managing recorded media for PEG-appropriate delivery. I also have taken college courses on video production at Iowa State University as part of my bachelor's degree in journalism. The selected equipment is intentionally straightforward and reliable, supporting consistent results for single-operator or small-crew production.

Provide a short explanation about how the requested equipment will be used and assist in the production of your proposed list of programming.

Quote and Pricing Confirmation *

PEG Equipment Quotes.pdf
Upload a proof of quote.

A quote must be provided for each listed item to confirm pricing. A proof of quote must come directly from a vendor or a vendor's website. The quote must show the requested items, listed prices, and quantities.

Need an example of a proof a quote? View this shopping cart example from a vendor's website (PDF).

You may also try contacting a vendor for assistance with creating a quote.

Cost for Requested Equipment*

$2,200

Excluding shipping and taxes, please include the total cost for the requested equipment.

Provided totals must match amounts listed in the proof of quote.

Note from City of Dubuque Staff: Justin communicated an unintentional error. He omitted a lens in the proof of costs/quote and total cost for equipment. The email is attached on page 15. **The total cost for the requested equipment should be $2,650.**

Confirmation of Pricing Limits*

I acknowledge and understand the funding limits of this grant program and confirm that this application's total requested equipment cost does not exceed those limits.

If applying on behalf of myself as an individual, the requested amount does not exceed $5,000. If applying on behalf of an organization, the requested amount does not exceed $10,000.

☑ Yes, I confirm my application is within the funding limits.

Acknowledgement of Grant Details and Terms*

I acknowledge my responsibility to read and understand the details (PDF) and full terms (PDF) of the Community PEG Access Equipment grant. If awarded, I am prepared to accept the terms, which include but are not limited to:

- Equipment is used solely for non-commercial purposes.
- The total required amount of programming be produced and aired within 14 months of receiving equipment.
- A final grant report is presented within 18 months of receiving the equipment to the Cable TV Commission which includes:

    1. List of access programming created, including total run times and short description of each program.
    2. Video sample of programming created.
    3. Written report of any significant deviations from submitted programming proposal.

- Recipient commits to producing content, including all key production elements, without the substantial use of artificial intelligence (AI) assistance.
- All equipment must be returned to the City of Dubuque if applicant fails to fulfill the terms of agreement within 18 months of receiving equipment.

Review the Community PEG Access Equipment Grant details (PDF) and full terms of agreement (PDF).

☑ Yes, I have read the grant details and understand the full terms of agreement.

PEG Requested Equipment List

Sony a6400 Mirrorless Camera (Body)	Sony a6400	1
Sony E 18–135mm f/3.5–5.6 OSS Lens	SEL18135	1
RØDE Wireless GO III Dual Transmitter Kit	WIGOII	1
Aputure Amaran Bi-Color LED Panel	P60x	2
NP-F Battery & Charger Kit	NP-F Compatible	2
Video Tripod with Fluid Head	Manfrotto / Neewer Comparable	1
Compact Light Stands (7–8 ft)	Standard Light Stand	2
Artman Camera Battery Charger + Batteries	NP-FW50	1
SDXC Memory Card 128GB V30	128GB V30	2
Portable Rolling Equipment Case	Rolling Case	1
Seagate External Hard Drive	STGX2000400	1
Sony Monitoring Headphones	MKR7506	1
Production Accessories (Cables, Clips, Gaffer Tape)	Misc Accessories	1

Aputure Amaran P60x 60W Output Bi-Color Lensed LED Panel Video Light 5070+ lux, CRI 95+, TLCI 97+, Color Temperature 3200K~6500K, APP Control & 4 Built-in Lighti...

$84.00

Only 10 left in stock - order soon.

FREE delivery **Jan 12 - 14** for Prime members

FREE Returns

This is a gift Learn more

2 | Delete | Save for later | Compare with similar items | Share

RØDE Wireless GO (Gen 3) Compact Wireless Mic - Pristine Audio, 32-bit Float Recording, Automatic Level Control, for Phones, Cameras and Computers Bundle wit...

$217.98

Lowest price in 30 days

In Stock

Shipped from: Adorama

prime **Tomorrow**

FREE delivery **Tomorrow, Jan 7**

FREE Returns

Gift options not available. Learn more

1 | Delete | Save for later | Compare with similar items | Share

Sony Alpha a6400 Mirrorless Camera: Compact APS-C Interchangeable Lens Digital Camera with Real-Time Eye Auto Focus, 4K Video & Flip Up Touchscreen - E Mount C...

$1,098.00

In Stock

prime **Tomorrow**

FREE delivery **Tomorrow, Jan 7**

FREE Returns

This is a gift Learn more

Style: Base

Set: Camera Only

1 | Delete | Save for later | Compare with similar items | Share

NEEWER Photography Light Stand, 1.5-6.4ft/47-195cm Aluminum Reversible Studio Lighting Tripod, Portable Phone Video Stand w/ 1/4" Screw for Strobe Light Camera...

$32.99

#1 Best Seller in Photographic Lighting Booms & Stands

In Stock

prime Tomorrow

FREE delivery **Tomorrow, Jan 7**

FREE Returns

This is a gift Learn more

Style: 195cm/1-Pack

2 | Delete | Save for later | Compare with similar items | Share

Manfrotto Befree Advanced Camera Tripod with Lever Closure, Portable and Compact Travel Tripod Kit with Ball Head, Aluminum Tripod for DSLR Reflex and Mirrorless Ca...

$171.45

In Stock

prime Tomorrow

FREE delivery **Tomorrow, Jan 7**

FREE Returns

This is a gift Learn more

Pay in 3 monthly payments of $57.15

Style: Level Lock - Black

1 | Delete | Save for later | Compare with similar items | Share

NEEWER Basics 2Pcs NP-F970 7800mAh Replacement Battery Dual USB Charger Compatible with Sony NP-F970 F960 F950 F770 F750 F570 F550 FX3 FX30 A7 Cano...

$35.99

Exclusive Prime price

In Stock

prime Tomorrow

FREE delivery **Tomorrow, Jan 7**

FREE Returns

This is a gift Learn more

Model: NW-F970B

2 | Delete | Save for later | Compare with similar items | Share

Seagate Portable 2TB External Hard Drive HDD — USB 3.0 for PC, Mac, PlayStation, & Xbox -1-Year Rescue Service (STGX2000400)

$79.99

#1 Best Seller in External Hard Drives

In Stock

prime Overnight

FREE delivery **Overnight 7 AM - 11 AM**

FREE Returns

Gift options not available. Learn more

Pay in 3 monthly payments of $26.67

Capacity: 2TB

Style: Portable HDD

1 | Delete | Save for later | Compare with similar items | Share

Amazon Basics Micro SDXC Memory Card with Full Size Adapter, A2, U3, Read Speed up to 100 MB/s, 128 GB, Black

$14.39

10% off on any 4 qualifying items Shop items

#1 Best Seller in Micro SD Memory Cards

In Stock

prime Overnight

FREE delivery **Overnight 7 AM - 11 AM**

FREE Returns

This is a gift Learn more

Style: 128GB

2 | Delete | Save for later | Compare with similar items | Share

Artman NP-FW50 Battery 3-Pack and Upgraded 3-Slot ZV-E10 Battery LCD Charger for Sony ZV E10, Alpha A6500 A6400 A6300 A6000 A5100 A5000, A7S II, A7S, A7R...

Limited time deal

-20% $30.39

List Price: $37.99

In Stock

prime Two-Day

FREE delivery **Thu, Jan 8**

FREE Returns

Carbon impact

This is a gift Learn more

1 | Delete | Save for later | Compare with similar items | Share

mage_3?smid=ATVPDKIKX0DER&psc=1

VEVOR Studio Equipment Trolley Case, 46.46 x 14.57 x 11.81 in / 118 x 37 x 30 cm, Rolling Camera Bag, Carrying Bag with Wheels Straps Padded Compartment Handle...

$127.73

In Stock

FREE delivery **Mon, Jan 12** for Prime members

FREE Returns

This is a gift Learn more

1 | Delete | Save for later | Compare with similar items | Share

Sony MDR7506 Professional Large Diaphragm Headphone

$98.00

In Stock

prime **Tomorrow**

FREE delivery **Tomorrow, Jan 7**

FREE Returns

This is a gift Learn more

Pay in 3 monthly payments of $32.67

Size: 7" x 7" x 1"

Style: Headphones

1 | Delete | Save for later | Compare with similar items | Share

Outlook

Re: Grant Application Amendment

From Felicia Carner <Fcarner@cityofdubuque.org>
Date Tue 1/6/2026 2:38 PM
To Justin Milligan <jmilligan85@gmail.com>

Hello Justin -

Thanks for reaching out! I'll check if I can edit your submission. If not, I'll see if this email covers everything or if you'll need to resubmit your application.

Either way, we'll ensure this is included in your submission. I'll let you know if there's anything else you need to do.

Have a nice day!

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Felicia Carner (she/her)
Multimedia Specialist | City of Dubuque
City Hall Annex | 1300 Main St.
Dubuque, Iowa 52001
O: 563-690-6288 | C: 563-599-2839

From: Justin Milligan <jmilligan85@gmail.com>
Sent: Tuesday, January 6, 2026 2:19 PM
To: Felicia Carner <Fcarner@cityofdubuque.org>
Subject: Grant Application Amendment

You don't often get email from jmilligan85@gmail.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

Good afternoon,

I recently submitted a PEG grant application for "What's on My Shelf," and shortly after, I realized I forgot to include one piece of equipment in my PEG Equipment Quotes PDF -- and it is also not reflected in the final Cost for Requested Equipment.

Would I please be able to amend my list? I also need to request a Sony 18-135mm F3.5-5.6 OSS APS-C E-Mount Zoom Lens. That brings my total requested cost to $2,650. (Please see the attachment for a screenshot)

Apologies for the omission! And thank you very much for your consideration.

Sincerely,
Justin Milligan

PEG Access Channel Operator Equipment Grant Application

Submitted by: City of Dubuque

Submitted on: March 25, 2026

Application: Pages 2-4

Equipment List: Page 5

Procurement of Quote: Pages 6-7

Proof of Quotes: Pages 8-14

Print

PEG Access Channel Operator Equipment Grant Application - Submission #60562

Date Submitted: 3/25/2026

The PEG Access Channel Operator Equipment Grant is dedicated to supporting the operations of the City of Dubuque's public, educational, and governmental (PEG) access channels. Channel operations include but are not limited to the maintenance of broadcasting equipment, scheduling of PEG programming, the creation of PEG programming, and general daily support of PEG channel operations.

Through this opportunity, equipment is funded to organizations that operate and produce content for one of Dubuque's PEG channels.

Please review all **grant details** and the **full terms of agreement**, prior to beginning this application. Applications can be submitted for review at any time, however operators are encouraged to submit applications by **February 23, 2025 at 11:59 p.m.**, to be considered during the Cable TV Commission's yearly review of Community PEG Equipment Grant applications.

Following review, the Cable TV Commission will recommend funding, partial funding, or not funding. Their funding recommendations will go before the Dubuque City Council for final approval.

Application Overview

This application will walk you through several sections, detailing information required for submission. If you have any questions or need assistance along the way, please reach out to Felicia Carner at fcarner@cityofdubuque.org or 563-690-6288.

Below is an overview of application materials:

- Applicant Details
- Funding Scope and Requirements
- Requested Equipment List
    - **Download Optional Template**
- Plan for Use of Requested Equipment
- Procurement of Vendor Quotes
    - **Download Optional Template**
- Proof of Quotes

Channel in Operation*

CityChannel Dubuque, CityChannel Graphics, and Dubuque Public Access

Organization's Name*

City of Dubuque

Organization's Principal Address *

50 W. 13th St.

City*

Dubuque

State*

Iowa

Zip Code*

52001

Application Contact*

Felicia Carner

Phone Number*

5636906288

Email *

fcarner@cityofdubuque.org

Requested Equipment List*

EQUP List_City of Dubuque_ChannelOperator.pdf

Upload an equipment list that includes the product name, model number, and quantity for each requested item.

Subscription-based software is not applicable through the PEG Access Channel Operator Equipment Grant.

Computers and laptops may be requested; however, applicants must receive direct quotes from a reseller or distributor. Quotes must include built specs suggested by a computer specialist based on the video performance needs. Please include contact information and a reference number for each quote.

Need help creating your list? Download and update this **PEG Requested Equipment List Template.**

Plan for Use of Equipment *

The City of Dubuque is requesting equipment support from the Cable TV Commission to implement a backup power system for broadcast infrastructure, maintain reliable recording capabilities, and enhance drone operations. If approved, the support will ultimately strengthen the City's ability to deliver high-quality, programming to the community.

APC Power Battery Backup:
Currently, an existing power battery backup unit is approaching the end of its operational life and has begun to issue alerts indicating it needs replacement. Following guidance of the City's IT Department, a new APC replacement model has been recommended to address this issue. Upgrading this essential equipment will help ensure continued channel operations during potential outages at the headend. Additionally, the new unit will provide enhanced protection against electrical surges, further protecting the functionality of our broadcast systems.

Blackmagic Design HyperDeck Studio HD Plus + Accessories:
The addition of the Blackmagic HyperDeck Studio unit will enhance the City's capabilities for both in-studio and field recordings. Some equipment in the City Council Chambers is showing signs of potential malfunction, making reliable recording a growing concern. By integrating the HyperDeck Studio, essential meetings and events will more reliably be captured without interruption. Furthermore, this unit includes a built-in confidence monitor, a feature lacking in some of the existing setup. When future studio upgrades are implemented, this equipment will easily adapt to support our production needs in the field.

Anti-Collision Drone Lights:
The integration of drone footage into programs produced by the City of Dubuque has grown significantly. This request includes highly rated anti-collision lighting that can be added to our drones, expanding our ability to operate in low-light conditions while enhancing overall flight safety.

Provide an explanation about how the requested equipment will be used and assist in the production of channel programming or channel operations.

Procurement of Vendor Quotes*

QuoteProcurement_City of Dubuque_ChannelOperator.pdf

Upload documentation that includes quotes for each item from three different vendors. If a vendor does not carry a specific item, you may either:

1. Provide a quote for a similar or alternative item from that vendor, or
2. Obtain an additional quote from an alternative vendor.

Need help documenting your quotes? Download and update this **PEG Procurement of Vendor Quotes Template.**

Proof of Quotes*

ALL_City_PEG Quotes.pdf

Upload a proof of quote for each vendor.

Quotes must come directly from the vendor or their website and must include the requested items, prices, and quantities. A PDF of a shopping cart is an acceptable proof of quote, provided it clearly shows all required details.

Need an example of a proof a quote? **View this PDF of a shopping cart from a vendor's website.**

You may also try contacting the vendor for assistance with creating a proof of quote.

Cost for Requested Equipment*

$3,179.15

Excluding shipping and taxes, please include the total cost for the requested equipment from the lowest quoted vendor(s).

Provided totals must match amounts in proof of quotes.

Acknowledgement of Grant Details and Terms*

I acknowledge my responsibility to read and understand the **details** and **terms** of the PEG Access Channel Operator Equipment Grant. If awarded, I am prepared to accept the terms, which include but are not limited to:

- Equipment is used solely for non-commercial purposes.
- Channel operator oversees daily operations of a PEG channel.
- A minimum of 20 programs with a cumulative of runtime of 90 minutes is produced yearly.
- A year-end grant report is presented to the Cable TV Commission and includes:
    1. List of access programming created, including total run times and short description of each program.
    2. Video sample of programming created.
    3. Written report of how equipment was used for channel operations or production of video programming.
- Recipient commits to producing content, including all key production elements, without the substantial use of artificial intelligence (AI) assistance.
- All equipment is returned to the City of Dubuque if applicant fails to fulfill the terms of this agreement or ceases channel operations.

Review the PEG Access Channel Operator Equipment Grant **details** and **full terms of agreement**.

☑ Yes, I have read the grant details and understand the full terms of agreement.

City of Dubuque
PEG Access Channel Operator Equipment Grant
March 25, 2026

Requested Equipment List:

Product Name	**Model**	**Quantity**
APC by Schneider Electric Smart-UPS SMX 1500VA Rack Tower	SMX1500RM2UCNC	1
Blackmagic Design HyperDeck Studio HD Plus	HYPERD/ST/DCHP	1
Pearstone High-Speed HDMI Cable with Ethernet (Black, 10')	HDA-110	1
Watson 18 AWG Universal IEC Power Cord (6')	PC18-6B	1
SanDisk 256GB Extreme PRO UHS-II SDXC Memory Card	SDSDXDM-256G-GN4IN	2
Firehouse Technology ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White (6 pack)	FHARCVWHITE A	1

City of Dubuque
PEG Access Channel Operator Equipment Grant
March 25, 2026

Procurement of Vendor Quotes:

Adorama Quote					
Product Name	**MFR**	**Unit Price**	**QTY**	**Total**	
Blackmagic Design HyperDeck Studio HD Plus	HYPERD/ST/DCHP	$726.75	1	$726.75	
Kramer Electronics C-HM/HM/PICO High-Speed HDMI Cable with Ethernet, Black, 10' (alternative product)	KRCHPICOBK10	$15.96	1	$15.96	
C2G 1.5ft 18 AWG Universal Flat Panel Power Cord (NEMA 5-15P to IEC320C13) (alternative product)	C2G27900	$5.69	1	$5.69	
SanDisk 256GB Extreme PRO UHS-II SDXC Memory Card	SDSDXDM-256G-GN4IN	$279.99	2	$559.98	
Firehouse Technology ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White (6 pack)	FHARCVWHITE A	$171.00	1	$171.00	
			Quote Total	**$1,479.38**	**Lowest Gear**
Amazon Quote					
Product Name	**MFR**	**Unit Price**	**QTY**	**Total**	
Blackmagic Design HyperDeck Studio HD Plus	HYPERD/ST/DCHP	$757.35	1	$757.35	
Certified 10K 8K Ultra High Speed HDMI (alternative product)	n/a	$8.94	1	$8.94	
Watson 18 AWG Universal IEC Power Cord (6')	PC18-6B	$6.81	1	$6.81	
SanDisk 256GB Extreme PRO UHS-II SDXC Memory Card	SDSDXDM-256G-GN4IN	$279.99	2	$559.98	
Firehouse Technology ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White (6 pack)	FHARCVWHITE A	$180.00	1	$180.00	
			Quote Total	$1,513.08	
Heartland Video Systems Quote					
Product Name	**MFR**	**Unit Price**	**QTY**	**Total**	

Blackmagic Design HyperDeck Studio HD Plus	HYPERD/ST/DCHP	$765.00	1	$765.00	
Pearstone High-Speed HDMI Cable with Ethernet (Black, 10')	HDA-110	$7.48	1	$7.48	
Watson 18 AWG Universal IEC Power Cord (6')	PC18-6B	$5.34	1	$5.34	
SanDisk 256GB Extreme PRO UHS-II SDXC Memory Card	SDSDXDM-256G-GN4IN	$279.99	2	$559.98	
Firehouse Technology ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White (6 pack)	FHARCVWHITE A	$192.51	1	$192.51	
APC by Schneider Electric Smart-UPS SMX 1500VA Rack Tower	SMX1500RM2UCNC	$1,706.79	1	$1,706.79	
			Quote Total	**$3,237.10**	
		APC ONLY	Total	**$1,706.79**	
		GEAR ONLY	Total	**$1,530.31**	
Gov Connection					
Product Name	**MFR**	**Unit Price**	**QTY**	**Total**	
APC by Schneider Electric Smart-UPS SMX 1500VA Rack Tower	SMX1500RM2UCNC	$1,699.77	1	$1,699.77	
			Quote Total	**$1,699.77**	**Lowest APC**
CDW					
Product Name	**MFR**	**Unit Price**	**QTY**	**Total**	
APC by Schneider Electric Smart-UPS SMX 1500VA Rack Tower	SMX1500RM2UCNC	$1,807.99	1	$1,807.99	
			Quote Total	**$1,807.99**	
				LOWEST TOTAL REQUEST	**$3,179.15**

Continue Shopping

Shopping Cart

Cart ID: **280-132-824**

Email My Cart | Request Quote

C2G 1.5ft 18 AWG Universal Flat Panel Power Cord (NEMA 5-15P to IEC320C13)
SKU: C2G27900
1 $5.69
In Stock | Get it by Fri, Mar 27 - Wed, Apr 1 to 52001
Save for Later | Move to Wishlist

Kramer Electronics C-HM/HM/PICO High-Speed HDMI Cable with Ethernet, Black, 10'
SKU: KRCHPICOBK10
1 $15.96
In Stock | Get it by Fri, Mar 27 - Wed, Apr 1 to 52001
Save for Later | Move to Wishlist

Blackmagic Design HyperDeck Studio HD Plus
SKU: BMHYPERDSTMP
1 $726.75
In Stock | Get it by Mon, Mar 30 to 52001
View Accessories | Save for Later | Move to Wishlist

Firehouse Technology ARC "V" Drone Strobe Light, 1000 Lumens, White, 6-Pack
SKU: FHARCVWHITEA
1 $171.00
In Stock | Get it by Mon, Mar 30 to 52001
Save for Later | Move to Wishlist

SanDisk Extreme PRO UHS-II U3 V90 SDXC Memory Card 256GB
SKU: IDSDXDM256
2 $279.99/ea
In Stock | Get it by Fri, Mar 27 to 52001
Save for Later | Move to Wishlist

Order Summary (6 Items)

Subtotal	$1,479.38
Shipping	FREE
Estimated Taxes	FREE
Order Total	**$1,479.38**

Proceed to Checkout

PayPal

Buy With G Pay

You have no saved items

Your "saved for later" items will show up here.

Customers Also Bought

Blackmagic Design BiDirectional SDI to HDMI 3G Mic
★★★★★ (29)
$84.55

Blackmagic Design Bi-Directional SDI to HDMI 3G Mi
★★★★★ (29)
$75.05

Blackmagic Design HDMI to SDI 3G Micro Converter w
★★★★★ (29)
$71.25

$1220 OFF

Canon EOS R3 Mirrorless Camera, Bundle with Includ
★★★★½ (61)
$4,179.05 ~~$5,399.00~~

$340 OFF

Canon RF 70-200mm f/2.8 L IS USM Lens with Filter
★★★★★ (113)
$2,659.05 ~~$2,999.00~~

DJI RS 4 Gimbal Stabilizer
★★★★★ (8)
$445.55

DJI RS 4 Pro Gimbal Stabilizer
★★★★★ (8)
$825.55

Add protection for eligible items.

Subtotal (6 items): **$1,513.08**

This order contains a gift

Proceed to checkout

Request for quote

Quotes available for orders over $10,000 or more than 999 units.

2 items ineligible for quote.

Items with business-only pricing to consider

K&F CONCEPT 3-Pack NP-FZ100 Battery an…
1,010
-14% $56.99
List: $65.99
FREE Shipping by Amazon
Only 1 left in stock - orde…
Add to cart

Sony NP-FZ100 Z-Seri…
3,115
-13% $78.00
List: $89.99
prime FREE Delivery
Thursday, Mar 26
Add to cart

Sony NPFZ100 Z-Seri…
203
-10% $159.00
Typical: $176.00
prime FREE Delivery
Thursday, Mar 26
Add to cart

Sigma 18-50mm F2.8…
1,569
-5% $519.00
List: $549.00
prime FREE Delivery
Wednesday, Mar 25
Add to cart

UGREEN USB C SD 4....
4.5 1,740
-18% $17.99
List Price: $21.99
prime FREE One-Day Get it Tomorrow, Mar 24
Add to cart

SMALLRIG NP-FZ100...
4.5 121
-12% $24.69
List: $27.99
prime FREE One-Day Get it Tomorrow, Mar 24
Add to cart

ULBTER Screen...
4.5 2,235
-5% $7.59 ($2.53/count)
Typical: $7.99
prime FREE One-Day Get it Tomorrow, Mar 24
Add to cart

Acer SD 4.0 Card...
4.5 640
-8% $21.98
List: $23.99
prime FREE One-Day Get it Tomorrow, Mar 24
Add to cart

Shopping Cart

Share items in cart | Download as PDF

Price

SanDisk 256GB Extreme PRO SDXC UHS-II Memory Card - Up to 300MB/s Read and Write speeds, V90, 8K, 4K UHD, SD Card - $279.99

In Stock
prime Two-Day
FREE delivery **Wed, Mar 25**
FREE Returns
Style: Read up to 300MB/s
Capacity: 256GB

− 2 + | Need more than 37 units? | Delete | Save for later | Share

Frequently bought together
Canon Battery Pack LP-E6P
$79.00 Add to Cart ×

Watson 18 AWG Universal Power Cord (NEMA 5-15P to IEC C13, Black, 6')

In Stock

Shipped from: M Z Photo

$4.95 delivery **Tue, Mar 31**

FREE Returns

$6.81

Business Price

1 | Need more than 999 units? | Delete | Save for later | Share

Certified 10K 8K HDMI 2.1 Cable 10 FT, 48Gbps Ultra High Speed HDMI® Cord Ethernet CEC 4K 240Hz 165Hz 144Hz 120Hz 8K 60Hz

In Stock

prime **Tomorrow**

FREE delivery **Tomorrow, Mar 24**

FREE Returns

Size: 10 ft

Buy 5, save 10%

$8.94

Coupon price $8.22

Typical price: ~~$9.72~~

Savings: **$0.78** (8%)

Business Price

1 | Buying in bulk? | Delete | Save for later | Share

Blackmagic Design HyperDeck Studio HD Plus Recorder (HYPERD/ST/DCHP)

In Stock

Shipped from: SolidSignal

prime **Two-Day**

FREE delivery **Wed, Mar 25**

FREE Returns

$757.35

Government Price

1 | Need more than 14 units? | Delete | Save for later | Share

Firehouse Technology ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White, 6-Pack

Only 1 left in stock - order soon.

Shipped from: Adorama

FREE delivery **Fri, Mar 27**

$180.00

1 | Buying in bulk? | Delete | Save for later | Share

Subtotal (6 items): **$1,513.08**

Your Items

Saved for later (1 item) | Buy it again | Lists

Heartland Video Systems

Leaders in Broadcast and Media Technology.
Trusted Partners in Your Success.

www.heartlandvideosystems.com

QUOTE

Quote #	WISQ102407
Doc Name	HVS QUOTE City of Dubuque APC BMD WISQ102407
Date	03/24/26
Sales Rep.	Dan Maki
Terms	Net 30

1-800-332-7088

Quote To:

City of Dubuque
Felicia Carner
50 W. 13th St
Dubuque, IA 52001
USA

Ship To:

City of Dubuque
Felicia Carner
1300 Main Street
Dubuque, IA 52001
USA

Qty	Manuf	Model	Description	Unit Price	Ext. Price
1	APC	SMX1500RM2UCNC	SMX1500RM2UCNC - UPS - 2U - line-interactive - 120 V - 1350Watt - 1500VA - NEMA 5-15P,8 NEMA 5-15R - 8 NEMA 5-15R - Black - 3 years repair or replace for hardware. 2 years for battery - Cloud-based remote power monitoring via SmartConnect Ethernet Port	$1,706.79	$1,706.79
1	Blackmagic Design	HYPERD/ST/DCHP	HyperDeck Studio HD Plus	$765.00	$765.00
1	Pearstone	HDA-110	High-Speed HDMI Cable with Ethernet (Black, 10')	$7.48	$7.48
1	Watson	PC18-6B	18 AWG Universal IEC Power Cord (6')	$5.34	$5.34
2	SanDisk	SDSDXDM-256G-GN4IN	256GB Extreme PRO SDXC UHS-II Memory Card - Up to 300MB/s Read and Write speeds, V90, 8K, 4K UHD, SD Card	$279.99	$559.98
1	Firehouse Technology	FHARCVWHITE A	ARC V Drone Strobe Anti-Collision Light, 1000 Lumens, White, 6-Pack	$192.51	$192.51

Total **$3,237.10**

TOTAL DOES NOT INCLUDE SHIPPING, TARIFFS, OR TAXES UNLESS STATED IN ABOVE QUOTE

Participation Fees May be Required for Your Usage of H.264 or HEVC Codecs.
Participation Fees for H.264 or HEVC Encoding and Decoding are Managed Via the MPEG Licensing Authority, www.via-la.com

ALL HVS, INC. QUOTES ARE BASED ON PRICES AT TIME OF PREPARATION AND ARE SUBJECT TO SUPPLY CHAIN PRICE CHANGES. MANUFACTURERS MAY HAVE UNFORSEEN PRICE CHANGES. EVERY EFFORT IS MADE TO HOLD PRICING VALID FOR 30 DAYS
Restocking Fees: A restocking fee will be charged for items returned unopened and within 30 days of shipment date with approval.
Shipping Charges: Customer will be billed for shipping from vendor to HVS if applicable.
All multi-year support quotes are a commitment to the full term of the support contract and cannot be cancelled early without prior authorization.
This pricing includes a cash/check discount. If paying by credit card, cash discount will be forfeited and added to the invoice.

Quote accepted for order by: _____ Date: _____

APC Smart-UPS X 1500VA Rack Tower (SMX1500RM2UCNC)

Item#: 41201583 // MFG Part#: SMX1500RM2UCNC // By: APC

Rollover to Zoom

View All Images

Availability: In Stock
Est. Ship: Ships in 24-48 Hours

Power Capacity (VA): 1500 VA

1500 VA | 750 VA

Ordering Information

Price:	$1,876.95
Your Price:	$1,699.77

Qty: 1

Add To Cart

+ Add to Quicklist

← Continue Shopping

Shopping Cart

Sign in to Save this Cart, View Saved Carts or E-mail this Cart

ADD ITEM TO CART

Enter CDW# or MFG# Add

ITEM	AVAILABILITY	PRICE	QUANTITY	ITEM TOTAL
APC Smart-UPS X 1500VA SmartConnect Port Rackmount Network Card, LCD, 120V MFG Part: SMX1500RM2UCNC CDW Part: 6386179 UNSPSC: 39121011	In Stock Get it **Wed, Mar 25** if ordered within 1 hrs 35 mins.	~~$2,670.00~~ $1,807.99 Advertised Price	1	$1,807.99

Top Recommendations

Sign in to Save this Cart, View Saved Carts or E-mail this Cart

Update All | Remove All

Order Summary

Subtotal: $1,807.99

Tax and Shipping calculated at checkout.

Checkout

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Feedback

Copyrighted
May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 10.

ITEM TITLE:	Amendment No. 18 to Master Co-location and Shared Services Agreement with ImOn Communications, LLC
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Proposed 18th Amendment to Master Co-location and Shared Services Agreement between the City of Dubuque and ImOn Communications LLC
2. Memo ImOn Fiber Lease to Airport 20260417
3. ImOn City Airport Final Agreement 20260423 - 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: Proposed 18th Amendment to Master Co-location and Shared Services Agreement between the City of Dubuque and ImOn Communications LLC

DATE: April 26, 2026

Civil Engineer III David Ness and Sustainable Innovation Consultant David Lyons are recommending City Council approval of a 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.

There is no negative implications to the City budget. The City of Dubuque will receive $116,125 in services and fiber installations in return for sharing space in their existing conduit to the airport.

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
David Ness, Civil Engineer III
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Joe Pregler, Chief Information 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: David Ness, Civil Engineer III
David Lyons, Sustainable Innovation Consultant

DATE: April 17, 2026

RE: Proposed 18th Amendment to Master Co-location and Shared Services Agreement between the City of Dubuque and ImOn Communications LLC

INTRODUCTION

The purpose of this memo is to request approval of a 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.

BACKGROUND

In 2016 the City of Dubuque undertook its Broadband Acceleration Initiative. The Initiative focuses on public/private collaborations and includes a comprehensive strategy to reduce the cost and time required for broadband expansions in Dubuque. One effort within that strategy is the use of “Master Agreements”, where an overall legal, structural and financial relationship is established between the City and broadband providers and approved by City Council. Project Statements carried out pursuant to that Master Agreement can then be quickly considered and approved.
In 2017 the City of Dubuque and ImOn entered into a Master Co-location and Shared Services Agreement to accelerate the deployment of new broadband capacity in Dubuque and several subsequent amendments. The collaborations have gone well and all anticipated value to the City is being received.

DISCUSSION

The University of Dubuque is significantly expanding its aviation facility and programming at the Dubuque Regional Airport. This will necessitate increasing their fiber connectivity between the airport and UD Campus. They have selected ImOn Communications as their preferred partner for that connectivity. Under normal conditions, the distance, topography and demography of that route would make the

project unacceptably costly for ImOn to provide to the University. However, the existence of a city conduit with excess capacity allows for a public/private collaboration to reduce costs and time for implementation. It also creates the opportunity for the City to incorporate additional fiber capacity for itself in that same conduit to support future capacity as the City grows south and to provide an additional part of the “City High-Fiber Ring”.

BUDGET IMPACT

There is no negative implications to the City budget. The City of Dubuque will receive $116,125 in services and fiber installations in return for sharing space in their existing conduit to the airport.

RECOMMENDATION AND ACTION REQUESTED

This Amendment supports Dubuque’s Broadband Acceleration Initiative, assists a partner ISP in providing service within the community and provides funds for the maintenance and development of the City network. We respectfully request your approval and recommendation to City Council.

cc: Crenna Brumwell, City Attorney
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Joe Pregler, Chief Information Officer

Amendment to Master Co-location and Shared Services Agreement between

ImOn Communications and the City of Dubuque

Pursuant to the Master Co-location and Shared Services Agreement between City of Dubuque (CITY) and ImOn Communications (IMON), dated December 28, 2021 and attached hereto, the Parties hereby agree to the following PROJECT STATEMENT:

Narrative description of co-location and service sharing:

- CITY will provide IMON access to 19,291 feet of existing 1.5 inch conduit and 2810 feet of existing seven-way conduit running from approximately the SE Corner of the intersection of Highway 151/61 and Lake Elanore Road south to the existing handhold at 10698 Airport Road, and as further shown on Exhibit A. The 1.5 inch conduit is valued at $5 per linear foot and the seven-way conduit valued at $7per linear foot.
- ImOn will line the 1.5 inch conduit with 3-16/12mm duct. If ImOn determines that three microduct cannot be accommodated within the conduit then, with approval of the City, only 2-16/12mm will be required

Charges and Payment Terms:

- The total cost of City for proving conduit space under this Project Statement is $116,125 (19,291 lf X $5 = $96,455 and 2,810 lf X $7 = $19,670). Total cost to ImOn for providing fiber, installation and other services under this Project statement is $116,125.
- Twenty (20) year term beginning July 1, 2026 and running through June 30, 2046. IMON or CITY may request up to two five-year extensions of the agreement at the same value, and such extension shall not be unreasonably denied.

Exchange of Value:
The value provided by CITY to IMON is $116,125. The value provided by IMON to CITY is $116,125.

Project Statement Accepted:

Dated: April _____, 2026

CITY OF DUBUQUE

By: _____

Michael C. Van Milligan, Dubuque City Manager

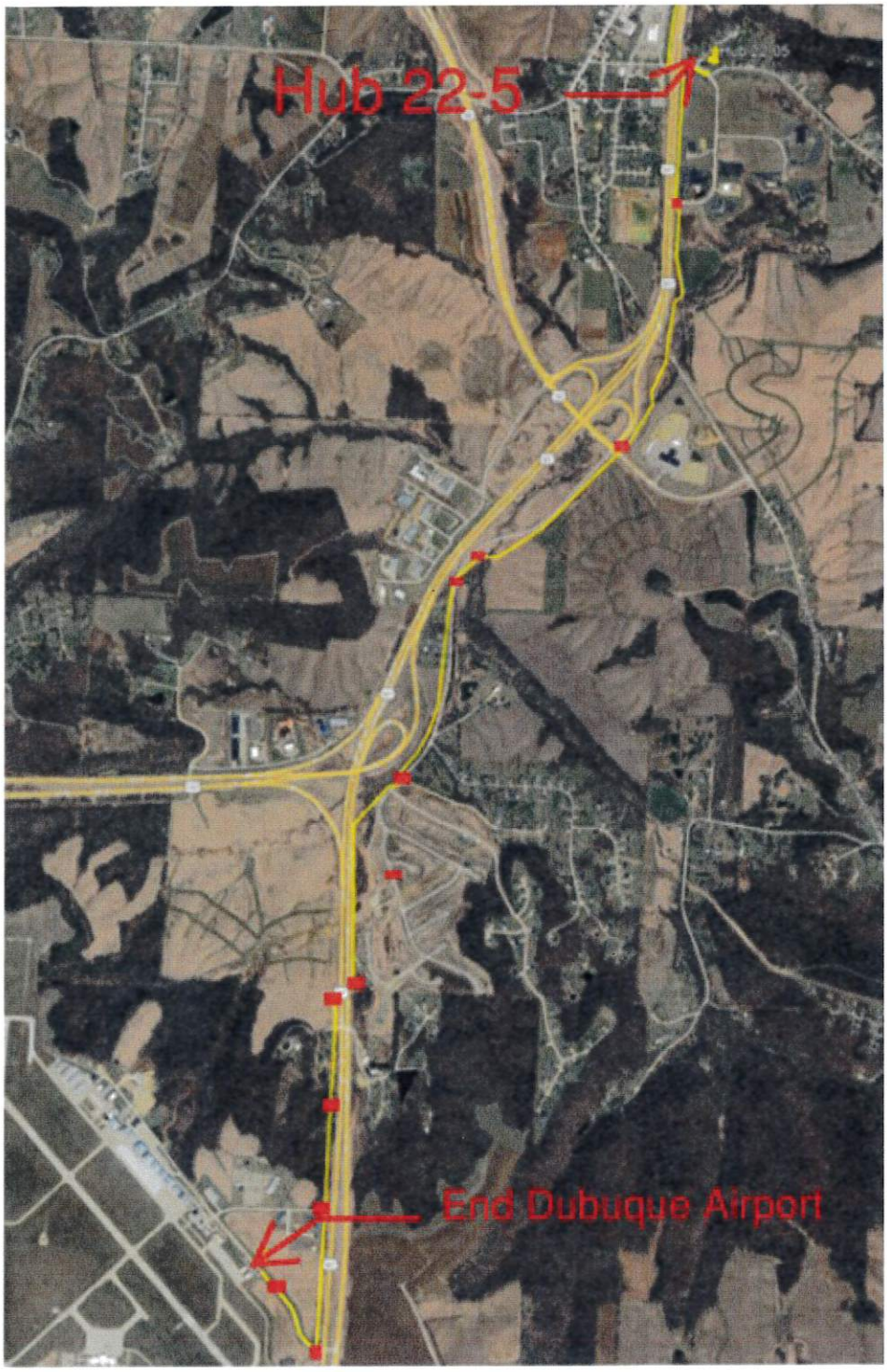
Dated: April 27, 2026

IMON COMMUNICATIONS

By: _____

Patrice Carroll, CEO

EXHIBIT A



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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 11.

ITEM TITLE:	Proposed Conduit Facilities Agreement With Windstream
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Proposed Conduit Facilities Agreement
2. Windstream Cedar Cross Duct Lease Memo
3. Windstream Cedar Cross Duct Lease Agreement 20260422

THE CITY OF DUBUQUE
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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: Proposed Conduit Facilities Agreement

DATE: April 26, 2026

Civil Engineer III David Ness and Sustainable Innovation Consultant David Lyons are 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.

Windstream operates a significant internet and communications network in Dubuque. They planned to expand that network to include the Cedar Cross Road area but the limited right-of-way available and costs to obtain additional right-of-way made the project cost prohibitive. The City communicated that it had an available micro-duct along the route needed by Windstream and would be open to collaborating to support their expansion. City and Windstream teams met and developed a proposed Conduit Facilities Agreement under which Windstream would be able to access that micro-duct and in return would reimburse City costs for developing and maintaining its network with a one-time payment of $32,500 .

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 Phihoyos, City Engineer
David Ness, Civil Engineer III
David Lyons, Sustainable Innovation Consultant
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Joe Pregler, Chief Information Officer

THE CITY OF DUBUQUE
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TO: Michael C. Van Milligen, City Manager

FROM: David Ness, Civil Engineer III
David Lyons, Sustainable Innovation Consultant

DATE: April 22, 2026

RE: Proposed Conduit Facilities Agreement.

INTRODUCTION

The purpose of this memo is to request 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.

BACKGROUND

In 2016 the City of Dubuque undertook its Broadband Acceleration Initiative. The Initiative focuses on public/private collaborations and includes a comprehensive strategy to reduce the cost and time required for broadband expansions in Dubuque. Since that time the Initiative has resulted in collaborations with nine separate internet providers, significantly increased access and choice of provider in Dubuque and reduced the City's cost in deploying and maintaining a world class fiber network. Collaborations on fiber and conduit also assist in managing limited right-of-way within the City.

DISCUSSION

Windstream operates a significant internet and communications network in Dubuque. They planned to expand that network to include the Cedar Cross Road area but the limited right-of-way available and costs to obtain additional right-of-way made the project cost prohibitive. The City communicated that it had an available micro-duct along the route needed by Windstream and would be open to collaborating to support their expansion. City and Windstream teams met and developed a proposed Conduit Facilities Agreement under which Windstream would be able to access that micro-duct and in return would reimburse City costs for developing and maintaining its network with a one-time payment of $32,500

This Agreement was originally prepared in 2025 and was executed by Windstream on February 5, 2025. Due to staff turnover and the retirement of a City employee involved in the routing of the document, the Agreement was not completed with the City's signature at that time. The Agreement has since been rediscovered, and staff is now requesting completion of the approval process so the document can be fully executed.

BUDGET IMPACT

There is no negative impact to the City budget as the micro-duct is presently unused and Windstream will be reimbursing the City $32,500 for City's costs in providing this micro-duct and maintaining the City network.

RECOMMENDATION AND ACTION REQUESTED

In order to reduce time and cost for the expansion of internet availability and choice we would respectfully recommend your support of this Agreement and recommendation for approval to the City Council.

cc: Crenna Brumwell, City Attorney
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Joe Pregler, Chief Information Officer

CONDUIT FACILITIES AGREEMENT BETWEEN
THE CITY OF DUBUQUE IOWA
AND
WINDSTREAM

THIS AGREEMENT is made on this 20th_____,day of June_____,2024 by and between the City of Dubuque ("City") and Windstream ("Windstream")

In consideration of the mutual covenants contained in this Agreement, the sufficiency of which is acknowledged, the Parties agree as follows:

SECTION 1. IDENTITY OF THE PARTIES.

1.1 City is a political subdivision of the State of Iowa incorporated in accordance with relevant provisions of Iowa law. City's address for purposes of this Agreement is City Hall, 50 W. 13th Street, Dubuque, IA 52001.

1.2 Windstream is a _private corporation_____ who's address for purposes of this Agreement is 4001 N Rodney Parham Rd, Little Rock, AR 72212_____.

SECTION 2. DEFINITIONS. The following words shall have the meanings set forth below. Words in the singular shall be held to include the plural and vice versa.

"Agreement" means this document including any conduit, equipment and services referenced within this document.

"Designated Conduit" shall mean one 16/12 microduct the location of which is generally described as running from the City vault at the NW corner of the intersection of Center Grove Drive and Cedar Cross Road to the City vault located at 800 Cedar Cross Road.

"Communications Equipment" means facilities or equipment provided, owned, managed or installed by City in, around or on the Designated Conduit.

"City" means the City of Dubuque, Iowa.

"Windstream" means _private corporation_____.

062317bal

SECTION 3. PARTIES' OBLIGATIONS.

3.1 City shall provide Windstream access and permission to use the designated conduit, as set out in Attachment A, at a one-time cost of $7.00 per linear foot and a one-time extraordinary costs (Bridge) charge of $4,500. (4,000 feet x $7 + $4,500 = $32,500)

3.2 Windstream shall bear the costs of access and use of the designated conduit.

3.3 City or City's authorized contractor shall perform all maintenance on the conduit, including any conduit repairs, restoration, and relocation that becomes necessary during the term of this Agreement. If City incurs any costs associated with conduit repairs, restoration or relocation, Windstream shall reimburse City for fifteen percent (15%) of the cost. If a third party is responsible for the conduit repair, restoration or relocation and City is unable to collect the cost of the repair from the third party, Windstream shall reimburse the City for Windstream's share of the cost of the repair as described above.

3.4 Each party will notify the other if it detects any problems that may interrupt service. Windstream's contact is Stephen Kness_____ at319-538-1985 Stephen.Kness@Windstream.com. City's Coordinator: Dave Ness 563-589-1722 dness@cityofdubuque.org

SECTION 4. TERM. The initial term of this Agreement shall be twenty (20) years from the Acceptance Date (the "Initial Term") unless terminated earlier in accordance with the Termination section of this Agreement. Upon the expiration of the Initial Term, the Agreement may be extended upon the mutual approval consent of the parties.

SECTION 5. EXCLUSION OF WARRANTIES. City makes no warranty to Windstream or any other entity, whether express, implied or statutory, as to the installation, description, quality, merchantability, completeness, useful life, future economic viability, or fitness for any particular purpose of the designated conduit or as to any other matter, all of which warranties are hereby expressly excluded and disclaimed.

SECTION 6. INDEMNIFICATION.

6.1 Windstream shall indemnify and hold City harmless from and against any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments arising directly out of the negligence or wrongful acts or omissions of any officer, agent, or employee of Windstream in the performance of this Agreement.

6.2 Nothing contained herein shall operate as a limitation on the right of either party hereto to bring an action for damages against any third party, including indirect, special or consequential damages, based on any acts or omissions of such third party as such acts or omissions may affect the construction, operation or use of the Designated Conduit; provided, however, that each party hereto shall assign such rights or claims, execute such documents and do whatever else may be reasonably necessary to enable the other party to pursue any such action against such third party.

SECTION 7. LIMITATION OF LIABILITY. Not withstanding any provision of this

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Agreement to the contrary, in no event shall either party be liable to the other party for any unforeseeable special, incidental, indirect, punitive or consequential damages, arising out of, or in connection with, transmission interruptions or problems, or any interruption or degradation of service, including, but not limited to, damage or loss of property or equipment, loss of profits or revenue, cost of capital, cost of replacement services, or claims of customers, whether occasioned by any construction, reconstruction, relocation, repair or maintenance performed by, or failed to be performed by, the other party or any other cause whatsoever, including, without limitation, for breach of contract or breach of warranty all claims for which damages are hereby specifically waived.

SECTION 8. WINSTREAM EQUIPMENT. Windstream shall have sole responsibility for installation, testing and operation of Windstream fiber or equipment. City shall not be responsible for the operation or maintenance of any Windstream fiber or equipment. City shall not be responsible for the transmission or reception of communications or signals by Windstream's fiber or equipment or for the quality of, or defects in, such transmission or reception.

SECTION98. TERMINATION. Either party may terminate this Agreement for cause if the other party breaches a material obligation of this Agreement and fails to correct the breach within 30 days of receiving written notice of the breach from the non- breaching party.

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SECTION 10. CONTRACT ADMINISTRATION.

10.1 Amendments. This Agreement may be amended in writing from time to time by mutual consent of the Parties in the same manner in which this Agreement was approved

10.2 Third Party Beneficiaries. There are no third party beneficiaries to this Agreement. This Agreement is intended only to benefit Mediacom and the City.

10.3 Choice of Law and Forum. The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the choice of law provisions of Iowa law. In the event any judicial proceeding is commenced in connection with this Agreement, the exclusive jurisdiction for the proceeding shall be brought in the District Court of Iowa for Dubuque County.

10.4 Integration. This Agreement, including all the documents incorporated by reference, represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in this Agreement. The parties agree that if a Schedule, Addendum, Rider or Exhibit or other document is attached hereto by the parties, and referred to herein, then the same shall be deemed incorporated herein by reference.

10.5 Not a Joint Venture. Nothing in this Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, (or other association of any kind or agent/principal relationship) between the parties hereto. No party, unless otherwise specifically provided for herein, has the authority to enter into any agreement or create an obligation or liability on behalf of, in the name of, or binding upon another party to this Agreement.

10.6 Waiver. Any breach or default by either party shall not be waived or released other than by writing signed by the other party. Failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach or the right to require performance with respect thereto or to claim a breach with respect thereto.

10.7 Notices. Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail, return receipt requested, or by receipted hand deliver, by Federal Express, courier, or other similar and reliable carrier which shall be addressed to each party as set forth as follows:

TO CITY:

TO WINDSTREAM:

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Each such notice shall be deemed to have been provided at the earliest of the following: (a) at the time it is actually received; or (b) in the case of overnight hand delivery courier or services such as Federal Express with guaranteed next day delivery, within one day; or (c) in the case of registered U.S. Mail, within five (5) days. From time to time, the Parties may change the name and address of a party designated to receive notice. Such change of the designated person shall be in writing to the other Party and as provided herein.

10.8 Cumulative Rights. The various rights, powers, options, elections and remedies of either party, provided in this Agreement, shall be construed as cumulative and no one of them is exclusive of the others or exclusive of any rights, remedies or priorities allowed either party by law. Nothing in this Agreement shall be construed as affecting, impairing or limiting the equitable or legal remedies to which either party may be entitled as a result of any breach of this Agreement.

.10.9 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the invalid portion shall be severed from this Agreement. Such a determination shall not affect the validity or enforceability of any other part or provision of this Agreement.

10.10 Obligations beyond Agreement Term. This Agreement shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to this Agreement. All obligations of the parties incurred or existing under this Agreement as of the date of expiration, termination or cancellation will survive the expiration, termination or cancellation of this Agreement.

10.11 Authorization. Each party to this Agreement represents and warrants to the other that it has the right, power and authority to enter into and perform its obligations under this Agreement and that it has taken all requisite action (corporate, statutory, or otherwise) to approve execution, delivery and performance of this Agreement. This Agreement constitutes a legal, valid and binding obligation upon the parties in accordance with its terms.

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10.12 Successors in Interest. All the terms, provisions, and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, and legal representatives.

10.13 Counterparts and Facsimile Signatures. The parties agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument. The parties further agree that the signatures on this Agreement or any amendment or schedule may be manual or a facsimile signature of the person authorized to sign the appropriate document. All authorized facsimile signatures shall have the same force and effect as if manually signed.

10.14 Taxes. City is a tax-exempt entity and no payment will be made for any taxes for any purpose by City.

10.15 Further Assurances and Corrective Instruments. Windstream agrees that it will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of this Agreement.

10.16 Assignment and Delegation. This Agreement may not be assigned, transferred or conveyed in whole or in part without the prior written consent of the other party, which shall not be unduly withheld.

10.17 Insurance. Windstream shall at all times during the performance of this Agreement maintain insurance as set forth in the attached Insurance Schedule.

SECTION 11. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Agreement and have caused their duly authorized representatives to execute this Agreement.

Dated: _____	Dated: 2-5-25
City of Dubuque	Windstream
_____	Sarah Hays
Michael C. Van Milligen	

INSURANCE SCHEDULE A

1. The lessee, licensee, or permittee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. 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 lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.

6. All required endorsements shall be attached to 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 lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.

8. If lessee's, licensee's, or permittee's limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.

9. Lessee, licensee, or permittee shall require all subcontractors and 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. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.

10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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.

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INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
3) Include endorsement indicating that coverage is primary and non-contributory.
4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
5) Include additional insured endorsement for:
   The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
6) Policy shall include Waiver of Right to Recover from Others Endorsement.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	$100,000
	Each Employee-Disease	$100,000
	Policy Limit-Disease	$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability 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 A (Continued)

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 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
3) Include Preservation of Governmental Immunities Endorsement.
4) Provide evidence of coverage for 5 years after completion of project.

D) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

___ Yes _*__ No

Evidence of property coverage provided: ___ Yes

Include the City of Dubuque as Lender Loss Payable.

E) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS $1,000,000

_*__ Yes ___ No

The General Liability, Automobile Liability and 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.

F) FLOOD INSURANCE

___ Yes __*_ No

If Required Coverage $_____

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 is 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)

ATTACHMENT A

Sensitivity: Internal

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 12.

ITEM TITLE:	Lead Water Main Replacement Project Engineering Design Services Contract Award Recommendation
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Lead Water Main Replacement Project - Authorization to Award Engineering Design Services Contract
2. Lead WMR Authorize Design Award RFQ Memo

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: Lead Water Main Replacement Project - Authorization to Award Engineering Design Services Contract

DATE: April 24, 2026

Water Department Director Christopher Lester is 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) following a review of submitted qualifications as a part of a request for qualifications (RFQ) process and that the City Council authorize the City Manager to enter into contract negotiations to provide professional design services for the project.

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
Christopher Lester, Water Department Director
Jennifer Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Max O'Brien, Assistant Public Works Director - Project Manager
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution 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: Christopher Lester, Water Department Director

DATE: April 24, 2026

SUBJECT: Lead Water Main Replacement Project - Authorization to Award Engineering Design Services Contract

INTRODUCTION

The purpose of this memorandum is to recommend MSA Professional Services, Inc. of Dubuque, Iowa for design of the Lead Water Main Replacement Project (CIP No. 4281000024) following a review of submitted qualifications as a part of a request for qualifications (RFQ) process and to request authorization from City Council to enter into contract negotiations to provide professional design services for the project.

BACKGROUND

This project provides funding for the removal and replacement of the Water Department's existing public lead water mains: May Place, Union Street, Austin Street, Washington Street, and Roland Street. This project will eliminate the department's public lead line water mains that were installed in the early 1920's. This project will also include replacement of lead service lines affected by the main replacements.

The Lead Water Main Replacement Project (CIP No. 4281000024) includes a current FY26 total expense budget $418,032.00 for the design and construction of portions of the total project, with funding through the Drinking Water SRF program. The Water Department has requested additional funds in FY27 to be able to complete construction at all of the replacement project sites.

A design services RFQ was authorized by City Council and issued on March 20, 2026 with the input of various City staff members making up the RFQ Committee. The RFQ Committee consisted of the following members:

- Chris Lester, Water, Department Director
- Jennifer Larson, Finance, Chief Financial Officer
- Eldon Schneider, Water (Project Supervisor for the Project)
- Carl Plumley, Water
- Max O'Brien, Public Works

DISCUSSION

Qualifications proposals were received on April 9, 2026 from five firms:

- Crawford, Muphy, and Tilly, Inc. of Davenport, Iowa
- Fehr Graham of Manchester, Iowa
- MSA Professional Services, Inc. of Dubuque, Iowa
- Origin Design Co. of Dubuque, Iowa
- Shoemaker Haaland of Cedar Rapids, Iowa

The team reviewed qualifications and shortlisted two firms to interview. Based on the written proposals and interviews, the RFQ Committee formulated a recommendation to enter into negotiations with MSA Professional Services, Inc. of Dubuque, Iowa.

PROJECT SCHEDULE

The desired project schedule for the initial phase is as follows:

RFQ Committee Completes Recommendation to City Manager	April 24, 2026
City Council Authorizes Design Services Award	May 4, 2026
RFQ Committee and Engineer Prepare Contract Scope Submittal	May 15, 2026
RFQ Committee Completes Recommendation to City Manager	May 25, 2026
City Council Authorizes Design Services Agreement Execution	June 1, 2026
Design Engineer Completes Preliminary Engineering Report	July 31, 2026
City Council Authorizes Submission of PER and IUP Application	August 17, 2026
Water Department Submits SRF IUP Application	August 21, 2026
Design Engineer Completes Final Design Documents	October 30, 2026
All Permits Acquired	December 4, 2026
City Council Authorizes Bid Initiation	January 4, 2027
City Advertises for Construction Bids	January 8, 2027
Council Advertises for Public Hearing	January 8, 2027
City Council Holds Public Hearing	January 18, 2027
City Conducts Bid Opening	February 4, 2027
City Council Authorizes Construction Bid Award	February 15, 2027
Contractor Mobilizes for Construction	April 5, 2027
Contractor Completes Construction	June 25, 2027

BUDGET IMPACT

The original estimate of probable cost for the Lead Water Main Replacement Project (CIP No. 4281000024) is provided as follows:

Description	Cost Estimate
Legal Expenses	$0.00
Land and Easements	$0.00
Professional Services (Report or Planning)	$10,000.00
Professional Services (Design)	$30,000.00
Professional Services (Construction)	$40,000.00
Construction	$590,000.00
Austin St	*$150,000.00*
May Pl	*$110,000.00*
Roland St	*$120,000.00*
Union St	*$100,000.00*
Washington St	*$110,000.00*
Equipment	$0.00
Contingency	$78,000.00
Total Estimated Project Cost	**$748,000.00**

Budgeted Expenses for the Lead Water Main Replacement Project (CIP No. 4281000024) are provided as follows:

CIP	Fund	Budgeted Expenses	Amount
4281000024	SRF	Consulting Engineer (Design Phase)	$28,240.00
4281000024	SRF	Construction	$389,792.00
Total Project Budgeted Expenses			**$418,032.00**
Proposed FY2027 Additions			
4281000024	SRF	Consulting Engineer (Construction Phase)	$30,000.00
4281000024	SRF	Construction	$300,000.00
Total Project Budgeted Expenses (pending FY27 Budget Approval)			**$748,032.00**

The proposed design phase funds will be pulled from the currently available FY26 Consulting Engineer (Design Phase) line item which has a current available expense value of $28,240.00 and, if necessary, from the Construction line item.

ACTION TO BE TAKEN

I respectfully request that the 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) following a review of submitted qualifications as a part of a request for qualifications (RFQ) process and that the City Council authorize the City Manager to enter into contract negotiations to provide professional design services for the project.

Prepared by Eldon Schneider, Water Project Supervisor

cc: Jennifer Larson, Chief Financial Officer
Max O'Brien, Assistant Public Works Director - Project Manager
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 13.

ITEM TITLE:	Award 2026 Pavement Marking Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo 2026 Pavement Marking Project Award Public Improvement Contract
2. 2026 Pavement Marking Project - Council Award Staff MEMO 4-28
3. 2026 Pavement Marking Project - Council Award RESOLUTION (1)
4. 2026 Pavement Marking Project Bid Tab

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2026 Pavement Marking Project
Award Public Improvement Contract
Project Code: 5521000013

DATE: April 24, 2026

City Engineer Gus Psihoyos is 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.

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
Bob Schiesl, Assistant City Engineer
Justine Hull, Traffic Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: April 28, 2026

RE: 2026 Pavement Marking Project
Award Public Improvement Contract
Project Code: 5521000013

INTRODUCTION

The attached resolution authorizes the award of the public improvement construction contract for the 2026 Pavement Marking Project.

BACKGROUND

The annual pavement marking program is an essential component to our transportation system. Well-defined pavement lane lines, symbols, and crosswalk stripping provides safety to drivers and pedestrians on the public road system.

As part of a cooperative Maintenance Agreement with the Iowa Department of Transportation (Iowa DOT), the City will include portions of Iowa DOT jurisdictional pavement markings with the City's annual pavement marking program. The Maintenance Agreement includes all symbols and legends and a portion of center lines on Iowa DOT routes within the City. The Iowa DOT will reimburse the City for their share of project costs after the project is completed and accepted.

The City contracts annually for a city-wide pavement marking project to furnish, install, maintain, and remove permanent pavement markings to include pavement lane lines, symbols, legends, and crosswalk stripping on City streets, intersections and portions of Iowa DOT highway routes within the City as directed by the Engineering Department.

DISCUSSION

The Pavement Marking Project is completed annually due to a more rapid deterioration on higher volume, high vehicular movement roadways. Pavement markings are applied using waterborne paint with a service life of approximately two (2) years.

Additionally, as a part of the Central Ave. and White St. Design Phase 1: Pavement Marking Restriping project along the one-way pair from 4th St to 22nd St., the lines and symbols along the corridor have been removed from the 2026 Pavement Marking Project. These lines and symbols will be physically removed and replaced with new lane lines, symbols and additional markings in a separate pavement marking project later this calendar year using this same funding source.

The intent here is to avoid paying twice for the same work. The restriping effort later this year would be coordinated with the outcome of the parking and corridor decisions. Until

those decision are finalized, no permanent lane reconfiguration is being advanced at this time.

BID RESULTS

The City received one (1) bid on April 23, 2026, for the 2026 Pavement Marking Project. Ostrom Painting & Sandblasting, Inc. of Rock Island, IL, submitted the low bid in the base bid amount of $247,039.68 which is 17.2% above the estimate of probable cost. A summary of the bid proposal received is as follows:

Contractor Name	Total Bid
Ostrom Painting & Sandblasting, Inc.	$ 247,039.68

Although the bid exceeds the estimate, staff believe the pricing is reasonable given the nature of the work. The work involves multiple locations, substantial traffic control requirements, significant phasing, and a high proportion of nighttime operations. These factors increase contractor risk related to traffic management and liability and likely contributed to higher-than-anticipated costs.

RECOMMENDATION

I recommend awarding the contract for the 2026 Pavement Marking Project to Ostrom Painting & Sandblasting, Inc. in the amount of $247,039.68.

BUDGET IMPACT

The estimate of probable cost for the 2026 Pavement Marking Project is summarized in the following table:

Description	Cost Estimate	Award Amount
Construction - City Pavement Markings	$ 189,308.00	$ 221,749.54
Construction - Iowa DOT Pavement Markings	21,440.00	25,290.14
Subtotal: Construction Contract	**210,748.00**	**247,039.68**
Engineering Design and Administration	5,000.00	5,000.00
Total Construction Cost Estimate	**$ 215,748.00**	**$ 252,039.68**

The proposed project funding is summarized as follows:

Project Code	Fund Description	Fund Amount
5521000013	Pavement Markings (FY26)	$ 36,000.00
	Pavement Markings (FY27)	190,749.54
	Iowa DOT Funding	25,290.14
Total Project Funding		**$ 252,039.68**

REQUESTED ACTION

The Council is requested to 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

Prepared by: Justine Hull, Traffic Engineer
cc: Jenny Larson, Chief Financial Officer Bob Schiesl, Assistant City Engineer

Prepared by Justine Hull 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

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2026 PAVEMENT MARKING PROJECT

WHEREAS, sealed proposals have been submitted by contractor(s) for the 2026 Pavement Marking Project, (the Project) pursuant to Resolution No. 117-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 10th day of April 2026; and

WHEREAS, said sealed proposals were opened and read on the 23rd day of April 2026 and it has been determined that Ostrom Painting & Sandblasting, Inc. of Rock Island, IL submitted low bid in the amount of $247,039.68, and is the lowest responsive, responsible bidder for the Project.

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

SECTION 1. That a Public Improvement Contract for the Project is hereby awarded to Ostrom Painting & Sandblasting, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 4th day of May 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

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City of Dubuque - Engineering Department
Bid Tabulation

Project Name: 2026 PAVEMENT MARKING PROJECT

					Bid Date: April 23, 2026		Engineer's Estimate		Ostrom Painting & Sandblasting, Inc					
BID ITEM NUMBER	BID ITEM REF CODE	BID ITEM DESCRIPTION	UNIT	PLAN QUANTITY	ESTIMATE UNIT COST	ESTIMATE TOTAL COST	BID UNIT COST	TOTAL PRICE	BID UNIT COST	TOTAL PRICE	BID UNIT COST	TOTAL PRICE
		Division 8020 - CITY Pavement Markings (Painted - Lines)										
1	8020-108-B	BCY4: Broken Centerline (Yellow)	STA	412.68	$ 12.80	$ 5,282.16	$ 14.99	$ 6,186.14				
2	8020-108-B	BLW4: Broken Lane Line (White)	STA	321.65	$ 12.80	$ 4,117.00	$ 14.99	$ 4,821.58				
3	8020-108-B	CHW8: Channelizing Line (White)	STA	146.40	$ 15.11	$ 2,212.04	$ 17.70	$ 2,591.29				
4	8020-108-B	CHY8: Channelizing Line (Yellow)	STA	617.49	$ 15.11	$ 9,329.97	$ 17.70	$ 10,929.58				
5	8020-108-B	CBW6: Crosswalk Bar (White)	STA	487.50	$ 12.46	$ 6,075.96	$ 14.60	$ 7,117.50				
6	8020-108-B	CLW6: Crosswalk Line (White)	STA	495.55	$ 14.88	$ 7,373.04	$ 17.43	$ 8,637.44				
7	8020-108-B	DCY4: Double Centerline (Yellow)	STA	3593.94	$ 12.46	$ 44,793.09	$ 14.60	$ 52,471.55				
8	8020-108-B	DDY4: Double Dotted Line (Yellow)	STA	4.68	$ 12.80	$ 59.93	$ 14.99	$ 70.18				
9	8020-108-B	DEW1: Dotted Entrance Line (White)	STA	11.46	$ 13.35	$ 152.87	$ 15.63	$ 179.04				
10	8020-108-B	DLW4: Dotted Line (White)	STA	18.18	$ 13.35	$ 242.57	$ 15.63	$ 284.09				
11	8020-108-B	DLY4: Dotted Line (Yellow)	STA	3.27	$ 13.35	$ 43.69	$ 15.63	$ 51.17				
12	8020-108-B	DLW6: Dotted Line (White)	STA	0.77	$ 13.04	$ 10.08	$ 15.28	$ 11.81				
13	8020-108-B	DNB6: Do Not Block Intersection Line 6" (White)	STA	29.27	$ 14.88	$ 435.52	$ 17.43	$ 510.20				
14	8020-108-B	DRW8: Dotted Roundabout Line (White)	STA	0.00	$ 15.75	$ -	$ 18.45	$ -				
15	8020-108-B	ELW4: Edge Line Right (White)	STA	1928.06	$ 13.35	$ 25,730.98	$ 15.63	$ 30,135.64				
16	8020-108-B	ELY4: Edge Line Left (Yellow)	STA	513.74	$ 13.35	$ 6,856.16	$ 15.63	$ 8,029.81				
17	8020-108-B	MNY4: Median Nose (Yellow)	STA	0.00	$ 13.35	$ -	$ 19.24	$ -				
18	8020-108-B	NPY4: No Passing Zone Line (Yellow)	STA	313.16	$ 13.35	$ 4,179.34	$ 15.63	$ 4,894.77				
19	8020-108-B	SLW2: Stop Line (White)	STA	698.57	$ 15.75	$ 11,002.43	$ 18.45	$ 12,888.56				
20	8020-108-B	SLW4: Solid Lane Line (White)	STA	474.68	$ 13.35	$ 6,334.80	$ 15.63	$ 7,419.21				
21	8020-108-B	SPW6: Sloped Curb 6" (White)	STA	4.52	$ 13.35	$ 60.36	$ 15.63	$ 70.69				
22	8020-108-B	STW6: Standard Curb 6" (White)	STA	81.89	$ 16.28	$ 1,332.74	$ 19.07	$ 1,561.62				
23	8020-108-B	STY6: Standard Curb 6" (Yellow)	STA	164.86	$ 16.28	$ 2,683.12	$ 19.07	$ 3,143.91				
24	8020-108-B	YLW2: Yield Line (White)	STA	0.91	$ 13.35	$ 12.14	$ 15.63	$ 14.22				
					Sub Total	$ 138,319.97	**Sub Total**	$ 162,019.98	**Sub Total**	$ -	**Sub Total**	$ -
		Division 8020 - CITY Pavement Markings (Painted - Symbols & Legends)										
25	8020-108-G	AHDW: Ahead Word Marking (White)	EA	3	$ 43.68	$ 131.04	$ 51.17	$ 153.51				
26	8020-108-G	BIKW: Bike Word Marking (White)	EA	2	$ 43.68	$ 87.36	$ 51.17	$ 102.34				
27	8020-108-G	BLSW: Bike Lane Symbol (White)	EA	25	$ 43.68	$ 1,092.00	$ 51.17	$ 1,279.25				
28	8020-108-G	CSLW: Combined Straight and Left Turn Arrow (White)	EA	30	$ 41.22	$ 1,236.69	$ 48.29	$ 1,448.70				
29	8020-108-G	CSLWR: Combines Straight and Left Turn Roundabout (White)	EA	2	$ 40.28	$ 80.56	$ 47.18	$ 94.36				
30	8020-108-G	CSRW: Combined Straight and Right Turn Arrow (White)	EA	26	$ 41.22	$ 1,071.80	$ 48.29	$ 1,255.54				
31	8020-108-G	CSTW: Combined Straight, Right, and Left Turn Arrow (White)	EA	2	$ 41.22	$ 82.45	$ 48.29	$ 96.58				
32	8020-108-G	ENDW: Ends Word Marking (White)	EA	1	$ 43.68	$ 43.68	$ 51.17	$ 51.17				
33	8020-108-G	LANW: Lane Word Marking (White)	EA	1	$ 43.68	$ 43.68	$ 51.17	$ 51.17				
34	8020-108-G	LLRW: Left Lane Reduction Arrow (White)	EA	3	$ 41.22	$ 123.67	$ 48.29	$ 144.87				
35	8020-108-G	LTAW: Left Turn Arrow (White)	EA	555	$ 41.22	$ 22,878.77	$ 48.29	$ 26,800.95				
36	8020-108-G	LTAWR: Left Turn Roundabout (White)	EA	4	$ 40.28	$ 161.11	$ 47.18	$ 188.72				
37	8020-108-G	ONLW: Only Word Marking (White)	EA	228	$ 43.68	$ 9,959.04	$ 51.17	$ 11,666.76				
38	8020-108-G	RLRW: Right Lane Reduction Arrow (White)	EA	6	$ 41.22	$ 247.34	$ 48.29	$ 289.74				
39	8020-108-G	RRCW: Railroad Crossing Symbol (White)	EA	16	$ 45.86	$ 733.82	$ 53.73	$ 859.68				
40	8020-108-G	RTAW: Right Turn Arrow (White)	EA	195	$ 41.22	$ 8,038.49	$ 48.29	$ 9,416.55				
41	8020-108-G	SCLW: School Word Marking (White)	EA	1	$ 43.68	$ 43.68	$ 51.17	$ 51.17				
42	8020-108-G	SLMW: Shared Lane Markings (Sharrows (White))	EA	50	$ 45.65	$ 2,282.70	$ 53.48	$ 2,674.00				
43	8020-108-G	STAW: Straight Arrow (White)	EA	37	$ 45.65	$ 1,689.20	$ 53.48	$ 1,978.76				
44	8020-108-G	STPW: Stop Word Marking (White)	EA	10	$ 43.68	$ 436.80	$ 51.17	$ 511.70				
45	8020-108-G	XNGW: XING Word Marking (White)	EA	3	$ 43.68	$ 131.04	$ 51.17	$ 153.51				
46	8020-108-G	YLDW: YIELD Word Marking (White)	EA	9	$ 43.68	$ 393.12	$ 51.17	$ 460.53				
					Sub Total	$ 50,988.02	**Sub Total**	$ 59,729.56	**Sub Total**	$ -	**Sub Total**	$ -

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City of Dubuque - Engineering Department
Bid Tabulation

Project Name: 2026 PAVEMENT MARKING PROJECT

					Bid Date: April 23, 2026		Engineer's Estimate		Ostrom Painting & Sandbasting, Inc					
BID ITEM NUMBER	BID ITEM REF CODE	BID ITEM DESCRIPTION	UNIT	PLAN QUANTITY	ESTIMATE UNIT COST	ESTIMATE TOTAL COST	BID UNIT COST	TOTAL PRICE	BID UNIT COST	TOTAL PRICE	BID UNIT COST	TOTAL PRICE
		Division 8020 - IA-DOT Pavement Markings (Painted - Lines)										
47	8020-108-B	BLW6: Broken Lane Line (White)	STA	0.43	$ 13.04	$ 5.64	$ 15.28	$ 6.61				
48	8020-108-B	CHW10: Channelizing Line (White)	STA	80.61	$ 18.88	$ 1,521.93	$ 22.12	$ 1,783.20				
49	8020-108-B	CHY10: Channelizing Line (Yellow)	STA	55.53	$ 18.88	$ 1,048.30	$ 22.12	$ 1,228.26				
50	8020-108-B	DEW10: Dotted Entrance Line (White)	STA	3.59	$ 18.88	$ 67.84	$ 22.12	$ 79.49				
51	8020-108-B	DLW6: Dotted Line (White)	STA	3.97	$ 12.80	$ 50.86	$ 14.99	$ 59.56				
52	8020-108-B	DRW6: Dotted Roundabout Line (White)	STA	3.48	$ 12.80	$ 44.55	$ 14.99	$ 52.17				
53	8020-108-B	ELW6: Edge Line Right (White)	STA	34.80	$ 12.80	$ 445.38	$ 14.99	$ 521.60				
54	8020-108-B	ELY6: Edge Line Left (Yellow)	STA	7.40	$ 12.80	$ 94.75	$ 14.99	$ 110.96				
55	8020-108-B	SLW2: Stop Line (White)	STA	14.12	$ 13.35	$ 188.49	$ 15.63	$ 220.76				
56	8020-108-B	SLW6: Solid Lane Line (White)	STA	179.27	$ 12.80	$ 2,294.51	$ 14.99	$ 2,687.19				
57	8020-108-B	SPY6: Sloped Curb 6" (Yellow)	STA	10.45	$ 16.28	$ 170.13	$ 19.07	$ 199.35				
58	8020-108-B	STW6: Standard Curb 6" (White)	STA	0.69	$ 16.28	$ 11.23	$ 19.07	$ 13.16				
					Sub Total	$ 5,943.60	**Sub Total**	$ 6,962.31	**Sub Total**	$ -	**Sub Total**	$ -
		Division 8020 - IA-DOT Pavement Markings (Painted - Symbols & Legends)										
59	8020-108-G	CSLW: Combined Straight and Left Turn Arrow (White)	EA	6	$ 41.22	$ 247.34	$ 48.29	$ 289.74				
60	8020-108-G	CSLWR: Combines Straight and Left Turn Roundabout (White)	EA	7	$ 40.28	$ 281.95	$ 72.43	$ 507.01				
61	8020-108-G	CSRW: Combined Straight and Right Turn Arrow (White)	EA	15	$ 41.22	$ 618.35	$ 48.29	$ 724.35				
62	8020-108-G	LTAW: Left Turn Arrow (White)	EA	115	$ 41.22	$ 4,740.65	$ 48.29	$ 5,553.35				
63	8020-108-G	ONLW: Only Word Marking (White)	EA	104	$ 43.68	$ 4,542.72	$ 51.17	$ 5,321.68				
64	8020-108-G	RLRW: Right Lane Reduction Arrow (White)	EA	5	$ 41.22	$ 206.12	$ 48.29	$ 241.45				
65	8020-108-G	RTAW: Right Turn Arrow (White)	EA	95	$ 41.22	$ 3,916.19	$ 48.29	$ 4,587.55				
66	8020-108-G	STAW: Straight Arrow (White)	EA	8	$ 41.22	$ 329.78	$ 48.29	$ 386.32				
67	8020-108-G	YLDW: YIELD Work Marking (White)	EA	14	$ 43.68	$ 611.52	$ 51.17	$ 716.38				
					Sub Total	$ 15,494.60	**Sub Total**	$ 18,327.83	**Sub Total**	$ -	**Sub Total**	$ -
					ESTIMATE TOTAL	$ 210,746.19	**BID TOTAL**	$ 247,039.68	**BID TOTAL**	$ -	**BID TOTAL**	$ -
							OVER / UNDER	17.2%	**OVER / UNDER**	-100.0%	**OVER / UNDER**	#DIV/0!
					CITY COST SHARE	$ 189,307.99	**CITY**	$ 221,749.54	**CITY**	$ -	**CITY**	$ -
					IOWA DOT COST SHARE	$ 21,438.20	**IOWA DOT**	$ 25,290.14	**IOWA DOT**	$ -	**IOWA DOT**	$ -

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City of Dubuque
City Council

CONSENT ITEMS # 14.

ITEM TITLE:	Award 2026 Public Works Asphalt Overlay Curb Sidewalk Ramp Project Bid Package 4
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo 2026 Public Works Asphalt Overlay Program Bid Package 4
2. 2026 PW Overlay Curb Ramp Bid Package 4 - Council Award Staff MEMO
3. 2026 PW Overlay Curb Ramp Bid Package 4 - Council Award RESOLUTION
4. 2026 PW Overlay Curb Ramp Bid Package 4 - Bid Tabulation

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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 4
Award Public Improvement Contract
Project No. 5421000002

DATE: April 29, 2026

Assistant City Engineer Robert Schiesl is 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 through adoption of the attached resolution.

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
Laura Bendorf, Budget Manager
Arielle Swift, Public Works Director
Nathan Steffen, Civil Engineer
Brian Wulfekuhle, Public Works

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TO: Michael C. Van Milligen, City Manager

FROM: Robert Schiesl, Assistant City Engineer

SUBJECT: 2026 Public Works Asphalt Overlay Program
Sidewalk Curb Ramp Project - Bid Package 4
Award Public Improvement Contract
Project No. 5421000002

DATE: April 23, 2026

INTRODUCTION

The purpose of this memorandum is to provide the City Council with information related to the recommendation for awarding the Public Improvement Construction Contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4.

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 4 will provide for the replacement of 38 access curb ramps, adjacent street pavement work, curb and gutter replacement, sidewalks, 2 storm sewer intakes and landscape restoration work. This project is in coordination with the Public Works Asphalt Overlay program at the following locations:

- Stafford Street from E. 22nd Street to Garfield Avenue - 8 Ramps
- Humboldt Street from High Bluff Street to Garfield Avenue - 5 Ramps
- Schiller Street and Garfield Avenue Intersection - 2 Ramps
- Farley Street and High Bluff Street Intersection - 4 Ramps

- Fengler Street from High Bluff Street to Garfield Avenue - 3 Ramps
- Ann Street and Garfield Avenue Intersection - 4 Ramps
- Dock Street from Rhomberg Avenue to Garfield Avenue - 5 Ramps
- Marshall Street and Garfield Avenue Intersection - 3 Ramps
- Decatur Street from Prescott Street to Garfield Avenue - 4 Ramps

BID RESULTS

The City received sealed bids on April 23, 2026, for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4. Midwest Concrete, Inc. submitted the low bid in the amount of 199,908.60 which is 22.2% below the estimate of probable cost. A summary of the bid proposals received is as follows:

Contractor Name	Bid Amount
Midwest Concrete, Inc.	$ 199,908.60
Valentine Construction Co, LLC	$ 214,120.00
Dietz Enterprises, LLC	$ 232,999.00
Eastern Iowa Excavating & Concrete, LLC	$ 238,139.15
Squatch Transport & Excavation	$ 240,064.00

RECOMMENDATION

I recommend that the public improvement contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4, be awarded to Midwest Concrete, Inc. of Peosta, IA in the amount of $199,908.60.

BUDGET IMPACT

The estimate of probable cost for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4 is summarized in the following table:

PROJECT COSTS	ESTIMATE	AWARD
Construction Contract	$ 257,000.00	$ 199,908.60
Contingency	25,700.00	25,700.00
Engineering Design and Administration	22,000.00	22,000.00
Total Project Cost	**$ 304,700.00**	**$ 257,608.60**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5421000002	PW Curb Ramp Program	$ 257,608.60
Total Construction Project Funding		**$ 257,608.60**

ACTION TO BE TAKEN

I respectfully request that the 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 through adoption of the attached resolution.

Prepared by Robert Schiesl, Assistant City Engineer

cc: Gus Psihoyos, City Engineer
Arielle Swift, Public Works Director
Brian Wulfekuhle, Public Works
Jenny Larson, Chief Financial Officer
Nathan Steffen, Civil Engineer

F:\0row\0-Projects\2026\2026 PW RAMPS\Bid Package 4

Prepared by Robert Schiesl, Assistant City Engineer, City of Dubuque, 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

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2026 PUBLIC WORKS ASPHALT OVERLAY PROGRAM, SIDEWALK CURB RAMP PROJECT - BID PACKAGE 4

WHEREAS, sealed proposals have been submitted by contractors for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4, (the Project) pursuant to Resolution No. 112-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 10th day of April 2026; and

WHEREAS, said sealed bid proposals were opened and read on the 23rd day of April 2026 and it has been determined that Midwest Concrete, Inc. of Peosta, Iowa, in the bid amount of $199,908.60, is the lowest responsive, responsible bidder for the Project.

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

SECTION 1. That a Public Improvement Contract for the Project is hereby awarded to Midwest Concrete, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 4th day of May 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa

Bid Tabulation

Project Title: 2026 Public Works Asphalt Overlay Program - Sidewalk Curb Ramp Project - Bid Package 4

Bid Date: 23-Apr-26

LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	Engineer's Estimate ESTIMATED UNIT PRICE	Engineer's Estimate TOTAL PRICE	Midwest Concrete Inc. BID UNIT PRICE	Midwest Concrete Inc. TOTAL PRICE	Valentine Construction BID UNIT PRICE	Valentine Construction TOTAL PRICE	Dietz Enterprises BID UNIT PRICE	Dietz Enterprises TOTAL PRICE
		Division 2010 - Earthwork, Subgrade, and Subbase										
1	2010-108-D-3	Topsoil, Off-site	60	CY	$ 80.00	$ 4,800.00	$ 58.00	$ 3,480.00	$ 65.00	$ 3,900.00	$ 55.00	$ 3,300.00
2	2010-108-E-0	Excavation, Class 13	276	CY	$ 18.00	$ 4,968.00	$ 22.00	$ 6,072.00	$ 25.00	$ 6,900.00	$ 18.00	$ 4,968.00
3	2010-108-J-0	Subbase, Special Backfill - Gr 30 (3/4" Dense Base Pile)	290	TON	$ 33.00	$ 9,570.00	$ 20.00	$ 5,800.00	$ 25.00	$ 7,250.00	$ 30.00	$ 8,700.00
					Sub Total	$ 19,338.00	**Sub Total**	$ 15,352.00	**Sub Total**	$ 18,050.00	**Sub Total**	$ 16,968.00
		Division 4020 - Storm Sewers										
4	4020-108-E-2	Concrete Collar Pipe Connection - Type PC-2	2	EA	$ 350.00	$ 700.00	$ 310.00	$ 620.00	$ 250.00	$ 500.00	$ 300.00	$ 600.00
					Sub Total	$ 700.00	**Sub Total**	$ 620.00	**Sub Total**	$ 500.00	**Sub Total**	$ 600.00
		Division 6010 - Structures for Sanitary and Storm Sewers										
5	6010-108-B-0	Intake Type, SW-501	8	VF	$ 1,050.00	$ 8,400.00	$ 1,000.00	$ 8,000.00	$ 1,050.00	$ 8,400.00	$ 1,000.00	$ 8,000.00
6	6010-108-E-1	Manhole Adjustment, Minor	1	EA	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 500.00	$ 500.00	$ 200.00	$ 200.00
7	6010-108-H-2	Remove Intake	2	EA	$ 1,750.00	$ 3,500.00	$ 500.00	$ 1,000.00	$ 500.00	$ 1,000.00	$ 600.00	$ 1,200.00
					Sub Total	$ 12,900.00	**Sub Total**	$ 11,000.00	**Sub Total**	$ 9,900.00	**Sub Total**	$ 9,400.00
		Division 7010 - Portland Cement Concrete Pavement										
8	7010-108-E-0	Curb and Gutter, 30" (Width), 6" (Thickness)	844	LF	$ 44.15	$ 37,262.60	$ 56.00	$ 47,264.00	$ 38.00	$ 32,072.00	$ 55.00	$ 46,420.00
					Sub Total	$ 37,262.60	**Sub Total**	$ 47,264.00	**Sub Total**	$ 32,072.00	**Sub Total**	$ 46,420.00
		Division 7020 - Hot Mix Asphalt Pavement										
9	7020-108-A-0	HMA Pavement by Ton	79	TON	$ 200.00	$ 15,800.00	$ 126.00	$ 9,954.00	$ 250.00	$ 19,750.00	$ 300.00	$ 23,700.00
					Sub Total	$ 15,800.00	**Sub Total**	$ 9,954.00	**Sub Total**	$ 19,750.00	**Sub Total**	$ 23,700.00
		Division 7030 - Sidewalks, Shared Use Paths, and Driveways										
10	7030-108-A-1	Removal of Sidewalk	698	SY	$ 25.00	$ 17,450.00	$ 20.00	$ 13,960.00	$ 25.00	$ 17,450.00	$ 20.00	$ 13,960.00
11	7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	485	SY	$ 75.00	$ 36,375.00	$ 70.00	$ 33,950.00	$ 70.00	$ 33,950.00	$ 75.00	$ 36,375.00
12	7030-108-E-0	PCC, Sidewalk, 6" (Thickness)	204	SY	$ 85.00	$ 17,340.00	$ 83.00	$ 16,932.00	$ 75.00	$ 15,300.00	$ 85.00	$ 17,340.00
13	7030-108-G-0	Detectable Warning	488	SF	$ 60.00	$ 29,280.00	$ 47.70	$ 23,277.60	$ 50.00	$ 24,400.00	$ 50.00	$ 24,400.00
					Sub Total	$ 100,445.00	**Sub Total**	$ 88,119.60	**Sub Total**	$ 91,100.00	**Sub Total**	$ 92,075.00
		Division 7040 - Pavement Rehabilitation										
14	7040-108-H-0	Pavement - Removal	469	SY	$ 75.00	$ 35,175.00	$ 20.00	$ 9,380.00	$ 40.00	$ 18,760.00	$ 40.00	$ 18,760.00
					Sub Total	$ 35,175.00	**Sub Total**	$ 9,380.00	**Sub Total**	$ 18,760.00	**Sub Total**	$ 18,760.00
		IDOT Division 2528 - Traffic Control										
15	IDOT 2528.04-A	Traffic Control	1	LS	$ 10,000.00	$ 10,000.00	$ 4,480.00	$ 4,480.00	$ 7,500.00	$ 7,500.00	$ 12,000.00	$ 12,000.00
					Sub Total	$ 10,000.00	**Sub Total**	$ 4,480.00	**Sub Total**	$ 7,500.00	**$ 50.00** $ 2.00	$ 12,000.00
		IDOT Division 2524 - Traffic Signing										
16	IDOT 2524.05-F	Existing Sign, Remove	6	EA	$ 350.00	$ 2,100.00	$ 200.00	$ 1,200.00	$ 100.00	$ 600.00	$ 50.00	$ 300.00
					Sub Total	$ 2,100.00	**Sub Total**	$ 1,200.00	**Sub Total**	$ 600.00	**Sub Total**	$ 300.00
		Division 9010 - Seeding										
17	9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	4888	SF	$ 2.58	$ 12,611.04	$ 1.00	$ 4,888.00	$ 1.00	$ 4,888.00	$ 2.00	$ 9,776.00
					Sub Total	$ 12,611.04	**Sub Total**	$ 4,888.00	**Sub Total**	$ 4,888.00	**Sub Total**	$ 9,776.00
		Division 11,010 - Construction Survey										
18	11010-108-B-0	Monument Preservation and Replacement	1	LS	$ 500.00	$ 500.00	$ 1.00	$ 1.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00
					Sub Total	$ 500.00	**Sub Total**	$ 1.00	**Sub Total**	$ 1,000.00	**Sub Total**	$ 1,000.00
		Division 11,020 - Mobilization										
19	11020-108-A-0	Mobilization	1	LS	$ 10,000.00	$ 10,000.00	$ 7,650.00	$ 7,650.00	$ 10,000.00	$ 10,000.00	$ 2,000.00	$ 2,000.00
					Sub Total	$ 10,000.00	**Sub Total**	$ 7,650.00	**Sub Total**	$ 10,000.00	**Sub Total**	$ 2,000.00
		Total Base Bid Amount				$ 256,831.64		$ 199,908.60		$ 214,120.00		$ 232,999.00
		Total Selected Alternate(s) Amount				$ -		$ -		$ -		$ -
		Total Bid Amount:				$ 256,831.64		$ 199,908.60		$ 214,120.00		$ 232,999.00
							Total Bid	$ 199,908.60	**Total Bid**	$ 214,120.00	**Total Bid**	$ 232,999.00
		% Over / Under (-)						-22.16%		-16.63%		-9.28%

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa

Bid Tabulation

Project Title: 2026 Public Works Asphalt Overlay Program - Sidewalk Curb Ramp Project - Bid Package 4

					Bid Date	**Eastern Iowa Excavaating**		**Squatch Excavating**	
					23-Apr-26				
REFERENCE NUMBER	**BID ITEM DESCRIPTION**	**PLAN QUANTITY**	**UNIT**		**BID UNIT PRICE**	**TOTAL PRICE**		**BID UNIT PRICE**	**TOTAL PRICE**
	Division 2010 - Earthwork, Subgrade, and Subbase								
2010-108-D-3	Topsoil, Off-site	60	CY	$	113.50	$ 6,810.00	$	55.00	$ 3,300.00
2010-108-E-0	Excavation, Class 13	276	CY	$	72.85	$ 20,106.60	$	25.50	$ 7,038.00
2010-108-J-0	Subbase, Special Backfill - Gr 30 (3/4" Dense Base Pile)	290	TON	$	29.00	$ 8,410.00	$	16.00	$ 4,640.00
					Sub Total	$ 35,326.60		**Sub Total**	$ 14,978.00
	Division 4020 - Storm Sewers								
4020-108-E-2	Concrete Collar Pipe Connection - Type PC-2	2	EA	$	510.00	$ 1,020.00	$	200.00	$ 400.00
					Sub Total	$ 1,020.00		**Sub Total**	$ 400.00
	Division 6010 - Structures for Sanitary and Storm Sewers								
6010-108-B-0	Intake Type, SW-501	8	VF	$	1,025.00	$ 8,200.00	$	900.00	$ 7,200.00
6010-108-E-1	Manhole Adjustment, Minor	1	EA	$	2,200.00	$ 2,200.00	$	2,500.00	$ 2,500.00
6010-108-H-2	Remove Intake	2	EA	$	625.00	$ 1,250.00	$	500.00	$ 1,000.00
					Sub Total	$ 11,650.00		**Sub Total**	$ 10,700.00
	Division 7010 - Portland Cement Concrete Pavement								
7010-108-E-0	Curb and Gutter, 30" (Width), 6" (Thickness)	844	LF	$	32.00	$ 27,008.00	$	38.50	$ 32,494.00
					Sub Total	$ 27,008.00		**Sub Total**	$ 32,494.00
	Division 7020 - Hot Mix Asphalt Pavement								
7020-108-A-0	HMA Pavement by Ton	79	TON	$	310.00	$ 24,490.00	$	133.00	$ 10,507.00
					Sub Total	$ 24,490.00		**Sub Total**	$ 10,507.00
	Division 7030 - Sidewalks, Shared Use Paths, and Driveways								
7030-108-A-1	Removal of Sidewalk	698	SY	$	17.85	$ 12,459.30	$	15.00	$ 10,470.00
7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	485	SY	$	54.00	$ 26,190.00	$	125.00	$ 60,625.00
7030-108-E-0	PCC, Sidewalk, 6" (Thickness)	204	SY	$	84.00	$ 17,136.00	$	145.00	$ 29,580.00
7030-108-G-0	Detectable Warning	488	SF	$	45.00	$ 21,960.00	$	55.00	$ 26,840.00
					Sub Total	$ 77,745.30		**Sub Total**	$ 127,515.00
	Division 7040 - Pavement Rehabilitation								
7040-108-H-0	Pavement - Removal	469	SY	$	58.25	$ 27,319.25	$	16.00	$ 7,504.00
					Sub Total	$ 27,319.25		**Sub Total**	$ 7,504.00
	IDOT Division 2528 - Traffic Control								
IDOT 2528.04-A	Traffic Control	1	LS	$	4,800.00	$ 4,800.00	$	5,700.00	$ 5,700.00
					Sub Total	$ 4,800.00		**Sub Total**	$ 5,700.00
	IDOT Division 2524 - Traffic Signing								
IDOT 2524.05-F	Existing Sign, Remove	6	EA	$	60.00	$ 360.00	$	100.00	$ 600.00
					Sub Total	$ 360.00		**Sub Total**	$ 600.00
	Division 9010 - Seeding								
9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	4888	SF	$	2.50	$ 12,220.00	$	0.75	$ 3,666.00
					Sub Total	$ 12,220.00		**Sub Total**	$ 3,666.00
	Division 11,010 - Construction Survey								
11010-108-B-0	Monument Preservation and Replacement	1	LS	$	4,200.00	$ 4,200.00	$	1,500.00	$ 1,500.00
					Sub Total	$ 4,200.00		**Sub Total**	$ 1,500.00
	Division 11,020 - Mobilization								
11020-108-A-0	Mobilization	1	LS	$	12,000.00	$ 12,000.00	$	24,500.00	$ 24,500.00
					Sub Total	$ 12,000.00		**Sub Total**	$ 24,500.00
	Total Base Bid Amount					$ 238,139.15			$ 240,064.00
	Total Selected Alternate(s) Amount					$ -			$ -
	Total Bid Amount:					$ 238,139.15			$ 240,064.00
					Total Bid	$ 238,139.15		**Total Bid**	$ 240,064.00
	% Over / Under (-)					-7.28%			-6.53%

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May 4, 2026

City of Dubuque
City Council

CONSENT ITEMS # 15.

ITEM TITLE:	Request to Add FTE for Alcohol/Tobacco Compliance Checks
SUMMARY:	City Manager recommending City Council approval to add 0.06 Full-Time Equivalent (FTE) to Police Department staffing to provide Alcohol/Tobacco Compliance Checks.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Request to Add FTE for Alcohol Tobacco Compliance Checks
2. Request to Add FTE for Alchol and Complaince Checks

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 to Add FTE for Alcohol/Tobacco Compliance Checks

DATE: April 30, 2026

Assistant Chief of Police Joe Messerich is recommending City Council approval to add 0.06 Full-Time Equivalent (FTE) to Police Department staffing to provide Alcohol/Tobacco Compliance Checks.

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
Joe Messerich, Assistant Chief of Police

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: Joe Messerich, Assistant Chief of Police

SUBJECT: Request to Add FTE for Alcohol/Tobacco Compliance Checks

DATE: April 23, 2026

Introduction:

I am requesting an addition to the Police Department Full Time Equivalent (FTE) to hire four alcohol and tobacco compliance check positions. Our costs for alcohol and tobacco compliance checks are offset by reimbursement from the Iowa Department of Revenue.

Background/Discussion:

In January 2026, the Police Department entered into a 28E agreement with the Iowa Department of Revenue to conduct tobacco compliance checks in the city of Dubuque. In April 2026, the Police Department entered into an additional agreement to conduct compliance checks for alcohol. Alcohol and tobacco compliance checks involve sending underage checkers into retail establishments or bars. The compliance checkers attempt to purchase alcohol or tobacco products, and if they are successful, the establishment/employee is cited/charged for the underage sale violation.

The Iowa Department of Revenue compensates the Police Department for these compliance checks at the following rate:

- The department is paid on a flat fee basis of seventy-five dollars ($75) per reported tobacco compliance check.
- The department is paid on a flat fee basis of one hundred dollars ($100) per reported tobacco compliance check.

We anticipate utilizing four compliance checkers for this year’s alcohol and tobacco compliance check programs. Each checker is expected to work approximately 16 hours per program, for a total of 32 hours per checker. This results in a combined total of 128 hours across all four checkers. Based on this workload, the Full-Time Equivalent (FTE) increase required is 0.015 per checker, or 0.06 in total.

The Iowa Department of Revenue requests that agencies use a representative mix of 16 to 20-year-old underage purchasers for these programs when feasible.

Compliance checks need to be completed by June 30, 2026.

Recommendation:

I am requesting approval to increase our number of FTE by .06 so we can hire checkers for this program.

Copyrighted
May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Fiscal Year 2026 Second Budget Amendment
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

ATTACHMENTS:

1. MVM Memo Amend#2-26 Set Public Hearing_MVM Memo
2. Amend#2-26 Set Public Hearing Staff Memo
3. Amend#2-26 set public hearing Resolution
4. Amend#2-26 SetPublicHearingNotice
5. Amend#2-26 Council Detail

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: Fiscal Year 2026 Second Budget Amendment

DATE: April 27, 2026

Chief Financial Officer Jennifer Larson and Budget Manager Laura Bendorf are recommending the second Fiscal Year 2026 Budget Amendment be set for public hearing for May 18, 2026.

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

Michael C. Van Milligen

MCVM/jml
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jennifer Larson, Chief Financial Officer
Laura Bendorf, Budget 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: Jennifer Larson, Chief Financial Officer
Laura Bendorf, Budget Manager (Preparer)

SUBJECT: Fiscal Year 2026 Second Budget Amendment

DATE: April 27, 2026

The purpose of this memorandum is to present a summary of the action items approved by City Council throughout the year subject to a future budget amendment and to set the public hearing date for the formal budget amendment process as required by Section 384.16 of the Code of Iowa.

This budget amendment includes items, which have been authorized by City Council since the first amendment to the Fiscal Year 2026 budget was adopted in October 2025 and adjustments to reflect new grants and reallocation of funding. An increase in interfund transfers of $695,838 is also included.

The amendment totals $802,511 in increased appropriation authority and an increase in resources of $1,395,120.

Additional revenues added in this amendment with offsetting appropriations are:

- Health Community Catalyst ($100,000),
- Encyclopedia Dubuque Legacy Plan ($750).

Reductions in revenue in this amendment with offsetting reductions are:

- Older Adult Home Modification ($155,978)
-

This amendment includes an increase of $443,508 for Community Development Block Grant (CDBG) related programs. The increase in CDBG programs include Capital Projects ($413,500), Zone Enforcement ($8,710) and Code Enforcement ($10,000).

This amendment also includes an increase of $472,930 in the Lead Paint Fund, $430,154 in the General Fund reflecting the increase in Ambulance revenue, increase in Road Use Tax Fund of $197,000 for Grandview Street Light Replacements, increase in Sales Tax Fund (20%) ($255,838), and an increase in Stormwater Construction Fund ($361,552) to reflect the BRIC grant consultant and design funding. Additionally, the following changes

are a result of savings after the completion of the ERP Implementation: decrease in General Construction Fund ($17,917), Water Construction Fund ($60,071), decrease in Sanitary Sewer Construction Fund ($166,962), decrease in Refuse Construction Fund ($1,736), and a decrease in Landfill Fund ($53,965).

The action step is for City Council to adopt the attached resolution setting the public hearing date for the formal budget amendment process as required by State law. The attached resolution authorizes the City Clerk to publish notification for a public hearing to be held May 18, 2026.

Attachments
LMB

RESOLUTION NO. -26

SETTING THE DATE FOR THE PUBLIC HEARING ON AMENDMENT NO. 2 TO THE FISCAL YEAR 2026 BUDGET FOR THE CITY OF DUBUQUE

Whereas, Iowa Code Section 384.16 provides that the City Council shall set a time and place for a public hearing on amendments to the budget and publish notice before the hearing as provided in Iowa Code Section 362.3.

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

Section 1. That the City Council shall conduct a public hearing on proposed Amendment No. 2 to the Fiscal Year 2026 budget for the City of Dubuque at the City Council Chambers at the Historic Federal Building, 350 West 6th Street, Dubuque, Iowa, on Monday, May 18, 2026, beginning at 6:30 p.m.

Section 2. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing, according to law, together with the required budget information.

Passed, approved, and adopted this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of DUBUQUE
Fiscal Year July 1, 2025 - June 30, 2026

The City of DUBUQUE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 5/18/2026 06:30 PM	**Contact:** Jennifer Larson	**Phone:** (563) 589-4398

Meeting Location: 350 West 6th St, Dubuque, IA

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	29,172,794	0	29,172,794
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	29,172,794	0	29,172,794
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	0	0	0
Other City Taxes	6	24,685,619	0	24,685,619
Licenses & Permits	7	4,477,648	0	4,477,648
Use of Money & Property	8	67,631,053	0	67,631,053
Intergovernmental	9	58,245,768	1,043,944	59,289,712
Charges for Service	10	52,623,361	495,000	53,118,361
Special Assessments	11	117,657	0	117,657
Miscellaneous	12	21,365,701	-143,824	21,221,877
Other Financing Sources	13	75,696,998	0	75,696,998
Transfers In	14	55,868,942	695,838	56,564,780
Total Revenues & Other Sources	15	389,885,541	2,090,958	391,976,499
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	42,051,411	45,747	42,097,158
Public Works	17	22,249,024	-414,495	21,834,529
Health and Social Services	18	1,207,890	0	1,207,890
Culture and Recreation	19	19,681,519	297,671	19,979,190
Community and Economic Development	20	28,810,037	-471,692	28,338,345
General Government	21	18,615,422	263,174	18,878,596
Debt Service	22	12,424,200	0	12,424,200
Capital Projects	23	149,344,356	1,003,844	150,348,200
Total Government Activities Expenditures	24	294,383,859	724,249	295,108,108
Business Type/Enterprise	25	171,220,445	78,262	171,298,707
Total Gov Activities & Business Expenditures	26	465,604,304	802,511	466,406,815
Transfers Out	27	55,868,942	695,838	56,564,780
Total Expenditures/Transfers Out	28	521,473,246	1,498,349	522,971,595
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-131,587,705	592,609	-130,995,096
Beginning Fund Balance July 1, 2025	30	194,064,351	194,064,351	388,128,702
Ending Fund Balance June 30, 2026	31	62,476,646	194,656,960	257,133,606

Explanation of Changes: This amendment adds additional revenue from grants received, private funding, and the appropriation to spend the monies. Adjustment to reflect actual budget of projects.

Department	Program	Op/Cap	Description	Expense Amount	Revenue Amount	Fund	GL	Explanation
GENERAL FUND								
Police	10	01	Records and ID - Technology Services	(45,000)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to COP
Police	10	01	Community Orientated Police - Vehicles	45,000	-	100	100-11-0000-10-110-1107-00-01-67100	Shift from Records
Police	10	01	Records and ID - Technology Services	(16,700)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to COP
Police	10	01	Community Orientated Police - Vehicles	16,700	-	100	100-11-0000-10-110-1107-00-01-67100	Shift from Records
Police	10	01	Records and ID - Technology Services	(10,780)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Patrol
Police	10	01	Police Patrol - Other Professional Service	10,780	-	100	100-11-0000-10-110-1109-00-01-64900	Shift from Records
Police	10	01	Records and ID - Technology Services	(82,000)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Patrol
Police	10	01	Police Patrol - Vehicles	82,000	-	100	100-11-0000-10-110-1109-00-01-67100	Shift from Records
Police	10	01	Records and ID - Technology Services	(73,438)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Records
Police	10	01	Records and ID - Vehicles	73,438	-	100	100-11-0000-10-110-1104-00-01-67100	Shift from Records
Police	10	01	Records and ID - Technology Services	(38,000)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Patrol
Police	10	01	Police Patrol - Police Equipment	38,000	-	100	100-11-0000-10-110-1109-00-01-65052	Shift from Records
Police	10	01	Records and ID - Technology Services	(7,210)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Admin
Police	10	01	Administration - Payments to Other Agencies	7,210	-	100	100-11-0000-10-110-1101-00-01-64130	Shift from Admin
Police	10	01	DARE - Program Materials	(3,995)	-	100	100-11-0000-10-110-1102-00-01-65025	Shift to COP
Police	10	01	Community Orientated Police - Program Materials	3,995	-	100	100-11-0000-10-110-1107-00-01-65025	Shift from DARE
Police	10	01	Staff Services - Technology Services	(220,000)	-	100	100-11-0000-10-110-1103-00-01-64190	Shift to PPC
Police	10	01	Precision Policing - Technology Services	220,000	-	100	100-11-0000-10-110-1116-00-01-64190	Shift from Staff Serv
Police	10	01	Records and ID - Technology Services	(3,665)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to COP
Police	10	01	Community Orientated Police - Technology Services	3,665	-	100	100-11-0000-10-110-1107-00-01-64190	Shift from Records
Police	10	01	Records and ID - Technology Services	(4,100)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to Patrol
Police	10	01	Police Patrol - Telecommunications	4,100	-	100	100-11-0000-10-110-1109-00-01-63730	Shift from Records
Police	10	01	Records and ID - Technology Services	(7,220)	-	100	100-11-0000-10-110-1104-00-01-64190	Shift to PPC
Police	10	01	Precision Policing - Technology Equipment	7,220	-	100	100-11-0000-10-110-1116-00-01-65045	Shift from Records
Police	10	01	Police Patrol - Technology Equipment	(800)	-	100	100-11-0000-10-110-1109-00-01-65045	Shift to Staff Serv
Police	10	01	Staff Services - Advertising	800	-	100	100-11-0000-10-110-1103-00-01-64020	Shift from Patrol
Police	10	01	Administration - Other Professional Service	(100,000)	-	100	100-11-0000-10-110-1101-00-01-64900	Shift to Capital
Police	76	02	DLEC Space & Feasibility Study - Other Professional Service	93,000	-	100	100-11-0000-76-750-1170-00-02-64900	Shift from Admin
Police	76	02	DLEC Space & Feasibility Study - Engineering - Internal	7,000	-	100	100-11-0000-76-750-1170-00-02-64075	Shift from Admin
Emergency Communications	10	01	Emergency Communications - Rental - Land/Bldgs/Parking	(1,410)	-	100	100-12-0000-10-130-1201-00-01-64160	Shift to Admin
Emergency Communications	10	01	Emergency Communications - Other Professional Service	330	-	100	100-12-0000-10-130-1201-00-01-64900	Shift from Admin
Emergency Communications	10	01	Emergency Communications - Water	1,080	-	100	100-12-0000-10-130-1201-00-01-63740	Shift from Admin
Emergency Communications	10	01	Emergency Communications - County Contributions	-	12,570	100	100-12-0000-10-130-1201-04-01-44650	Adjust to Actual
Emergency Communications	10	01	Emergency Communications - Other Professional Service	165	-	100	100-12-0000-10-130-1201-00-01-64900	Adjust to Actual
Emergency Communications	10	01	Emergency Communications - Water	540	-	100	100-12-0000-10-130-1201-00-01-63740	Adjust to Actual
Emergency Communications	10	01	Emergency Communications - Buildings	6,990	-	100	100-12-0000-10-130-1201-00-01-67500	Adjust to Actual
Emergency Communications	10	01	Emergency Communications - Janitorial	4,875	-	100	100-12-0000-10-130-1201-00-01-65965	Adjust to Actual
Emergency Communications	10	01	Emergency Communications - Overtime	(13,980)	-	100	100-12-0000-10-130-1201-00-01-60400	Shift to Admin
Emergency Communications	10	01	Emergency Communications - Electricity	13,980	-	100	100-12-0000-10-130-1201-00-01-63710	Shift from Admin
Emergency Communications	10	01	Emergency Communications - Overtime	(9,750)	-	100	100-12-0000-10-130-1201-00-01-60400	Shift to Admin
Emergency Communications	10	01	Emergency Communications - Janitorial	9,750	-	100	100-12-0000-10-130-1201-00-01-65965	Shift from Admin
Emergency Communications	10	01	Emergency Communications - Salaries - Regular Part Time	(39,000)	-	100	100-12-0000-10-130-1201-00-01-60200	Shift to E911 noncty
Emergency Communications	10	01	E911 Non-county eligible exp - Payments to Other Agencies	39,000	-	100	100-12-0000-10-130-1202-00-01-64130	Shift from Admin
Fire	10	01	Ambulance - Charges/Fees for Service	-	495,000	100	100-13-0000-10-160-1303-03-01-45000	Adjust to Actual
Fire	10	01	Fire Suppression - Salaries-Regular Full Time	87,715	-	100	100-13-0000-10-150-1304-00-01-60100	Adjust to Actual
Fire	10	01	Fire Suppression - FICA - City Contribution	6,710	-	100	100-13-0000-10-150-1304-00-01-61100	Adjust to Actual
Fire	10	01	Fire Suppression - Pension - MFPRSI	19,789	-	100	100-13-0000-10-150-1304-00-01-61410	Adjust to Actual
Fire	10	01	Fire Suppression - Health Insurance	16,714	-	100	100-13-0000-10-150-1304-00-01-61510	Adjust to Actual
Fire	10	01	Fire Suppression - Life Insurance	57	-	100	100-13-0000-10-150-1304-00-01-61540	Adjust to Actual
Fire	30	01	Track 3 Maintenance & Advancement B - Federal Grants	-	(6,672)	100	100-17-0000-30-340-1703-04-01-44000	Adjust to Actual
Parks	76	02	Flora Park Asphalt Paving - Other Capital Outlay	(8,719)	-	100	100-30-0000-76-750-3070-00-02-67990-	Shift to Projects
Parks	76	02	EAGLE VALLEY PARK DEV - Other Capital Outlay	2,905	-	100	100-30-0000-76-750-3070-00-02-67990-	Shift from Flora Asphalt
Parks	76	02	WESTBROOK PARK DEVELOPMEN - Other Capital Outlay	2,905	-	100	100-30-0000-76-750-3070-00-02-67990-	Shift from Flora Asphalt
Parks	76	02	ENGLISH RIDGE PARK - Other Capital Outlay	2,909	-	100	100-30-0000-76-750-3070-00-02-67990-	Shift from Flora Asphalt
Community Impact	40	01	Administration - Meetings & Conferences	(6,000)	-	100	100-29-0000-40-460-2901-00-01-62400-	Shift to Comm Imp

Community Impact	40	01	Administration - Education Reimbursement	(2,000)	-	100	100-29-0000-40-460-2901-00-01-62500-	Shift to Comm Imp
Community Impact	40	01	Community Impact Admin - Furniture/Fixtures	8,000	-	100	100-31-0000-40-440-3101-00-01-67210-	Shift from MFC
Community Impact	40	01	Grants - Mileage	1	-	100	100-31-0000-40-440-3150-00-01-62325-	Adjust to Actual
Community Impact	40	01	Grants - Mileage	1	-	100	100-31-0000-40-440-3150-00-01-62325-	Adjust to Actual
Community Impact	40	01	Grants - Education Reimbursement	1	-	100	100-31-0000-40-440-3150-00-01-62500-	Adjust to Actual
Community Impact	40	01	Grants - Other Contractual Service	1,614	-	100	100-31-0000-40-440-3150-00-01-64990-	Adjust to Actual
Community Impact	40	01	Grants - Education Reimbursement	5,000	-	100	100-31-0000-40-440-3150-00-01-62500-	Adjust to Actual
Community Impact	40	01	Grants - Hourly Wages - Temp/Seasonal	5,000	-	100	100-31-0000-40-440-3150-00-01-60300-	Adjust to Actual
Community Impact	40	01	Grants - FICA - City Contribution	383	-	100	100-31-0000-40-440-3150-00-01-61100-	Adjust to Actual
Community Impact	40	01	Grants - Health Insurance	3,000	-	100	100-31-0000-40-440-3150-00-01-61510-	Adjust to Actual
Community Impact	40	01	Grants - State Grants	-	15,000	100	100-31-0000-40-440-3150-04-01-44400-	Adjust to Actual
Community Impact	40	01	Community Imp Econ Mobility - Salaries-Regular Full Time	57,833	-	100	100-31-0000-40-440-3102-00-01-60100-	New Grant
Community Impact	40	01	Community Imp Econ Mobility - FICA - City Contribution	4,424	-	100	100-31-0000-40-440-3102-00-01-61100-	New Grant
Community Impact	40	01	Community Imp Econ Mobility - IPERS - City Contribution	5,459	-	100	100-31-0000-40-440-3102-00-01-61300-	New Grant
Community Impact	40	01	Community Imp Econ Mobility - Health Insurance	13,423	-	100	100-31-0000-40-440-3102-00-01-61510-	New Grant
Community Impact	40	01	Community Imp Econ Mobility - Life Insurance	46	-	100	100-31-0000-40-440-3102-00-01-61540-	New Grant
Community Impact	50	01	Administration - Salaries-Regular Full Time	(62,738)	-	100	100-68-0000-50-510-6801-00-01-60100-	Shift to Comm Imp
Community Impact	50	01	Administration - FICA - City Contribution	(4,799)	-	100	100-68-0000-50-510-6801-00-01-61100-	Shift to Comm Imp
Community Impact	50	01	Administration - IPERS - City Contribution	(5,923)	-	100	100-68-0000-50-510-6801-00-01-61300-	Shift to Comm Imp
Community Impact	50	01	Administration - Health Insurance	(8,738)	-	100	100-68-0000-50-510-6801-00-01-61510-	Shift to Comm Imp
Community Impact	50	01	Administration - Life Insurance	(30)	-	100	100-68-0000-50-510-6801-00-01-61540-	Shift to Comm Imp
Community Impact	50	01	Administration - Meetings & Conferences	(2,610)	-	100	100-68-0000-50-510-6801-00-01-62400-	Shift to Comm Imp
Community Impact	50	01	Administration - Education Reimbursement	(5,525)	-	100	100-68-0000-50-510-6801-00-01-62500-	Shift to Comm Imp
Community Impact	50	01	Administration - Telecommunications	(450)	-	100	100-68-0000-50-510-6801-00-01-63730-	Shift to Comm Imp
Community Impact	50	01	Administration - Grants	(6,209)	-	100	100-68-0000-50-510-6801-00-01-64135-	Shift to Comm Imp
Community Impact	50	01	Administration - Printing	(2,844)	-	100	100-68-0000-50-510-6801-00-01-64140-	Shift to Comm Imp
Community Impact	50	01	Administration - Technology Services	(161)	-	100	100-68-0000-50-510-6801-00-01-64190-	Shift to Comm Imp
Community Impact	50	01	Administration - Speakers	(5,459)	-	100	100-68-0000-50-510-6801-00-01-64860-	Shift to Comm Imp
Community Impact	40	01	Community Impact Admin - Salaries-Regular Full Time	62,738	-	100	100-31-0000-40-440-3101-00-01-60100-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - FICA - City Contribution	4,799	-	100	100-31-0000-40-440-3101-00-01-61100-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - IPERS - City Contribution	5,923	-	100	100-31-0000-40-440-3101-00-01-61300-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Health Insurance	8,738	-	100	100-31-0000-40-440-3101-00-01-61510-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Life Insurance	30	-	100	100-31-0000-40-440-3101-00-01-61540-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Meetings & Conferences	2,610	-	100	100-31-0000-40-440-3101-00-01-62400-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Education Reimbursement	5,525	-	100	100-31-0000-40-440-3101-00-01-62500-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Telecommunications	450	-	100	100-31-0000-40-440-3101-00-01-63730-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Grants	6,209	-	100	100-31-0000-40-440-3101-00-01-64135-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Printing	2,844	-	100	100-31-0000-40-440-3101-00-01-64140-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Technology Services	161	-	100	100-31-0000-40-440-3101-00-01-64190-	Shift from Econ Mob
Community Impact	40	01	Community Impact Admin - Speakers	5,459	-	100	100-31-0000-40-440-3101-00-01-64860-	Shift from Econ Mob
Recreation	40	01	Golf - Golf Fees	48,000	-	100	100-34-3403-40-440-3402-03-01-45442-	Adjust to Actual
Recreation	40	01	Golf - Golf Cart Rental	48,000	-	100	100-34-3404-40-440-3402-03-01-43350-	Adjust to Actual
Airport	20	01	Administration - Payments to Other Agencies	(418,893)	-	100	100-51-0000-20-280-5101-00-01-64130-	Adjust to Actual
Engineering	60	01	Facilities Management - HVAC Services	(3,000)	-	100	100-55-5515-60-650-5505-00-01-64870	Shift to Facilities
Engineering	60	01	Facilities Management - Natural Gas	3,000	-	100	100-55-5515-60-650-5505-00-01-63711	Shift from Facilities
Engineering	60	01	Facilities Management - Elevator Service	(4,000)	-	100	100-55-5516-60-650-5505-00-01-64865	Shift to Facilities
Engineering	60	01	Facilities Management - Natural Gas	4,000	-	100	100-55-5516-60-650-5505-00-01-63711	Shift from Facilities
Engineering	60	01	Facilities Management - HVAC Services	(2,000)	-	100	100-55-5520-60-650-5505-00-01-64870	Shift to Facilities
Engineering	60	01	Facilities Management - Electricity	2,000	-	100	100-55-5520-60-650-5505-00-01-63710	Shift from Facilities
Engineering	60	01	Facilities Management - Electricity	(4,398)	-	100	100-55-5525-60-650-5505-00-01-63710	Shift to Admin
Engineering	20	01	Administration - Safety Equipment	4,398	-	100	100-55-0000-20-210-5501-00-01-65054	Shift from Facilities
Engineering	60	01	Facilities Management - Electricity	(15,602)	-	100	100-55-5525-60-650-5505-00-01-63710-	Adjust to Actual
Engineering	60	01	Facilities Management - Natural Gas	(5,000)	-	100	100-55-5525-60-650-5505-00-01-63711-	Adjust to Actual
Engineering	60	01	Facilities Management - Stormwater	(684)	-	100	100-55-5525-60-650-5505-00-01-63742-	Adjust to Actual
Engineering	76	02	Fiber Partnership Agreements - County Contributions	-	(150,000)	100	100-55-0000-76-750-5570-05-02-44650-	Adjust to Actual
Engineering	20	01	One Call Location Service - One Call	(7,544)	-	100	100-54-0000-20-299-5409-00-01-64820-	Shift to Engineering
Engineering	20	01	Street and Traffic Lighting - One Call	7,544	-	100	100-55-5513-20-240-5517-00-01-64820-	Shift from Pub Wrks
Economical Development	76	02	2026 Community Catalyst - 1701 Cent - Grants	100,000	-	100	100-60-0000-76-750-6070-00-02-64135-	New Grant
Economical Development	76	02	2026 Community Catalyst - 1701 Cent - State Grants	-	100,000	100	100-60-0000-76-750-6070-05-02-44400-	New Grant

Economical Development	40	01	Arts and Cultural Affairs - Meetings & Conferences	(2,400)	-	100	100-60-0000-40-520-6002-00-01-62400	Shift to Arts Cult
Economical Development	40	01	Arts and Cultural Affairs - Technology Services	2,400	-	100	100-60-0000-40-520-6002-00-01-64190	Shift from Arts Cult
Housing	50	01	Administration - Salaries-Regular Full Time	(2,520)	-	100	100-61-0000-50-530-6101-00-01-60100	Shift to Capital
Housing	76	02	Urban Ag & Innov Prod Grant - Grants	2,520	-	100	100-61-0000-76-750-6170-00-02-64135	Shift from Operating
Housing	50	01	Urban Ag & Innov Prod Grant - Federal Grants	-	(169,361)	100	100-61-0000-50-530-6150-04-01-44000	Shift to Capital
Housing	76	02	Urban Ag & Innov Prod Grant - Federal Grants	-	169,361	100	100-61-0000-76-750-6170-05-02-44000	Shift from Operating
Housing	50	01	HOME Grant - Tenant Based Rental As - Contrib - Private Sources	-	(1,150)	100	100-61-6127-50-530-6150-04-01-47050	Adjust to Actual
Housing	50	01	HOME Grant - Tenant Based Rental As - Grants	(18,077)	-	100	100-61-6127-50-530-6150-00-01-64135	Adjust to Actual
Housing	50	01	Inspect and Construction Svcs - Credit Card Charge	(2,192)	-	100	100-61-6101-50-530-6103-00-01-64195-	Shift from Inspect
Housing	10	01	Inspect and Construction Svcs - Credit Card Charge	2,192	-	100	100-61-6102-10-170-6103-03-01-64195-	Shift to Inspect
Planning Services	50	01	Encyclopedia Dubuque Legacy Plan - Contrib - Private Sources	-	750	100	100-62-0000-50-540-6203-04-01-47050-	New Grant
Planning Services	50	01	Encyclopedia Dubuque Legacy Plan - Education Reimbursement	750	-	100	100-62-0000-50-540-6203-00-01-62500	New Grant
City Manager's Office	60	01	Sustainability - Program Materials	2,375	-	100	100-72-0000-60-610-7202-00-01-65025-	Adjust to Actual
City Manager's Office	60	01	Sustainability - Grants	2,375	-	100	100-72-0000-60-610-7202-00-01-64135-	Adjust to Actual
City Clerk's Office	60	01	Administration - Education Reimbursement	2,500	-	100	100-73-0000-60-620-7301-00-01-62500-	Adjust to Actual
Finance	76	02	Computer System Upgrade - Other Professional Service	(173,088)	-	100	100-74-0000-76-750-7470-00-02-64900-	Shift to Operating
Finance	60	01	Accounting - Hourly Wages - Temp/Seasonal	6,256	-	100	100-74-0000-60-620-7401-00-01-60300-	Adjust to Actual
Finance	60	01	Accounting - FICA - City Contribution	479	-	100	100-74-0000-60-620-7401-00-01-61100-	Adjust to Actual
Finance	60	01	Accounting - Other Professional Service	173,088	-	100	100-74-0000-60-620-7401-00-01-64900	Adjust to Actual
Finance	60	01	Accounting - Rental - Land/Bldgs/Parking	37,171	-	100	100-74-0000-60-620-7401-00-01-64160-	Adjust to Actual
Finance	60	01	Accounting - Building Maintenance	5,954	-	100	100-74-0000-60-620-7401-00-01-63100-	Adjust to Actual
Information Technology	76	02	Data Center - Salaries-Regular Full Time	285	-	100	100-77-0000-76-750-7770-00-02-60100-	Shift from 7769900002
Information Technology	76	02	City-wide comp/printer replac - Technology Equipment	(285)	-	100	100-77-0000-76-750-7770-00-02-65045-	Shift to 7769900003
Information Technology	50	01	Administration - Salaries-Regular Full Time	(41,674)	-	100	100-68-0000-50-510-6801-00-01-60100-	Shift to IT
Information Technology	50	01	Administration - FICA - City Contribution	(3,188)	-	100	100-68-0000-50-510-6801-00-01-61100-	Shift to IT
Information Technology	50	01	Administration - IPERS - City Contribution	(3,934)	-	100	100-68-0000-50-510-6801-00-01-61300-	Shift to IT
Information Technology	50	01	Administration - Health Insurance	(9,257)	-	100	100-68-0000-50-510-6801-00-01-61510-	Shift to IT
Information Technology	50	01	Administration - Life Insurance	(32)	-	100	100-68-0000-50-510-6801-00-01-61540-	Shift to IT
Information Technology	50	01	Administration - Meetings & Conferences	(510)	-	100	100-68-0000-50-510-6801-00-01-62400-	Shift to IT
Information Technology	50	01	Administration - Education Reimbursement	(65)	-	100	100-68-0000-50-510-6801-00-01-62500-	Shift to IT
Information Technology	60	01	Administration - Salaries-Regular Full Time	41,674	-	100	100-77-0000-60-699-7701-00-01-60100-	Shift from Econ Mob
Information Technology	60	01	Administration - FICA - City Contribution	3,188	-	100	100-77-0000-60-699-7701-00-01-61100-	Shift from Econ Mob
Information Technology	60	01	Administration - IPERS - City Contribution	3,934	-	100	100-77-0000-60-699-7701-00-01-61300-	Shift from Econ Mob
Information Technology	60	01	Administration - Health Insurance	9,257	-	100	100-77-0000-60-699-7701-00-01-61510-	Shift from Econ Mob
Information Technology	60	01	Administration - Life Insurance	32	-	100	100-77-0000-60-699-7701-00-01-61540-	Shift from Econ Mob
Information Technology	60	01	Administration - Meetings & Conferences	510	-	100	100-77-0000-60-699-7701-00-01-62400-	Shift from Econ Mob
Information Technology	60	01	Administration - Education Reimbursement	65	-	100	100-77-0000-60-699-7701-00-01-62500-	Shift from Econ Mob
Information Technology	76	02	IS Office Redesign - Salaries-Regular Full Time	125	-	102	102-77-0000-76-750-7770-00-02-60100-	Shift from 7769900002
Information Technology	76	02	City-wide comp/printer replac - Technology Equipment	(125)	-	102	102-77-0000-76-750-7770-00-02-65045-	Shift to 7769900001
			TOTAL GENERAL FUND	35,344	465,498			
ROAD USE TAX FUND								
Engineering	76	02	Grandview Street Light Repl - Other Capital Outlay	197,000	-	110	110-55-0000-76-750-5570-00-02-67990	Adjust to Actual
			TOTAL ROAD USE TAX FUND	197,000	-			
OLDER ADULT HOME MODIFICATION								
Housing	76	02	2024 Older Adults Home Modification - Grants	126,372	-	168	168-61-6131-76-750-6170-00-02-64135	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Contrib - Public Sources	-	(155,978)	168	168-61-6131-50-530-6150-04-01-47000	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Overtime	1,000	-	168	168-61-6131-50-530-6150-00-01-60400	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - FICA - City Contribution	6,500	-	168	168-61-6131-50-530-6150-00-01-61100	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - IPERS - City Contribution	7,500	-	168	168-61-6131-50-530-6150-00-01-61300	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Health Insurance	8,000	-	168	168-61-6131-50-530-6150-00-01-61510	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Life Insurance	200	-	168	168-61-6131-50-530-6150-00-01-61540	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Workers' Compensation	5,500	-	168	168-61-6131-50-530-6150-00-01-61600	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Meetings & Conferences	4,000	-	168	168-61-6131-50-530-6150-00-01-62400	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Education Reimbursement	200	-	168	168-61-6131-50-530-6150-00-01-62500	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Telecommunications	2,000	-	168	168-61-6131-50-530-6150-00-01-63730	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Advertising	1,000	-	168	168-61-6131-50-530-6150-00-01-64020	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Insurance - Liability	2,100	-	168	168-61-6131-50-530-6150-00-01-64081	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Relocations	2,000	-	168	168-61-6131-50-530-6150-00-01-64086	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Payments to Other Agencies	(320,000)	-	168	168-61-6131-50-530-6150-00-01-64130	Adjust to Actual

Housing	50	01	2024 Older Adults Home Modification - Printing	135	-	168	168-61-6131-50-530-6150-00-01-64140	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Copying	600	-	168	168-61-6131-50-530-6150-00-01-64145	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Technology Services	5,000	-	168	168-61-6131-50-530-6150-00-01-64190	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Technology Equipment	(4,000)	-	168	168-61-6131-50-530-6150-00-01-65045	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Postage/Shipping	515	-	168	168-61-6131-50-530-6150-00-01-65080	Adjust to Actual
Housing	50	01	2024 Older Adults Home Modification - Office Equipment	(4,600)	-	168	168-61-6131-50-530-6150-00-01-67250	Adjust to Actual
			TOTAL OLDER ADULT HOME MODIFICATION	(155,978)	(155,978)			
COMMUNITY DEVELOPMENT BLOCK GRANT FUND								
Housing	76	02	CDBG Match - '24 HH Production - Other Capital Outlay	(100,000)	-	180	180-61-6130-76-750-6170-00-02-67990	CDBG Amend
Housing	76	02	CDBG Match - '24 HH Production - Loans	100,000	-	180	180-61-6130-76-750-6170-00-02-64134	CDBG Amend
Housing	76	02	CDBG - Crescent Community Health Ce - Grants	413,119	-	180	180-61-6123-76-750-6170-00-02-64135	CDBG Amend
Housing	50	01	CDBG Projects - Salaries-Regular Full Time	381	-	180	180-61-0000-50-530-6102-00-01-60100	CDBG Amend
Housing	50	01	CDBG Administration - Salaries-Regular Full Time	(74,334)	-	180	180-61-0000-50-530-6150-00-01-60100	CDBG Amend
Housing	50	01	CDBG Administration - FICA - City Contribution	(6,500)	-	180	180-61-0000-50-530-6150-00-01-61100-	CDBG Amend
Housing	50	01	CDBG Administration - IPERS - City Contribution	(8,500)	-	180	180-61-0000-50-530-6150-00-01-61300-	CDBG Amend
Housing	50	01	CDBG Administration - Mileage	(50)	-	180	180-61-0000-50-530-6150-00-01-62325-	CDBG Amend
Housing	50	01	CDBG Administration - Meetings & Conferences	(1,000)	-	180	180-61-0000-50-530-6150-00-01-62400	CDBG Amend
Housing	50	01	CDBG Administration - Education Reimbursement	(3,200)	-	180	180-61-0000-50-530-6150-00-01-62500	CDBG Amend
Housing	50	01	CDBG Administration - Salaries-Regular Full Time	72,491	-	180	180-61-0000-50-530-6101-00-01-60100	CDBG Amend
Housing	50	01	CDBG Administration - FICA - City Contribution	6,000	-	180	180-61-0000-50-530-6101-00-01-61100	CDBG Amend
Housing	50	01	CDBG Administration - IPERS - City Contribution	7,500	-	180	180-61-0000-50-530-6101-00-01-61300	CDBG Amend
Housing	50	01	CDBG Administration - Health Insurance	15,500	-	180	180-61-0000-50-530-6101-00-01-61510	CDBG Amend
Housing	50	01	CDBG Administration - Life Insurance	65	-	180	180-61-0000-50-530-6101-00-01-61540	CDBG Amend
Housing	50	01	CDBG Administration - Workers' Compensation	26	-	180	180-61-0000-50-530-6101-00-01-61600	CDBG Amend
Housing	50	01	CDBG Administration - Meetings & Conferences	2,000	-	180	180-61-0000-50-530-6101-00-01-62400	CDBG Amend
Housing	50	01	CDBG Administration - Advertising	250	-	180	180-61-0000-50-530-6101-00-01-64020	CDBG Amend
Housing	50	01	CDBG Administration - Copying	200	-	180	180-61-0000-50-530-6101-00-01-64145	CDBG Amend
Housing	50	01	CDBG Administration - Rental - Equipment	50	-	180	180-61-0000-50-530-6101-00-01-64150	CDBG Amend
Housing	50	01	CDBG Administration - Office Supplies	400	-	180	180-61-0000-50-530-6101-00-01-65060	CDBG Amend
Housing	50	01	CDBG Administration - Postage/Shipping	400	-	180	180-61-0000-50-530-6101-00-01-65080	CDBG Amend
Housing	50	01	CDBG Zoning Enforcement - Services Other Depts	8,710	-	180	180-62-6125-50-510-6201-00-01-64005	CDBG Amend
Housing	50	01	CDBG - Code Enforcement - Salaries-Regular Full Time	10,000	-	180	180-61-6101-50-530-6103-00-01-60100	CDBG Amend
			TOTALCOMMUNITY DEVELOPMENT BLOCK GRANT FUND	443,508	-			
LEAD PAINT FUND								
Housing	76	02	Lead and Healthy Homes 2021 - Housing & Urban Development	-	(1,715,625)	188	188-61-6115-76-750-6170-05-02-44100	Adjust to Actual
Housing	76	02	Healthy Homes Production 2021 - Housing & Urban Development	-	682,505	188	188-61-6114-76-750-6170-05-02-44100	Shift from 6100100016
Housing	76	02	Lead and Healthy Homes 2021 - Housing & Urban Development	-	(682,505)	188	188-61-6115-76-750-6170-05-02-44100	Shift to 6100100015
Housing	50	01	2024 Healthy Homes Production Grant - Housing & Urban Development	413,672	-	188	188-61-6130-50-530-6150-00-01-44100	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Reimbursements	500	-	188	188-61-6130-50-530-6150-04-01-47100	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Overtime	100	-	188	188-61-6130-50-530-6150-00-01-60400	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Health Insurance	10,000	-	188	188-61-6130-50-530-6150-00-01-61510-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Meetings & Conferences	2,000	-	188	188-61-6130-50-530-6150-00-01-62400-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Education Reimbursement	9,000	-	188	188-61-6130-50-530-6150-00-01-62500-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Vehicle Fuel - Gasoline	2,200	-	188	188-61-6130-50-530-6150-00-01-63312-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Vehicle Repair - Internal	5,000	-	188	188-61-6130-50-530-6150-00-01-63320-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Vehicle Repair - Outsourced	2,000	-	188	188-61-6130-50-530-6150-00-01-63321-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Insurance - Liability	(20,806)	-	188	188-61-6130-50-530-6150-00-01-64081-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Payments to Other Agencies	(463,512)	-	188	188-61-6130-50-530-6150-00-01-64130-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Printing	(900)	-	188	188-61-6130-50-530-6150-00-01-64140-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Rental - Land/Bldgs/Parking	4,000	-	188	188-61-6130-50-530-6150-00-01-64160-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Technology Services	1,200	-	188	188-61-6130-50-530-6150-00-01-64190-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Operating Supplies	1,000	-	188	188-61-6130-50-530-6150-00-01-65070-	Adjust to Actual
Housing	50	01	2024 Healthy Homes Production Grant - Office Equipment	1,000	-	188	188-61-6130-50-530-6150-00-01-67250-	Adjust to Actual
Housing	50	01	Lead and Healthy Homes 2021 - Housing & Urban Development	-	674,514	188	188-61-0000-50-530-6150-04-01-44100	Adjust to Actual
Housing	50	01	Lead and Healthy Homes 2021 - Housing & Urban Development	-	1,300,000	188	188-61-6115-50-530-6150-04-01-44100	Adjust to Actual
Housing	50	01	Lead and Healthy Homes 2021 - Housing & Urban Development	-	180,495	188	188-61-6114-50-530-6150-04-01-44100-	Adjust to Actual
			TOTAL LEAD PAINT FUND	(33,546)	439,384			
HOUSING CHOICE VOUCHER FUND								
Housing	50	01	HCV Admin Fee - Housing & Urban Development	-	68,032	189	189-61-0000-50-530-6107-04-01-44100-	Adjust to Actual

Housing	50	01	Housing Choice Voucher Program(HCV) - Housing & Urban Development	-	565,630	189	189-61-6110-50-530-6107-04-01-44100-	Adjust to Actual
Housing	50	01	HCV Admin Fee - Reimbursements	-	4,461	189	189-61-0000-50-530-6107-03-01-47100-	Adjust to Actual
Housing	50	01	Housing Choice Voucher Program(HCV) - Reimbursements	-	7,917	189	189-61-6110-50-530-6107-03-01-47100-	Adjust to Actual
Housing	50	01	HCV Admin Fee - Refunds	-	18	189	189-61-0000-50-530-6107-03-01-47150-	Adjust to Actual
Housing	50	01	HCV Admin Fee - Other Settlements	-	79	189	189-61-0000-50-530-6107-03-01-47205-	Adjust to Actual
Housing	50	01	Housing Choice Voucher Program(HCV) - Other Settlements	-	79	189	189-61-6110-50-530-6107-03-01-47205-	Adjust to Actual
			TOTAL HOUSING CHOICE VOUCHER FUND	-	646,216			
STREET CONSTRUCTION FUND								
Engineering	76	02	Traffic Signal Mastarm retro - Other Capital Outlay	(128,957)	-	301	301-55-0000-76-750-5570-00-02-67990	Shift to 5524000046
Engineering	76	02	Asbury Rd Signalization - Other Capital Outlay	128,957	-	301	301-55-0000-76-750-5570-00-02-67990	Shift from 5524000004
Engineering	76	02	Traffic Signal Conduit Repl - Other Capital Outlay	(100,664)	-	301	301-55-0000-76-750-5570-00-02-67990	Shift to 5524000046
Engineering	76	02	Asbury Rd Signalization - Other Capital Outlay	100,664	-	301	301-55-0000-76-750-5570-00-02-67990	Shift from 5524000006
Engineering	76	02	Traffic Signal Inter Reconst - Other Capital Outlay	(188,949)	-	301	301-55-0000-76-750-5570-00-02-67990	Shift to 5524000046
Engineering	76	02	Asbury Rd Signalization - Other Capital Outlay	188,949	-	301	301-55-0000-76-750-5570-00-02-67990	Shift from 5524000008
			TOTAL STREET CONSTRUCTION FUND	-	-			
SALES TAX FUND (20%)								
Finance	76	02	7800 Chavenelle - Finance Relocate - Buildings	675,293	-	304	304-74-0000-76-750-7470-00-02-67500-	Adjust to Actual
Finance	76	02	Computer System Upgrade - Technology Equipment	(419,455)	-	304	304-74-0000-76-750-7470-00-02-65045-	Adjust to Actual
			TOTAL SALES TAX FUND (20%)	255,838	-			
GENERAL CONSTRUCTION FUND								
Engineering	76	02	Central Ave Streetscape - 11th-22nd - Engineering - Internal	(1,000,000)	-	305	305-55-0000-76-750-5570-00-02-64075-	Adjust to Actual
Engineering	76	02	East-West Corridor Capacity - Engineering - Internal	1,000,000	-	305	305-55-0000-76-750-5570-00-02-64075-	Adjust to Actual
Economical Development	76	02	DT Housing Creation Grant - Grants	225,000	-	305	305-60-0000-76-750-6070-00-02-64135-	Shift from 6052000002
Economical Development	76	02	Dowtown Rehab Grant Program - Grants	(225,000)	-	305	305-60-0000-76-750-6070-00-02-64135-	Shift to 6052000004
Housing	76	02	Neighborhood Reinvestment - Other Capital Outlay	(68,989)	-	305	305-61-0000-76-750-6170-00-02-67990-	Shift to Loans
Housing	76	02	Neighborhood Reinvestment - Loans	68,989	-	305	305-61-0000-76-750-6170-00-02-64134	Shift from Oth Cap Out
Finance	76	02	Computer System Upgrade - Technology Equipment	(17,917)	-	305	305-74-0000-76-750-7470-00-02-65045-	Adjust to Actual
			TOTAL GENERAL CONSTRUCTION FUND	(17,917)	-			
WATER CONSTRUCTION FUND								
Water	81	02	EPP Water Tower Demo - Other Capital Outlay	27,465	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000053
Water	81	02	Vehicle 4911 Tandem Dump Truck Repl - Vehicles	(27,465)	-	601	601-42-0000-81-810-4270-00-02-67100	Shift to 4281000070
Water	81	02	Private Lead Line Replacement Prog - Other Capital Outlay	226,500	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000044
Water	81	02	WTP Roof Repair - Other Capital Outlay	(226,500)	-	601	601-42-0000-81-810-4270-00-02-67990	Shift to 4281000050
Water	81	02	Private Lead Line Replacement Prog - Other Capital Outlay	71,800	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000044
Water	81	02	WTP Roof Repair - Other Capital Outlay	(71,800)	-	601	601-42-0000-81-810-4270-00-02-67990	Shift to 4281000050
Water	81	02	Vehicle 4901 Replacement - Vehicles	14,450	-	601	601-42-0000-81-810-4270-00-02-67100	Shift from 4281000053
Water	81	02	Vehicle 4911 Tandem Dump Truck Repl - Vehicles	(14,450)	-	601	601-42-0000-81-810-4270-00-02-67100	Shift to 4281000068
Water	81	02	Vehicle 4904 Replacement - Other Capital Outlay	8,007	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000053
Water	81	02	Vehicle 4911 Tandem Dump Truck Repl - Vehicles	(8,007)	-	601	601-42-0000-81-810-4270-00-02-67100	Shift to 4281000065
Water	81	02	Seippel Rd Water Main Lowering - Other Capital Outlay	25,355	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000021
Water	81	02	Water main upgrades - Other Capital Outlay	(25,355)	-	601	601-42-0000-81-810-4270-00-02-67990	Shift to 4281000059
Water	81	02	Vehicle 4901 Replacement - Vehicles	1,700	-	601	601-42-0000-81-810-4270-00-02-67100	Shift from 4281000062
Water	81	02	Deere X738 - Vehicles	(1,700)	-	601	601-42-0000-81-810-4270-00-02-67100	Shift to 4281000068
Water	81	02	EPP Water Tower Demo - Other Capital Outlay	2,800	-	601	601-42-0000-81-810-4270-00-02-67990	Shift from 4281000062
Water	81	02	Deere X738 - Vehicles	(2,800)	-	601	601-42-0000-81-810-4270-00-02-67100	Shift to 4281000070
Finance	81	02	Computer System Upgrade - Technology Equipment	(60,071)	-	601	601-74-0000-81-810-7470-00-02-65045-	Adjust to Actual
			TOTAL WATER CONSTRUCTION FUND	(60,071)	-			
SANITARY SEWER CONSTRUCTION FUND								
Engineering	76	02	Schmitt Island Sanitary Improvement - Other Capital Outlay	(700,000)	-	611	611-55-0000-76-750-5570-00-02-67990-	Shift to 5581500045
Engineering	76	02	Schmitt Island Sanitary Improvement - Other Capital Outlay	(900,000)	-	611	611-55-0000-76-750-5570-00-02-67990-	Shift to 5581500062
Engineering	76	02	Brunskill Rd Collector Sewer Recon - Other Capital Outlay	700,000	-	611	611-55-0000-76-750-5570-00-02-67990-	Shift from 5581500049
Engineering	76	02	Greeley St Sanitary Sewer Reconstru - Other Capital Outlay	900,000	-	611	611-55-0000-76-750-5570-00-02-67990-	Shift from 5581500049
Engineering	80	02	Kerper Blvd Lift Station - Other Capital Outlay	(144,603)	-	611	611-55-0000-80-815-5570-00-02-67990-	Shift to 4381500016
Engineering	80	02	Facility Management Plan Update - Engineering - Outsourced	144,603	-	611	611-43-0000-80-815-4370-00-02-64070-	Shift from 5581500047
Engineering	80	02	Kerper Blvd Lift Station - Other Capital Outlay	(200,000)	-	611	611-55-0000-80-815-5570-00-02-67990-	Shift to 5581500023
Engineering	80	02	CEDAR/TERM ASSESSMENTS - Other Contractual Service	200,000	-	611	611-55-0000-80-815-5570-00-02-64990-	Shift from 5581500047
Finance	80	02	Computer System Upgrade - Technology Equipment	(166,962)	-	611	611-74-0000-80-815-7470-00-02-65045-	Adjust to Actual
			TOTAL SANITARY SEWER CONST FUND	(166,962)	-			
STORM WATER OPERATING FUND								

Engineering	82	01	Stormwater Operations - Education Reimbursement	(6,500)	-	620	620-55-5509-82-865-5507-00-01-62500	Shift to Storm Ops
Engineering	82	01	Stormwater Operations - Electricity	6,500	-	620	620-55-5509-82-865-5507-00-01-63710	Shift from Storm Ops
			TOTAL STORM WATER OPERATING FUND	-	-			
STORM WATER CONSTRUCTION FUND								
Engineering	82	02	Levi & Sullivan Intersection SS Ext - Other Capital Outlay	45,752	-	621	621-55-0000-82-865-5570-00-02-67990-	Shift from 5586500001
Engineering	82	02	Storm Sewer Replacements - Operating Supplies	(45,752)	-	621	621-55-0000-82-865-5570-00-02-65070-	Shift to 5586500043
Engineering	82	02	BRIC Grant Consult & Design - Other Contractual Services	100,000	-	621	621-55-0000-82-865-5570-00-02-64990	Adjust to Actual
Engineering	82	02	BRIC Grant Consult & Design - Other Professional Services	340,000	-	621	621-55-0000-82-865-5570-00-02-64900	Adjust to Actual
Finance	82	02	Computer System Upgrade - Technology Equipment	(78,478)	-	621	621-74-0000-82-865-7470-00-02-65045-	Adjust to Actual
			TOTAL STORM WATER CONST FUND	361,522	-			
PARKING OPERATING FUND								
Parking Division	83	01	Ramps - Electricity	11,000	-	650	650-46-4603-83-830-4602-00-01-63710-	Shift from Admin
Parking Division	83	01	Administration - Technology Services	(11,000)	-	650	650-46-0000-83-830-4601-00-01-64190-	Shift to Ramps
Parking Division	83	01	Administration - Credit Card Charge	5,000	-	650	650-46-0000-83-830-4601-00-01-64195-	Shift to Ramps
Parking Division	83	01	Ramps - Building Maintenance	(2,000)	-	650	650-46-4607-83-830-4602-00-01-63100-	Shift from Admin
Parking Division	83	01	Administration - Education Reimbursement	(1,500)	-	650	650-46-0000-83-830-4601-00-01-62500-	Shift from Admin
Parking Division	83	01	Administration - Technology Services	(1,500)	-	650	650-46-0000-83-830-4601-00-01-64190-	Shift from Admin
Parking Division	83	01	Ramps - Credit Card Charge	4,000	-	650	650-46-4601-83-830-4602-00-01-64195-	Shift to Meters
Parking Division	83	01	Street Meters - Building Maintenance	(4,000)	-	650	650-46-0000-83-830-4604-00-01-63100-	Shift from Ramps
Parking Division	83	01	Ramps - Credit Card Charge	700	-	650	650-46-4607-83-830-4602-00-01-64195-	Shift from Admin
Parking Division	83	01	Administration - Flags	(700)	-	650	650-46-0000-83-830-4601-00-01-65930-	Shift to Ramps
Parking Division	83	01	Street Meters - Credit Card Charge	64,790	-	650	650-46-0000-83-830-4604-00-01-64195-	Shift from Meters
Parking Division	83	01	Administration - Technology Services	(21,700)	-	650	650-46-0000-83-830-4601-00-01-64190-	Shift to Admin
Parking Division	83	01	Administration - Uniform Purchase	(3,600)	-	650	650-46-0000-83-830-4601-00-01-65925-	Shift to Admin
Parking Division	83	01	Ramps - Equipment Maint/Repair	(4,000)	-	650	650-46-4601-83-830-4602-00-01-63400-	Shift to Admin
Parking Division	83	01	Ramps - Technology Equip Maint Cont	(3,900)	-	650	650-46-4603-83-830-4602-00-01-64980-	Shift to Admin
Parking Division	83	01	Street Meters - Building Maintenance	(4,700)	-	650	650-46-0000-83-830-4604-00-01-63100-	Shift to Admin
Parking Division	83	01	Ramps - Credit Card Charge	(2,341)	-	650	650-46-4602-83-830-4602-00-01-64195-	Shift to Admin
Parking Division	83	01	Ramps - Equipment Maint/Repair	(1,500)	-	650	650-46-4604-83-830-4602-00-01-63400-	Shift to Admin
Parking Division	83	01	Ramps - Elevator Service	(2,000)	-	650	650-46-4607-83-830-4602-00-01-64865-	Shift to Admin
Parking Division	83	01	Street Meters - Building Maintenance	(2,890)	-	650	650-46-0000-83-830-4604-00-01-63100-	Shift to Admin
Parking Division	83	01	Residential Parking District - Salaries - Regular Part Time	(18,159)	-	650	650-46-0000-83-830-4607-00-01-60200-	Shift to Admin
Parking Division	83	01	Parking Maintenance - Salaries - Regular Part Time	5,025	-	650	650-46-0000-83-830-4606-00-01-60200-	Adjust to Actual
Parking Division	83	01	Street Meters - Salaries - Regular Part Time	(5,560)	-	650	650-46-0000-83-830-4604-00-01-60200-	Adjust to Actual
			TOTAL PARKING OPERATING FUND	(535)	-			
PARKING CONSTRUCTION FUND								
Parking Division	83	02	Port of Dubuque Ramp Maint - Contrib - Private Sources	(88,007)	-	651	651-46-0000-83-830-4670-05-02-47050-	Adjust to Actual
Parking Division	83	02	Port of Dubuque Ramp Maint - Contrib - Private Sources	88,007	-	651	651-46-0000-83-830-4670-05-02-47050-	Adjust to Actual
			TOTAL PARKING CONSTRUCTION FUND	-	-			
REFUSE CONSTRUCTION FUND								
Finance	82	02	Computer System Upgrade - Technology Equipment	(1,736)	-	671	671-74-0000-82-865-7470-00-02-65045-	Adjust to Actual
			TOTAL REFUSE CONSTRUCTION FUND	(1,736)	-			
TRANSIT OPERATING FUND								
Transit Division	86	01	Bus Operations - Tires/Tubes	12,688	-	690	690-53-0000-86-850-5303-00-01-63325-	Shift from Minibus
Transit Division	86	01	MiniBus Operations - Tires/Tubes	(12,688)	-	690	690-53-0000-86-850-5304-00-01-63325-	Shift to Bus Ops
Transit Division	86	01	Administration - Building Maintenance	1,120	-	690	690-53-0000-86-850-5301-00-01-63100-	Shift from Admin
Transit Division	86	01	Administration - Advertising	(1,120)	-	690	690-53-0000-86-850-5301-00-01-64020-	Shift to Admin
Transit Division	86	01	Intermodal - Credit Card Charge	3,401	-	690	690-53-0000-86-850-5302-00-01-64195-	Shift from Bus Mnt
Transit Division	86	01	Bus Maintenance - Safety Supplies	(3,000)	-	690	690-53-0000-86-850-5305-00-01-65100-	Shift to Intermodal
Transit Division	86	01	Administration - Copying	(401)	-	690	690-53-0000-86-850-5301-00-01-64145-	Shift to Intermodal
Transit Division	86	01	Bus Operations - Technology Services	1,399	-	690	690-53-0000-86-850-5303-00-01-64190-	Shift from Minibus
Transit Division	86	01	MiniBus Operations - Technology Services	(1,399)	-	690	690-53-0000-86-850-5304-00-01-64190-	Shift to Bus Ops
Transit Division	86	01	Intermodal - Building Maintenance	15,000	-	690	690-53-0000-86-850-5302-00-01-63100-	Shift from Intermodal
Transit Division	86	01	Intermodal - Technology Equipment	(15,000)	-	690	690-53-0000-86-850-5302-00-01-65045-	Shift to Intermodal
Transit Division	86	01	Administration - Technology Equipment	27,560	-	690	690-53-0000-86-850-5301-00-01-65045-	Shift from Admin
Transit Division	86	01	Administration - Payments to Other Agencies	(27,560)	-	690	690-53-0000-86-850-5301-00-01-64130-	Shift to Admin
Transit Division	86	01	Bus Operations - Technology Services	4,320	-	690	690-53-0000-86-850-5303-00-01-64190-	Shift from Admin
Transit Division	86	01	Administration - Payments to Other Agencies	(4,320)	-	690	690-53-0000-86-850-5301-00-01-64130-	Shift to Admin
Transit Division	86	01	Bus Operations - Technology Services	5,000	-	690	690-53-0000-86-850-5303-00-01-64190-	Shift from Admin

Transit Division	86	01	Administration - Advertising	(5,000)	-	690	690-53-0000-86-850-5301-00-01-64020-	Shift to Bus Ops
			TOTAL TRANSIT OPERATING FUND	-	-			
LANDFILL FUND								
Finance	90	02	Computer System Upgrade - Technology Equipment	(53,956)	-	950	950-74-0000-90-840-7470-00-02-65045-	Adjust to Actual
			TOTAL LANDFILL FUND	(53,956)	-			
TRANSFERS								
Finance	Trans01	02	7800 Chavenelle - Finance Relocate - Transfer In General Fund	-	255,838	304	304-74-0000-76-750-7470-03-02-49100-	Transfer Funds
Finance	Trans01	01	No Sub-Activity - Transfers Out to Sales Tax Con	255,838	-	100	100-10-0000-00-000-0000-00-01-69304-	Transfer Funds
Engineering	Trans02		BRIC Grant Consult & Design - Transfer In General Fund	-	440,000	621	621-55-0000-82-865-5570-90-02-49100	Transfer Funds
Engineering	Trans02		No Sub-Activity - Transfers Out to Storm Cap	440,000		100	100-00-0000-00-000-0000-00-01-69621	Transfer Funds
			TOTAL TRANSFERS	695,838	695,838			
			TOTAL AMEND #2	**1,498,349**	**2,090,958**			

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May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	Bee Branch Trail Project - Phase 3 (12th to 9th Street) Concurrence to Initiate Public Bidding Process through Iowa DOT Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

ATTACHMENTS:

1. MVM Memo Bee Branch Trail Project - Phase 3 (12th to 9th Street) Concurrence to Initiate Publid Bidding IDOT
2. Bee Branch Trail Phase 3 (711) - Initiate Set PH Staff Memo
3. Bee Branch Trail Phase 3- Council Initiate Set PH RESOLUTION
4. Bee Branch Trail Phase 3 - Notice of Public Hearing
5. Bee Branch Trail Project Phase 3 (711) - Location Exhibit

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Bee Branch Trail Project - Phase 3 (12th to 9th Street)
Concurrence to Initiate Public Bidding Process thru Iowa DOT and Setting Date for a Public Hearing
(Iowa DOT Project Number TAP-U-2100--(711)-8I-31)

DATE: April 24, 2026

City Engineer Gus Psihoyos is 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.

The project will include the construction of a 10' wide mixed-use PCC concrete trail from along Pine Street from E. 11th Street to E. 9th Street, with on-street bike lane connectivity on E. 9th Street and E. 11th Street. The project will include the following:

- 943 LF of PCC Concrete Trail
- 1,400 LF of On-Street Bike Lanes
- Rectangular Rapid Flashing Beacon (RRFB) Crosswalk on E. 11th 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
Gus Psihoyos, City Engineer
Justine Hull, Traffic Engineer
Bob Schiesl, Asst City Engineer
Nathan Steffen, Civil Engineer
John Krayer, Civil Engineer
Adam Decker, Engineering Design Technician

THE CITY OF DUBUQUE
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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: April 24, 2026

RE: Bee Branch Trail Project - Phase 3 (12th to 9th Street)
Concurrence to Initiate Public Bidding Process thru Iowa DOT and Setting Date for a Public Hearing
(Iowa DOT Project Number TAP-U-2100--(711)-8I-31)

INTRODUCTION

The purpose of this memorandum is to provide the City Council with information related to the Bee Branch Creek Trail Project – Phase 3 Project, Iowa DOT Project No. TAP-U-2100(711) --8I-31 and request concurrence to initiate the public bidding procedure and set a public hearing for May 18, 2026.

BACKGROUND

This project was originally bid to include bicycle and pedestrian connectivity along Pine Street from the Lower Bee Branch Trail located at 12th Street, southward towards E. 11th Street, along Pine Street, with bike lane connections on both E. 11th Street and E. 9th Street. Engineering has solicited bids through the Iowa DOT for the project for May 19, 2026.

During the development of the original bid documents, Engineering staff developed in-house concepts where the trail would connect from 12th Street and use green space on between the northbound on-ramp for US 151/61 and Tucker Freight's property to allow a crossing on E. 11th Street to the upgraded mixed-used trail along Pine Street. Some considerations for cyclists traveling westbound on E. 11th Street for crossing the on-ramp was finalized with Iowa DOT staff.

During the design process, coordination with the Iowa DOT identified the need to accommodate the planned reconstruction of the Pine Street and E. 9th Street/Kerper Boulevard intersection. To avoid future removal of newly constructed improvements, the trail design has been adjusted accordingly. As a result, bicycle connectivity through this area will be provided via an on-street lane extending from the intersection to the limits of the future reconstruction project.

DISCUSSION

Engineering staff worked in-house to create this trail connection while working diligently with the Iowa DOT.

The project will include the construction of a 10' wide mixed-use PCC concrete trail from along Pine Street from E. 11th Street to E. 9th Street, with on-street bike lane connectivity on E. 9th Street and E. 11th Street. The project will include the following:

- 943 LF of PCC Concrete Trail
- 1,400 LF of On-Street Bike Lanes
- Rectangular Rapid Flashing Beacon (RRFB) Crosswalk on E. 11th Street

PROJECT SCHEDULE

The schedule for the Bee Branch Creek Trail Phase III Project is as follows:

Iowa DOT Advertisement for Bids	May 1, 2026
City Initiate Concurrence in Public Bidding Process	May 4, 2026
City Publish Public Hearing Notice on Plans & Specs	May 8, 2026
City Public Hearing on Plans & Specifications	May 18, 2026
Iowa DOT Receipt of Bids Proposals (Bid Letting)	May 19, 2026
City Award Construction Contract (Subject to IDOT Approval)	June 1, 2026
Iowa DOT Late Start Date	July 1, 2026
Contract Completion Date	30-60 Working Days

The project will be let by the Iowa DOT and will be constructed on a working day contract. The number of working days will be defined by the Office of Contracts at the Iowa DOT in Ames, IA.

BUDGET IMPACT

The original estimate prior to bidding for the Bee Branch Creek Trail Project – Phase 3 Project are as follows:

Description	Estimate
Construction	$ 236,750.10
Contingency	31,485.90
Subtotal	**$ 268,236.00**
Engineering Design and Administration	40,186.00
Total Construction Cost Estimate	**$308,422.00**

The proposed project funding is summarized as follows:

Project Code	Description	Funding Amount
5544000006	DMATS TAP Grant (80%)	$ 214,589.00
	City Funds - Local Match (20%)	53,647.00
	Construction Subtotal	**$ 268,236.00**
	City Funds - Engineering Services	40,186.00
	Total Construction Cost Estimate	**$ 308,422.00**

RECOMMENDATION

I respectfully request the 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.

Prepared By Justine Hull, Traffic Engineer

cc: Bob Schiesl, Asst City Engineer
Nathan Steffen, Civil Engineer
John Krayer, Civil Engineer
Adam Decker, Engineering Design Technician

Prepared by Justine Hull 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

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

WHEREAS, the Bee Branch Creek Trail Project – Phase 3 Project, Iowa DOT Project No. TAP-U-2100(711) --8I-31 will provide for the construction of a 10' wide mixed-use PCC concrete trail along Pine Street from E. 11th Street to E. 9th Street, with on-street bike lane connectivity on E. 9th Street and E. 11th Street. The project will include the following:

- 943 LF of PCC Concrete Trail
- 1,400 LF of On-Street Bike Lanes
- Rectangular Rapid Flashing Beacon (RRFB) Crosswalk on E. 11th Street

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 Bee Branch Creek Trail Project – Phase 3 Project, Iowa DOT Project No. TAP-U-2100(711)--8I-31 in the estimated construction amount $236,750.10, 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 18th day of May, 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.

Passed, approved and adopted this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant 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 18th day of May 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 for the Bee Branch Creek Trail Project – Phase 3 Project, Iowa DOT Project No. TAP-U-2100(711) - -8I-31.

Scope of the project will include the construction of a 10' wide mixed-use PCC concrete trail from along Pine Street from E. 11th Street to E. 9th Street, with on-street bike lane connectivity on E. 9th Street and E. 11th Street. The project will include the following:

- 943 LF of PCC Concrete Trail
- 1,400 LF of On-Street Bike Lanes
- Rectangular Rapid Flashing Beacon (RRFB) Crosswalk on E. 11th Street

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.

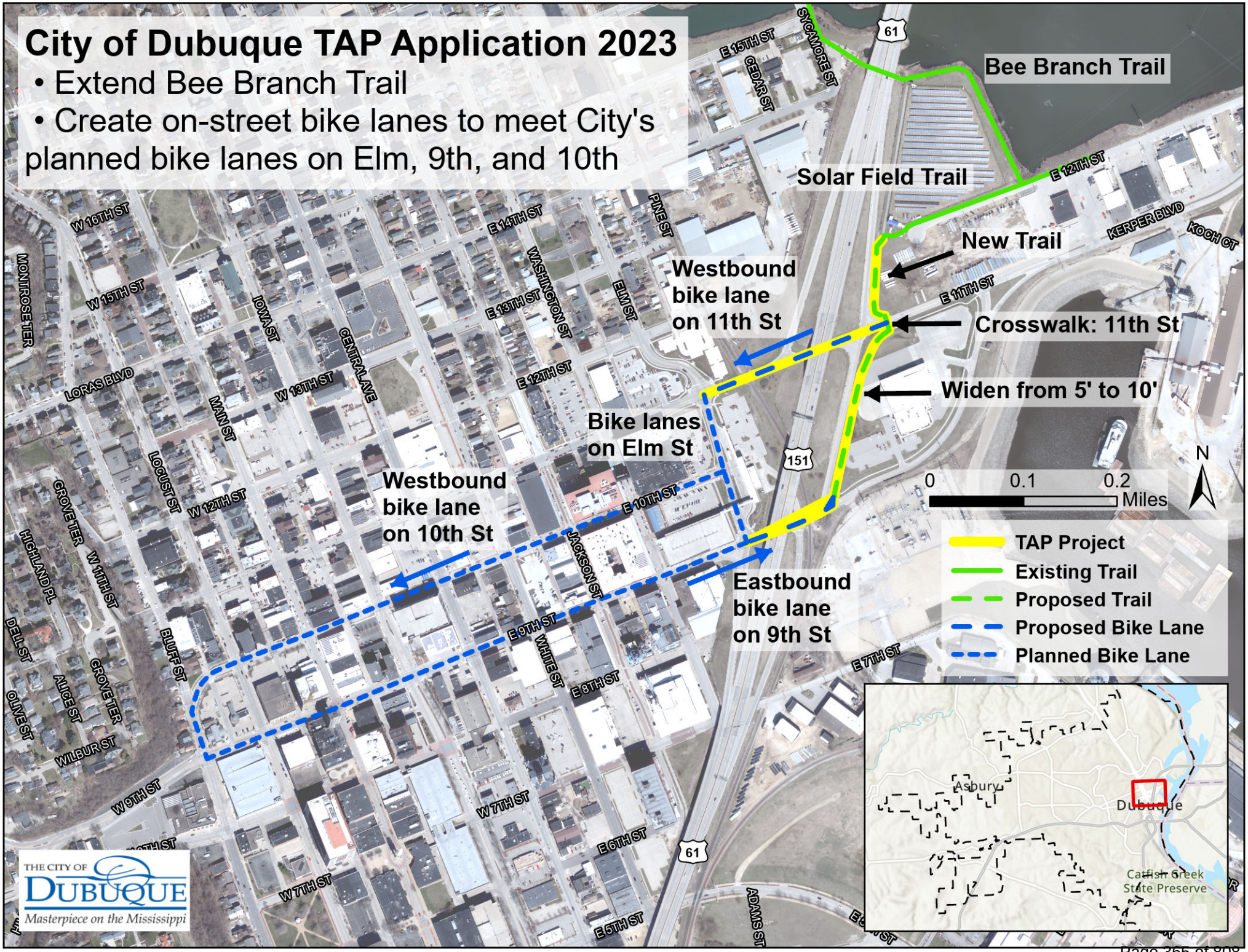
Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

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 4th day of May 2026.

_____
Trish L. Gleason, Assistant City Clerk


City of Dubuque TAP Application 2023
• Extend Bee Branch Trail
• Create on-street bike lanes to meet City's planned bike lanes on Elm, 9th, and 10th
Bee Branch Trail
Solar Field Trail
New Trail
Crosswalk: 11th St
Widen from 5' to 10'
Westbound bike lane on 11th St
Bike lanes on Elm St
Westbound bike lane on 10th St
Eastbound bike lane on 9th St
E 15TH ST
SYCAMORE ST
CEDAR ST
61
E 12TH ST
KERPER BLVD
KOCH CT
E 11TH ST
W 16TH ST
W 15TH ST
MONTROSE TER
LORAS BLVD
IOWA ST
MAIN ST
CENTRAL AVE
W 13TH ST
E 14TH ST
E 13TH ST
WASHINGTON ST
PINE ST
ELM ST
E 12TH ST
151
E 10TH ST
LOCUST ST
W 12TH ST
GROVE TER
W 11TH ST
HIGHLAND PL
JACKSON ST
E 9TH ST
WHITE ST
E 8TH ST
E 7TH ST
DELL ST
BLUFF ST
ALICE ST
GROVE TER
OLIVE ST
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W 9TH ST
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E 6TH ST
E 5TH ST
ADAMS ST
0 0.1 0.2 Miles
N
TAP Project
Existing Trail
Proposed Trail
Proposed Bike Lane
Planned Bike Lane
Asbury
Dubuque
Catfish Creek State Preserve
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May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	Greyhound Park Road Water Main Loop Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

ATTACHMENTS:

1. MVM Memo Greyhound Park Road Water Main Loop Project - Initiate Public Bidding and Set
2. Greyhound Park Rd WME Set PH Init Memo 4.29.26
3. Greyhound Park Rd WME Bid Init Resolution
4. Greyhound Park Rd WME NPH

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Greyhound Park Road Water Main Loop Project - Initiate Public Bidding and Set the Public Hearing Date

DATE: April 29, 2026

Water Department Director Christopher Lester is 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.

The proposed construction project will be pulled from the Construction line item which has a current available expense value of $107,921.00, of which $100,000.00 was originally allocated to the proposed construction contract.

Water Department staff have identified approximately $390,000.00 in FY26 funding available in other Water CIPs that could be used to cover these funds.

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
Christopher Lester, Water Department Director
Eldon Schneider, Water Project Supervisor
Jennifer Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor

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TO: Michael C. Van Milligen, City Manager

FROM: Christopher Lester, Water Department Director

DATE: April 27, 2026

SUBJECT: Greyhound Park Road Water Main Loop Project - Initiate Public Bidding and Set the Public Hearing Date

INTRODUCTION

The purpose of this memorandum is to request authorization to establish the date for the public hearing and to initiate the public bidding procedure for a Public Improvement Contract for construction of the Greyhound Park Road Water Main Loop Project (CIP No. 4281000066).

BACKGROUND

The FY26 CIP Greyhound Park Road Water Main Loop Project (CIP No. 4281000066) includes a total budget $120,000.00 for the design and construction of the project, with funding through the Water Construction Fund. The project is expected to take place within FY26.

This project provides for the installation of approximately 785 linear feet of 8-in ductile iron pipe north of the existing dog track on Greyhound Park Road. Currently, water does not circumnavigate the entire island. The island's water supply comes through a 12-in water main connection along the East 16th Street bridge. To ensure a sound, fully functioning system, a backup/redundant supply of water that does circumnavigate the island is needed, allowing repairs anywhere on the island to have access to water. The new water main will create a looped system and provide a redundant water supply, supporting improved reliability and service.

This project is part of the 2024 Chaplin Schmitt Island Development Plan along with the Admiral Sheehy Drive Water Main Loop and the Hamilton Street Water Main Extension to City Island.

In December 2025, MSA Professional Services was awarded the design for the project, which included final plans and specifications for Bidding.

DISCUSSION

MSA Professional Services has completed the plans and specifications for the installation of an 8-inch water main extension. The scope of work and bidding documents have been finalized and are now ready to be advertised for bidding.

The scope of work in this phase includes the installation of approximately 785 lineal feet of 8-in water main, and water main appurtenances along the existing trail on the north side of the Q Casino property, and includes various surface restorations including HMA trail and seeding.

The Engineer's Construction Cost Estimate is $290,972.00.

PROJECT SCHEDULE

The schedule for the project is as follows:

- Council Initiate — May 4, 2026
- Advertise for Bids and Publish the Public Hearing Notice — May 8, 2026
- Public Hearing — May 18, 2026
- Receipt of Bid Proposals — June 4, 2026
- Award Construction Contract — June 15, 2026
- Substantial Completion Date — September 4, 2026
- Final Completion Date — October 2, 2026

BUDGET IMPACT

The original estimate of probable cost for the for the Greyhound Park Road Water Main Loop Project (CIP No. 4281000066) are provided as follows:

Description	Cost Estimate
Consulting Engineering Services	$20,000.00
Construction	$100,000.00
Total Estimated Project Cost	**$120,000.00**

FY26 Budgeted Expenses for the Greyhound Park Road Water Main Loop Project (CIP No. 4281000066) are provided as follows:

CIP	Fund	Budgeted Expenses	Amount
4281000066	Water Construction	Construction	$120,000.00
Total Project Budgeted Expenses			**$120,000.00**

The proposed construction project will be pulled from the Construction line item which has a current available expense value of $107,921.00, of which $100,000.00 was originally allocated to the proposed construction contract.

The Engineer's estimate of construction cost is approximately $291,000.00. Water Department staff have identified approximately $390,000.00 in FY26 funding available in other Water CIPs that could be used to cover these funds.

CIP	Name	Available Balance
4281000005	Water Main Replacements - Streets	$225,000

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost 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.

cc: Jennifer Larson, Chief Financial Officer
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor

Prepared by Christopher Lester, Director, City of Dubuque Water Department, 1902 Hawthorne Street, Dubuque, IA 52001, (563) 589-4291
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO.

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

WHEREAS, the Greyhound Park Road Water Main Loop Project will generally consist of the installation of approximately 785 linear feet of 8-in ductile iron pipe north of the existing dog track on Greyhound Park Road to connect two mains that currently terminate at a dead-end hydrant.

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 Greyhound Park Road Water Main Loop Project in the estimated construction amount $290,972.00, 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 18th day of May, 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 Greyhound Park Road Water Main Loop 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 Water Department Manager 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 4th day of

June, 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 15th day of June, 2026, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, Iowa.

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

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant 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 18th day of May, 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 hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost for the proposed Greyhound Park Road Water Main Loop Project.

The Project generally consists of the installation of approximately 785 linear feet of 8-in ductile iron pipe north of the existing dog track on Greyhound Park Road to connect two mains that currently terminate at a dead-end hydrant.

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 4th day of May, 2026.

Adrienne N. Breitfelder, CMC, City Clerk

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May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 4.

ITEM TITLE:	River City Property Management, LLC for the Rehabilitation of 1255-1257 Locust Street Development Agreement
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for May 18, 2026

ATTACHMENTS:

1. MVM Memo Setting a Public Hearing River City Property Management
2. Staff Memo
3. Development Agreement
4. Resolution
5. Notice of 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: Resolution Setting a Public Hearing 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 Pursuant to the Development Agreement

DATE: April 30, 2026

Economic Development Director Jill Connors is 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.

River City Property Management, LLC submitted an application for housing creation and the rehabilitation of the façade of 1255-1257 Locust Street. The applicant is proposing a full historic rehabilitation of the structure, including the creation of three new residential rental units. Project scope includes masonry repair, roof replacement, window restoration, and new kitchens, bathrooms, and mechanicals. The project will be utilizing state and federal historic tax credits with Premier Bank as the primary lender for the project.

The key elements of the Development Agreement include the following:

1. Developer will make a capital investment of approximately $600,000 to rehabilitate the property.
2. Developer must create 6 residential rental units.
3. Developer will receive 15 years of tax increment financing incentives in the form of semi-annual rebates. Tax increment financing incentives are estimated to not exceed $120,000.
4. City to award a Downtown Housing Incentive Grant in an amount of $60,000 ($10,000 x 6 units)
5. City to award a Downtown Rehabilitation Grant not to exceed $35,000 for 1255 Locust Street.
6. City to award a Downtown Rehabilitation Grant not to exceed $35,000 for 1257 Locust Street.

7. City of Dubuque will amend the Greater Downtown Urban Renewal District Plan to accommodate the issuance of tax increment financing incentives.

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 C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution Setting a Public Hearing 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 Pursuant to the Development Agreement

DATE: April 24, 2026

INTRODUCTION

This memorandum is a request for the City Council to 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.

BACKGROUND

The property at 1255-1257 Locust Street is currently vacant and structurally sound, offering a strong foundation for reinvestment. Its historic character, layout, and overall building form make it well suited for a comprehensive rehabilitation that will enhance the exterior façade and create new residential units.

. River City Property Management, LLC, operated by local developer Sam Murley, has previously rehabilitated several residential properties throughout Dubuque, including 245 W 1st Street, where a locally-owned small business occupies the first-floor commercial space.

DISCUSSION

River City Property Management, LLC submitted an application for housing creation and the rehabilitation of the façade of 1255-1257 Locust Street. The applicant is proposing a full historic rehabilitation of the structure, including the creation of three new residential

rental units. Project scope includes masonry repair, roof replacement, window restoration, and new kitchens, bathrooms, and mechanicals. The project will be utilizing state and federal historic tax credits with Premier Bank as the primary lender for the project. Typically, a project is only eligible for one $35,000 downtown rehabilitation grant. However, since the project spans two tax parcels, staff have reviewed the grant program policy and recommend awarding two $35,000 downtown rehabilitation grants.

City staff have also submitted a grant application to the Iowa Economic Development Authority on behalf of this project for its Community Catalyst Building Remediation Program. Awards will be announced in June 2026. If awarded, the project will receive up to $100,000 in state funds for the rehabilitation of the property.

The key elements of the Development Agreement include the following:

1. Developer will make a capital investment of approximately $600,000 to rehabilitate the property.
2. Developer must create 6 residential rental units.
3. Developer will receive 15 years of tax increment financing incentives in the form of semi-annual rebates. Tax increment financing incentives are estimated to not exceed $120,000.
4. City to award a Downtown Housing Incentive Grant in an amount of $60,000 ($10,000 x 6 units)
5. City to award a Downtown Rehabilitation Grant not to exceed $35,000 for 1255 Locust Street.
6. City to award a Downtown Rehabilitation Grant not to exceed $35,000 for 1257 Locust Street.
7. City of Dubuque will amend the Greater Downtown Urban Renewal District Plan to accommodate the issuance of tax increment financing incentives.

The Development Agreement requires Developer to accept applications from prospective tenants with housing choice vouchers (issued under the U.S. HUD's Section 8 voucher program or a similar program) that are otherwise qualified prospective tenants.

RECOMMENDATION/ ACTION STEP

I recommend the City Council adopt the attached Resolution setting a May 18th, 2026 public hearing on the Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
RIVER CITY PROPERTY MANAGEMENT, LLC

This Development Agreement (Agreement) dated for reference purposes the _____ day of _____, 2026 is made and entered into by and between the City of Dubuque, Iowa (City), and River City Property Management, LLC (Developer).

WHEREAS, Developer is the owner of the real estate locally known as 1255-1257 Locust Street, Dubuque, Iowa and legally described as follows (the Property):

> Lot 2 of City Lot 662, and Lot 2 of Boys and Girls Club Place, both in the City of Dubuque, Iowa, according to the recorded plats thereof

; and

WHEREAS, the Property is located in the Greater Downtown Urban Renewal District (the District) which has been so designated by City Council Resolution 123-67, on May 18, 1967 as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

WHEREAS, Developer will undertake the redevelopment of a building (the Building) located on the Property (the Project) and will be operating the same during the term of this Agreement; and

WHEREAS, it is in the City's best interest to preserve the Building; and

WHEREAS, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967, and last amended on February 16, 2026, City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended; and

WHEREAS, the Dubuque City Council believes it is in the best interests of the City to encourage Developer in the development of the Property by providing certain incentives as set forth herein.

NOW, THEREFORE, the parties to this Development Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

SECTION 1. REPRESENTATIONS AND WARRANTIES

1.1 Representations and Warranties of City. In order to induce Developer to enter into this Agreement, City hereby represents and warrants to Developer that to the best of City's knowledge:

(1) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at the time of closing confirming the representations contained herein, in the form attached hereto as Exhibit A.

(2) City shall exercise its best efforts to cooperate with Developer in the development process.

(3) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.

(4) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the charter of City, any evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.

(5) There are no actions, suits or proceedings pending or threatened against or affecting City in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the financial position or operations of City, or which affects the validity of the Agreement or City's ability to perform its obligations under this Agreement.

(6) No ordinance or hearing is now before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(7) The representations and warranties contained in this section shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date.

(8) As of the date of this Agreement there has been prepared and approved by City an Urban Renewal Plan for the Project Area consisting of the Urban Renewal Plan for the Greater Downtown Urban Renewal Plan, most recently approved by City Council of City on April 21, 2025, and as subsequently amended through and including the date hereof, attached as Exhibit E (the Urban Renewal Plan). A copy of the Urban Renewal Plan, as constituted on the date of this Agreement and in the form attached hereto, has been recorded among the land records in the office of the Recorder of Dubuque County, Iowa.

1.2 Representations and Warranties of Developer. The Developer makes the following representations and warranties:

(1) Developer is a limited liability corporation duly organized and validly existing under the laws of the State of Iowa and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

(2) This Agreement has been duly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally. Developer's counsel shall issue a legal opinion to City, at the time of closing, confirming the representations contained herein, in the form attached hereto as Exhibit B.

(3) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the articles of incorporation or the bylaws of Developer or any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.

(4) There are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business, financial position or result of operations of Developer or which affects the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

(5) Developer will perform its obligations under this Agreement in accordance with the material terms of this Agreement, the Urban Renewal Plan and all local, state and federal laws and regulations.

(6) Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all material requirements of all applicable local, state, and federal laws and regulations which must be obtained or met.

(7) Developer has firm commitments for permanent financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the requirements of this Agreement and shall provide evidence thereof to City prior to the Public Hearing.

1.3 Closing. The closing shall take place on the Closing Date which shall be the 26th day of May, 2026, or other such date as the parties shall agree in writing but in no event shall the Closing date be later than the 9th day of June, 2026. Consummation of the closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing shall have been satisfied or waived.

1.4 Conditions to Closing. The closing of the transaction contemplated by this Agreement and all the obligations of Developer under this Agreement are subject to fulfillment, on or before the Closing Date, of the following conditions:

(1) The representations and warranties made by City in Section 1.1 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time. At the closing, City shall deliver a certificate to that effect in the form of Exhibit C.

(2) Developer shall have the right to terminate this Agreement at any time prior to the consummation of the closing on the Closing Date if Developer determines in its sole discretion that conditions necessary for the successful completion of the Project contemplated herein have not been satisfied in Developer’s sole discretion. Upon the giving notice of termination by Developer to City, this Agreement shall be deemed null and void.

(3) Developer and City shall be in material compliance with all the terms and provisions of this Agreement.

(4) Developer shall have furnished City with evidence, prior to the Public Hearing, in a form satisfactory to City (such as a letter of commitment from a bank or other lending institution), that Developer has firm financial commitments in an amount sufficient, together with equity commitments, to complete the Minimum Improvements (as defined herein) in conformance with the Construction Plans (as defined herein), or City shall have received such other evidence of Developer's financial ability as City in its reasonable judgment City requires.

(5) Developer's counsel shall issue a legal opinion to City confirming the representations contained herein in the form attached hereto as Exhibit B.

1.5 City's Obligations at Closing. At or prior to the Closing Date, City shall deliver to Developer such other documents as may be required by this Agreement, all in a form satisfactory to Developer.

SECTION 2. DEVELOPMENT ACTIVITIES

2.1 Required Minimum Improvements. Developer will make a capital investment of approximately Six Hundred Thousand Dollars ($600,000) to improve the Building (the Minimum Improvements). The Minimum Improvements include creating six (6) new residential units.

2.2 Plans for Construction of Minimum Improvements. Plans and specifications with respect to the development of the Property and the construction of the Minimum Improvements thereon (the Construction Plans) shall be in conformity with Urban Renewal Plan, this Agreement, and all applicable state and local laws and regulations, including but not limited to any covenants, conditions, restrictions, reservations, easements, liens and charges, recorded in the records of Dubuque County, Iowa. Developer shall submit to City, for approval by City, plans, drawings, specifications, and related documents with respect to the improvements to be constructed by Developer on the Property. All work with respect to the Minimum Improvements shall be in substantial conformity with the Construction Plans approved by City.

2.3 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall begin by June 1, 2026, and shall be substantially completed by December 31, 2027. The time for the performance of these obligations shall be suspended due to unavoidable delays meaning delays, outside the control of the party

claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

2.4 Certificate of Completion. Promptly following the request of Developer upon completion of the Minimum Improvements, City shall furnish Developer with an appropriate instrument so certifying. Such certification (the Certificate of Completion) shall be in the form attached as Exhibit G and shall be a conclusive determination of the satisfaction of Developer's obligations to make the Minimum Improvements under this Agreement and completion of the Minimum Improvements by Developer as required by this Agreement.

2.5 Security Cameras. Developer shall install security cameras on the exterior of all buildings on the Property and register said cameras with the "Secure Dubuque Personal Surveillance System" described at https://cityofdubuque.org/2980/Secure-Dubuque.

SECTION 3. CITY PARTICIPATION

3.1 Economic Development Grants to Developer. For and in consideration of Developer's obligations hereunder, and in furtherance of the goals and objectives of the urban renewal plan for the Project Area and the Urban Renewal Law, City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to make thirty (30) consecutive semi-annual payments (such payments being referred to collectively as the Economic Development Grants) to Developer:

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

November 1, 2041	May 1, 2042
November 1, 2042	May 1, 2043
November 1, 2043	May 1, 2044

pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to a portion of the tax increment revenues collected by City under Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Minimum Improvements constructed by Developer (the Developer Tax Increments). For purposes of calculating the amount of the Economic Development Grants provided in this Section, the Developer Tax Increments shall be only those tax increment revenues collected by City in respect of the increase in the taxable value of the Property above the assessed value on January 1, 2026 as follows:

1255 Locust Street (PIN 1024414005): Ninety-Two Thousand Two Hundred Dollars ($92,200)

1257 Locust Street (PIN 1024414010): Ninety-Nine Thousand Four Hundred Dollars ($99,400)

(the Baseline Valuation). The Developer Tax Increments shall not include (i) any property taxes collected for the payment of bonds and interest of each taxing district, (ii) any taxes for the regular and voter-approved physical plant and equipment levy, (iii) the remaining actual amount of tax increment revenues collected by City in respect of the valuations of the Property prior to January 1, 2026 and (iv) any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

3.2 To fund the Economic Development Grants, City shall certify to the County prior to December 1, 2027 its request for the available Developer Tax Increments resulting from the assessments imposed by the County as of January 1 of that year and each year thereafter until and including January 1, 2045, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to the Developer on November 1 and May 1 of that fiscal year. (Example: if City certifies in December, 2028, the Economic Development Grants in respect thereof would be paid to the Developer on November 1, 2029, and May 1, 2030.)

3.3 The Economic Development Grants shall be payable from and secured solely and only by the Developer Tax Increments paid to City that, upon receipt, shall be deposited and held in a special account created for such purpose and designated as the River City

TIF Account of City. City hereby covenants and agrees to maintain its TIF ordinance in force during the term hereof and to apply the incremental taxes collected in respect of the Minimum Improvements and allocated to the River City TIF Account to pay the Economic Development Grants, as and to the extent set forth in Section 3.1 hereof. The Economic Development Grants shall not be payable in any manner by other tax increments revenues, or by general taxation or from any other City funds. City makes no representation with respect to the amounts that may be paid to Developer as the Economic Development Grants in any one year and under no circumstances shall City in any manner be liable to Developer so long as City timely applies the Developer Tax Increments actually collected and held in the River City TIF Account (regardless of the amounts thereof) to the payment of the Economic Development Grants to Developer as and to the extent described in this Section.

3.4 City shall be free to use any and all tax increment revenues collected in respect of other properties within the Project Area and the remaining actual amount of the property taxes paid by Developer to City, or any available Developer Tax Increments resulting from the termination of the annual Economic Development Grants under Section 3.1 hereof, for any purpose for which such tax increment revenues may lawfully be used pursuant to the provisions of the Urban Renewal Law, and City shall have no obligations to Developer with respect to the use thereof.

3.5 Downtown Housing Incentive.

(1) City agrees to provide to Developer on the terms and conditions set forth in the Downtown Housing Incentive Program attached hereto as Exhibit F, a grant in an amount not to exceed Sixty Thousand Dollars ($60,000.00) (the Grant).

(2) Grant funds will not be disbursed to Developer until City has issued a Certificate of Completion for the Project. The Grant shall be paid in Ten Thousand Dollar ($10,000.00) payments for each apartment that receives a Certificate of Completion up to a maximum of six apartments. Prior to the disbursement of any funds, Developer shall provide evidence satisfactory to City that the Minimum Improvements have been completed in accordance with the Plans and other documentation submitted to City with the Downtown Housing Assistance application.

3.6. Downtown Rehabilitation Grant. City agrees to provide a matching (1:1) grant for each parcel as follows:

1255 Locust St (PIN 1024414005): City agrees to provide a matching (1:1) grant not to exceed Thirty-Five Thousand Dollars ($35,000) to reimburse Developer for documents costs related to the following eligible activities:

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

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

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

1257 Locust St (PIN 1024414010) City agrees to provide a matching (1:1) grant not to exceed Thirty-Five Thousand Dollars ($35,000) to reimburse Developer for documents costs related to the following eligible activities:

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

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

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

3.7. Payment of the Grant. The Grant shall be payable as follows:

(1) Any and all portions of the Grant shall be funded solely and only from available Program funds;

(2) Prior to the release of any grant funds, (i) Grant Recipient shall have submitted documentation of its eligible expenses under the corresponding grant program, and (ii) City shall have issued a Certificate of Completion; and

(3) The Grant funds shall be disbursed directly to Grant Recipient.

SECTION 4. NON- APPROPRIATION / LIMITED SOURCE OF FUNDING.

4.1 Non-Appropriation.

(1) Notwithstanding anything in this Agreement to the contrary, the obligation of City to pay any installment of the Economic Development Grants from the pledged tax increment revenues shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of City as provided in this Section. City may exercise its right of non-appropriation as to the amount of the installments to be paid during any fiscal year during the term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring City's election to non-appropriate funds otherwise required to be paid in the next fiscal year under this Agreement.

(2) In the event the City Council of City elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the installments on the Economic Development Grants due and payable in that future fiscal year, then City shall have no further obligation to Employer or Developers for the payment of any installments due in that future fiscal year which cannot be paid with the funds then appropriated for that purpose.

(3) Developer acknowledges and agrees that the State of Iowa retains the authority to amend, modify, or repeal laws governing property tax, tax increment financing (TIF), and any related rebate mechanisms. City makes no representations or warranties regarding the continuation of current state law or the availability of rebates in their present form. In the event that any legislative or regulatory action by the State of Iowa alters or limits the availability, calculation, distribution, or administration of rebates, City shall have no obligation to compensate Developer for any resulting reduction, loss, or elimination of rebates. Developer assumes all risk associated with potential changes to applicable state law.

4.2 The right of non-appropriation reserved to City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that City's obligation to pay future installments on the Economic Development Grants shall not constitute a legal indebtedness of City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are

determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable.

SECTION 5. COVENANTS OF DEVELOPER

5.1 The Minimum Improvements shall conform to the U.S. Secretary of the Interior's Standards for Rehabilitation.

5.2. Operation of Property.

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

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

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

5.3 Books and Records. During the term of this Agreement, Developer shall keep at all times and make available to City upon reasonable request proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer in accordance with generally accepted accounting principles consistently applied throughout the period involved, and Developer shall provide reasonable protection against loss or damage to such books of record and account.

5.4 Real Property Taxes. Developer shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Property unless Developer's obligations have been assumed by another person pursuant to the provisions of this Agreement.

5.5 No Other Exemptions. During the term of this Agreement, Developer agrees not to apply for any state or local property tax exemptions which are available with respect to the Property or the Minimum Improvements located thereon that may now be, or hereafter become, available under state law or city ordinance during the term of this Agreement, including those that arise under Iowa Code Chapters 404 and 427, as amended.

5.6 Insurance Requirements.

(1) Upon completion of construction of the Minimum Improvements and up to the Termination Date, Developer shall maintain, or cause to be maintained, at its cost and expense property insurance against loss and/or damage to the Building (including the Minimum Improvements) under an insurance policy written with the “special perils” form and in an amount not less than the full insurable replacement cost of the Building (including the Minimum Improvements), listing City as lender loss payable. Developer shall furnish to City proof of insurance in the form of a certificate of insurance

(2) The term "replacement cost" shall mean the actual replacement cost of the building with Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be reasonably determined from time to time at the request of City, but not more frequently than once every three (3) years.

(3) Developer shall notify City immediately in the case of damage exceeding Fifty Thousand Dollars ($50,000) in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Net proceeds of any such insurance (Net Proceeds), shall be paid directly to Developer as its interests may appear, and Developer shall forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer shall apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof, subject, however, to the terms of any mortgage encumbering title to the Property (as its interests may appear). Developer shall complete the repair, reconstruction and restoration of Minimum Improvements whether or not the Net Proceeds of insurance received by Developer for such purposes are sufficient.

5.7 Preservation of Property. During the term of this Agreement, Developer shall maintain, preserve and keep, or cause others to maintain, preserve and keep, the Minimum Improvements in good repair and working order, ordinary wear and tear accepted, and from time to time shall make all necessary repairs, replacements, renewals and additions.

5.8 Non-Discrimination. In carrying out the project, Developers shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

5.9 Conflict of Interest. Developer agrees that no member, officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project, or in any activity, or benefit therefrom, which is part of this project at any time during or after such person's tenure. In connection with this obligation, Developer shall have the right to rely upon the representations of any party with whom it does business and shall not be obligated to perform any further examination into such party's background.

5.10 Non-Transferability. Until such time as the Minimum Improvements are complete (as certified by City under Section 2.4), this Agreement may not be assigned by Developer nor may the Property be transferred by Developer to another party. Thereafter, with the prior written consent of City, which shall not be unreasonably withheld, Developer shall have the

right to assign this Agreement, and upon assumption of the Agreement by the assignee, Developer shall no longer be responsible for its obligations under this Agreement.

5.11 No change in Tax Classification. Developer agrees that it will not take any action to change, or otherwise allow, the classification of the Property for property tax purposes to become other than commercial property and to be taxed as such under Iowa law. This restriction shall terminate upon the termination of this Agreement. However, Developer may apply for a reclassification of the Property in the event Iowa law is modified to allow a building containing four apartments within one building to be classified as residential for property tax purposes.

5.12 Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property or any part thereof, for the duration of this Agreement, that they, and their respective successors and assigns, shall:

(1) Devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan (and City represents and agrees that use of the Property as a restaurant and upper-story housing, is in full compliance with the Urban Renewal Plan) (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same); and

(2) Not discriminate upon the basis of race, religion, color, sex, sexual orientation, gender identity, national origin, age or disability in the sale, lease, rental, use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same).

5.13 Compliance with Laws. Developer shall comply with all laws, rules and regulations relating to its businesses, other than laws, rules and regulations the failure to comply with or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, financial or otherwise, of Developer.

SECTION 6. EVENTS OF DEFAULT AND REMEDIES

6.1 Events of Default Defined. The following shall be Events of Default under this Agreement and the term Event of Default shall mean, whenever it is used in this Agreement, any one or more of the following events:

(1) Failure by Developer to pay or cause to be paid, before delinquency, all real property taxes assessed with respect to the Minimum Improvements and the Property.

(2) Failure by Developer to cause the construction of the Minimum Improvements to be commenced and completed pursuant to the terms, conditions and limitations of this Agreement.

(3) Transfer of any interest by Developer of the Minimum Improvements in violation of the provisions of this Agreement prior to the issuance of the final Certificate of Completion.

(4) Failure by Developer or City to substantially observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

6.2. Remedies on Default by Developer. Whenever any Event of Default referred to in Section 5.1 of this Agreement occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of written notice by City to Developer (and the holder of any mortgage encumbering any interest in the Property of which City has been notified of in writing) of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default cannot be cured within sixty (60) days and Developer does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

(1) City may suspend its performance under this Agreement until it receives assurances from the Developer deemed adequate by City, that the Developer will cure its default and continue its performance under this Agreement;

(2) Until the Closing Date, City may cancel and rescind this Agreement;

(3) Until issuance of the Certificate of Completion, City shall be entitled to recover from Developer the sum of all amounts expended by City in connection with the funding of the Downtown Rehab Loan/Grant and Economic Development Grant to Developer and City may take any action, including any legal action it deems necessary, to recover such amounts from the Developer;

(4) City may withhold the Certificate of Completion; or

(5) City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this

Agreement or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

6.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

6.4 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

6.5 Agreement to Pay Attorneys' Fees and Expenses. If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs of litigation from the other party. Such fees and costs of litigation may be set by the court in the trial of such action or by the arbitrator, as the case may be, or may be enforced in a separate action brought for that purpose. Such fees and costs of litigation shall be in addition to any other relief that may be awarded.

6.6 Remedies on Default by City. If City defaults in the performance of this Agreement, Developer may take any action, including legal, equitable or administrative action that may appear necessary or desirable to collect any payments due under this Agreement, to recover expenses of Developer, or to enforce performance and observance of any obligation, agreement, or covenant of City under this Agreement. Developer may suspend their performance under this Agreement until they receive assurances from City, deemed adequate by Developer, that City will cure its default and continue its performance under this Agreement.

SECTION 7. GENERAL TERMS AND PROVISIONS

7.1 Notices and Demands. Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be deemed to have been properly given if and when delivered in person or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

If to Developer: Sam Murley
River City Property Management, LLC
14157 Deerfield Court
Dubuque, Iowa 52003

With copy to: Clemens, Walters, Conlon, Runde, & Hiatt, LLP
Attn: Jeffrey E. Hiatt
2080 Southpark Court
Dubuque, IA 52003

If to City: City Manager
50 W. 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4110
Fax: (563) 589-4149

With copy to: City Attorney
City Hall
50 W. 13th Street
Dubuque IA 52001

or at such other address with respect to either party as that party may, from time to time designate in writing and forward to the other as provided in this Section.

7.2 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of City and Developer and their respective successors and assigns.

7.3 Force Majeure. A party shall be excused from its obligations under this Agreement if and to the extent and during such time as the party is prevented, impeded, or hindered, unable to perform its obligations or is delayed in doing so due to events or conditions outside of the party's reasonable control and after the party has taken reasonable steps to avoid or mitigate such event or its consequences (each a “Force Majeure Event”) including, without limitation in any way, as the result of any acts of God, war, fire, or other casualty, riot, civil unrest, extreme weather conditions, terrorism, strikes and/or labor disputes, pandemic, epidemic, quarantines, government stay-at-home orders, municipal and other government orders, failure of Internet, or other matter beyond the control of such party. Upon the occurrence of a Force Majeure Event, the party incurring such Force Majeure Event will promptly give notice to the other party identifying the Force Majeure Event, explaining how it impacts performance and the estimated duration, identifying the relief requested, agreeing to limit damages to the other party and to immediately resume performance upon termination of the Force Majeure Event, and agreeing to supplement the

notice as more information becomes available, and thereafter the parties shall meet and confer in good faith in order to identify a cure of the condition affecting its performance as expeditiously as possible. No obligation to make a payment required by this Agreement is excused by a Force Majeure Event. The nonperforming party shall not be entitled to any damages or additional payments of any kind for any such delay.

7.4 Termination Date. This Agreement and the rights and obligations of the parties hereunder shall terminate on December 31, 2044 (the Termination Date).

7.5 Execution by Facsimile. The parties agree that this Agreement may be transmitted between them by facsimile machine. The parties intend that the faxed signatures constitute original signatures and that a faxed Agreement containing the signatures (original or faxed) of all the parties is binding on the parties.

7.6 Memorandum of Development Agreement. Developer shall promptly record a Memorandum of Development Agreement in the form attached hereto as Exhibit D in the office of the Recorder of Dubuque County, Iowa. Developer shall pay the costs for so recording.

7.7 Legal Compliance. Developer is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Developer's obligations under this Agreement, including but not limited to the laws outlined in Exhibit H, and hereby represents and warrants that Developer is in compliance with the same as of the Closing Date and further represents that during the Term Developer will remain in compliance. Developer shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

Developer further represents and warrants that Developer has obtained all necessary business permits and licenses that may be required to carry out the obligations pursuant to this Agreement, including any permits and licenses that might be required by the state or locality in which Developer performs the Services, and Developer agrees to maintain, at Developer's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and attested to by its City Clerk and Developer has caused this Agreement to be duly executed on or as of the first above written.

CITY OF DUBUQUE, IOWA **RIVER CITY PROPERTY MANAGEMENT, LLC**

By _____
Brad M. Cavanagh, Mayor

By _____
Sam Murley, Member

Attest:

_____
Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Attorney's Certificate
EXHIBIT B Opinion of Developer's Counsel
EXHIBIT C City Certificate
EXHIBIT D Memorandum of Development Agreement
EXHIBIT E Urban Renewal Plan
EXHIBIT F Downtown Housing Incentive Program
EXHIBIT G Certificate of Completion
EXHIBIT H Legal Compliance
EXHIBIT I Planning and Design Grant Program, Façade Grant Program, and Financial Consultant Grant Program

EXHIBIT A

CITY ATTORNEY'S CERTIFICATE

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

(DATE)

RE:

Dear _____:

I have acted as counsel for the City of Dubuque, Iowa, in connection with the execution and delivery of a certain Development Agreement between River City Property Management, LLC (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ___ day of _____, 20__.

The City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and has full power and authority to execute, deliver and perform its obligations under this Agreement, and to the best of my knowledge, the representations of the City Manager in his letter dated the ___ day of _____, 20__, are correct.

Very sincerely,

Barry A. Lindahl, Esq.
City Attorney

BAL:JLM

EXHIBIT B

OPINION OF DEVELOPER'S COUNSEL

Mayor and City Councilmembers
City Hall
13th and Central Avenue
Dubuque IA 52001

Re: Development Agreement Between the City of Dubuque, Iowa and

Dear Mayor and City Councilmembers:

We have acted as counsel for River City Property Management, LLC, in connection with the execution and delivery of a certain Development Agreement (Development Agreement) between Developer and the City of Dubuque, Iowa (City) dated for reference purposes the ___ day of _____, 20__.

We have examined the original certified copy, or copies otherwise identified to our satisfaction as being true copies, of the Development Agreement and such other documents and records as we have deemed relevant and necessary as a basis for the opinions set forth herein.

Based on the pertinent law, the foregoing examination and such other inquiries as we have deemed appropriate, we are of the opinion that:

1. Developer is a limited liability company organized and existing under the laws of the State of Iowa and has full power and authority to execute, deliver and perform in full the Development Agreement. The Development Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

2. To our actual knowledge with no duty to inquire, the execution, delivery and performance by Developer of the Development Agreement and the carrying out of the terms thereof, will not result in violation of any provision of, or in default under, the articles of incorporation and bylaws of Developer, any indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, order, statute, rule, regulation or restriction to which Developer is a party or by which Developer's property is bound or subject.

3. To our actual knowledge with no duty to inquire, there are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before

any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or the Developer's ability to perform Developer's obligations thereunder.

This opinion is rendered for the sole benefit of the City of Dubuque and no other party may rely on this opinion.

This opinion is rendered and valid as of the date of this letter and we have no duty to update this opinion for any matters which come to our knowledge after the date of this letter.

Sincerely,

EXHIBIT C

CITY CERTIFICATE

City Manager's Office
City Hall
50 West 13th Street
Dubuque, Iowa 52001-4864
(563) 589-4110 office
(563) 589-4149 fax
ctymgr@cityofdubuque.org

(DATE)

Dear _____:

I am the City Manager of the City of Dubuque, Iowa and have acted in that capacity in connection with the execution and delivery of a certain Development Agreement between River City Property Management, LLC (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ___ day of _____, 20__.

On behalf of the City of Dubuque, I hereby represent and warrant to Developer that:

(1) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at time of closing confirming the representation contained herein, in the form attached hereto as Exhibit B.

(2) City shall exercise its best efforts to cooperate with Developer in the development process.

(3) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.

(4) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the charter of City, any evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.

(5) There are no actions, suits or proceedings pending or threatened against or affecting City in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the financial position or operations of City or which affects the validity of the Agreement or City's ability to perform its obligations under this Agreement.

(6) No ordinance or hearing is now or before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(7) The representations and warranties contained in this article shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date.

Sincerely,

Michael C. Van Milligen
City Manager

MCVM:JLM

EXHIBIT D

MEMORANDUM OF DEVELOPMENT AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MEMORANDUM OF DEVELOPMENT AGREEMENT

A Development Agreement by and among the City of Dubuque, Iowa, an Iowa municipal corporation, of Dubuque, Iowa, and River City Property Management, LLC was made regarding the following described premises:

Lot 2 of City Lot 662, and Lot 2 of Boys and Girls Club Place, both in the City of Dubuque, Iowa, according to the recorded plats thereof

The Development Agreement is dated for reference purposes the ____ day of _____, 20__, and contains covenants, conditions, and restrictions concerning the sale and use of said premises.

This Memorandum of Development Agreement is recorded for the purpose of constructive notice. In the event of any conflict between the provisions of this Memorandum and the Development Agreement itself, executed by the parties, the terms and provisions of the Development Agreement shall prevail. A complete counterpart of the Development Agreement, together with any amendments thereto, is in the possession of the City of Dubuque and may be examined at its offices as above provided.

Dated this ____ day of _____, 20__.

CITY OF DUBUQUE, IOWA

By _____
Barry A. Lindahl, Senior Counsel

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____day of _____, 20__, before me, a Notary Public in and for the State of Iowa, in and for said county, personally appeared Barry A. Lindahl, Esq., to me personally known, who being by me duly sworn did say that he is the Senior Counsel of the City of Dubuque, a Municipal Corporation, created and existing under the laws of the State of Iowa, and said Senior Counsel acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

_____
Notary Public, State of Iowa

EXHIBIT E

URBAN RENEWAL PLAN

(on file in City Clerk's office, 50 W. 13th Street, Dubuque, IA 52001)

EXHIBIT F

DOWNTOWN HOUSING INCENTIVE PROGRAM

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

Economic Development Department
50 West 13th Street
Dubuque, Iowa 52001-4864
Office (563) 589-4393
TTY (563) 690-6678
http://www.cityofdubuque.org

Downtown Housing Incentive Program Eligibility Guidelines

Project Location & Type

Create new multifamily housing units (rental or for-sale condos) within the Greater Downtown Urban Renewal District.

Be a rehabilitation of an existing structure.

Have clearly defined start and completion timelines.

Eligible Unit Types

Newly Created Units: Created in a portion of a structure never previously used as housing.

Rehabilitated Long-Vacant Units: A previously existing housing unit vacant for more than 3 years and undergoing full rehabilitation that corrects all code deficiencies and deterioration.

Rehabilitation Standards

Bring the structure into full compliance with the 2021 IPMC and 2021 IBC.

Correct all unsafe, unsanitary, damaged, or deteriorated conditions, including structural, electrical, mechanical, and plumbing systems.

Repair or replace components that are defective or beyond service life; cosmetic-only improvements do not qualify.

Meet all life-safety, egress, and habitability requirements.

Use durable, long-term residential materials.

Submit a comprehensive scope of work addressing all code corrections, subject to City approval.

Building Configuration

Units must generally be located above a first-floor commercial component.

Design Review Requirements

Reimbursement covers labor and materials that significantly improve appearance following City of Dubuque Architectural Guidelines or Downtown Design Guidelines, as applicable.

Existing noncompliant signage must be brought into compliance as part of the project.

A detailed rendering/drawing with dimensions, materials, and architectural details must be submitted.

Deviation from the approved plan may disqualify the project.

Additional City Requirements

City may require soundproofing, lighting, security, or other standards based on a neighborhood impact review.

Property owners must certify that all properties they own in Dubuque comply with all applicable City ordinances.

Funding Limits

Up to $10,000 per residential unit.

Up to $750,000 per taxing parcel.

No developer fee may be paid until all City assistance is fully disbursed.

Funds are disbursed after project completion and issuance of all Certificates of Occupancy/Completion.

Minimum Project Size

Projects must create at least 2 new housing units.

Application Review

Applications are reviewed when complete.

Funds are awarded to projects that meet all criteria and are ready to commence within 12 months.

EXHIBIT G

CERTIFICATE OF COMPLETION

CERTIFICATE OF COMPLETION

WHEREAS, the City of Dubuque, Iowa, a municipal corporation (the "Grantor"), has granted incentives to River City Property Management, LLC (the "Grantee"), in accordance with a Development Agreement dated as of [Date] (the "Agreement"), by and among the Grantor, and the Grantee (collectively, the "Agreement"), certain real property located within the Greater Downtown Urban Renewal District of the Grantor and as more particularly described as follows:

> Lot 2 of City Lot 662, and Lot 2 of Boys and Girls Club Place, both in the City of Dubuque, Iowa, according to the recorded plats thereof

(the "Development Property"); and

WHEREAS, said Agreement incorporated and contained certain covenants and conditions with respect to the rehabilitation of the Development Property, and obligated the Grantee to construct certain Minimum Improvements (as defined therein) in accordance with the Agreement; and

WHEREAS, the Grantee has to the present date performed said covenants and conditions insofar as they relate to the construction of the Minimum Improvements in a manner deemed sufficient by the Grantor to permit the execution and recording of this certification; and

NOW, THEREFORE, pursuant to Section 2.4 of the Agreement, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of the Grantee, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by the Grantee to the satisfaction of the Grantor and such covenants and conditions are hereby satisfied.

The County Recorder of Dubuque County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfaction of

the covenants and conditions as set forth in said Agreement, and that the Agreement shall otherwise remain in full force and effect.

(SEAL) **CITY OF DUBUQUE, IOWA**

By: _____
Mike Van Milligen, City Manager

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and acknowledged said execution of the instrument to be his/her voluntary act and deed.

_____
Notary Public in and for
Dubuque County, Iowa

EXHIBIT H
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.).

EXHIBIT I

PLANNING AND DESIGN GRANT PROGRAM, FAÇADE GRANT PROGRAM, AND FINANCIAL CONSULTANT GRANT PROGRAM

Downtown Rehabilitation Grant Program

PROGRAM GUIDELINES

(2024)

The Downtown Rehabilitation Grant Program is designed to further the goals and objectives of the Greater Downtown Urban Renewal Plan by creating the financial incentives needed to eliminate conditions of blight, encourage revitalization efforts and to retain or create employment opportunities and/or new housing units within the district. This program will address building code deficiencies as part of each approved project.

Eligible Applicants: Owners of property within the Greater Downtown Urban Renewal District (map attached).

Grant Award: The grant is a 1:1 matching grant up to a maximum of Thirty-Five Thousand Dollars ($35,000).

Eligible Activities and Assistance:

Façade Costs – to provide assistance on labor or material costs for front (or occasionally other major) façade renovations to restore a building's historic appearance or eliminate inappropriate additions or alterations to improve overall appearance.

Financial Consultant Costs – to provide assistance on hiring a financial consultant used to analyze the feasibility of a project.

Planning & Design Grant Program – to provide assistance on pre-development costs associated with a project.

FOR MORE INFORMATION, please contact:
City of Dubuque Economic Development Department
50 West 13th Street, Dubuque, Iowa 52001
(563) 589-4393

General Conditions:

- Property must be located in Greater Downtown Urban Renewal District (see attached

map) and with timely commencement & completion dates identified.

- Projects must be the rehabilitation of an existing structure.
- Property must be classified for tax purposes as a commercial or multi-residential property.
- All existing code deficiencies within a scope of a project must be corrected and new improvements must comply with all applicable codes and ordinances.
- Owner of property must certify that all property in the City of Dubuque, for which the owner has any interest, complies with all applicable City of Dubuque ordinances and regulations, including, but not limited to, housing, building, zoning, fire, health, and vacant and abandoned building regulations.
- Exterior alterations are subject to design review and approval. The Historic District Guidelines shall apply to projects located in Historic Preservation Districts. The Downtown Design Guidelines shall apply to all other project locations. Projects which conform to the applicable guidelines may be reviewed and approved by the City Planner. Projects that do not strictly conform to the applicable guidelines will be forwarded to the Historic Preservation Commission (HPC) for consideration. Substantial rehabilitation projects may also be considered by the HPC. The process for review is at the discretion of the City Planner. Guidelines can be viewed and downloaded at http://cityofdubuque.org/1295/Design-Guidelines.
- Any signs on the property that do not comply with City zoning regulations and design guidelines must be included in the design review and improved to comply with applicable City Codes. Submittal must include the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed.
- A detailed rendering/drawing of the proposed project must be included. The plans should include dimensions and architectural details and label materials. Plans prepared by a design professional (e.g. architect or draftsperson) are required. Applications without detailed drawings will not be considered complete. Only preliminary eligibility may be determined until professional drawings are submitted.
- Applicant will not be reimbursed for personal labor costs or labor costs of family members, nor can these costs be counted in the total project costs.
- Projects may not receive the maximum amount of each form of assistance more than once.
- Deviation from an approved project plan shall disqualify the project from the program.
- City funded projects may be required to meet sound proofing, lighting, security, or other standards – as determined by the City of Dubuque, in its sole discretion, following an internal neighborhood impact study – particularly when units are located in mixed-use neighborhoods.
- Applications will be reviewed quarterly by the Economic Development and Planning department with funda awarded to projects that meet the program criteria and are ready to commence within three months.

FAÇADE INFORMATION

This program provides funding in the Greater Downtown Urban Renewal District for front (or occasionally other major) façade renovation to restore the façade to its historic appearance or improve the overall appearance. This assistance is intended to address historically inappropriate exteriors. It is not intended to address normal building maintenance.

Specific Conditions:

- Reimbursement is for labor and material costs associated with façade improvements, including but not limited to, rehabilitating or improving windows, paint, signage, or awnings to significantly transform overall appearance.
- Landscaping or screening with fencing or retaining walls may be a reimbursable expense if a determination is made that property is improved adjacent to public right-of-way.
- In order to receive reimbursement for repointing, a mortar analysis sample may be requested for each façade that will be repointed. The applicant must adhere to the results of that analysis in their rehabilitation work as part of their approved project plan. The City may request verification that the new mortar matches the results of the mortar analysis.
- Language from the National Park Service Technical Preservation Services Briefs may be attached as a condition for a building permit if the applicant chooses to perform repointing on the project.
- Reimbursable expenditures must be documented.
- Funding will be disbursed upon completion of work at a 1:1 match of qualified costs.

Approval Process:

1. Design review by the City Planning Department and/or the Historical Preservation Commission is required for exterior work on the project.
2. Grant applications will be reviewed by City staff Review Committee and approved by the City Manager.
3. Funding will be disbursed upon staff review of documented expenditures and inspection of a completed project.

FINANCIAL CONSULTANT INFORMATION

This program provides funding in the Greater Downtown Urban Renewal District for hiring a financial consultant to analyze the feasibility of projects.

Specific Conditions:

- Reimbursement is for fees associated with hiring a professional financial consultant (i.e. accountant, attorney, tax credit consultant)
- Reimbursable expenditures must be documented.
- This financial consultant funding shall not exceed ten percent (10%) of total project costs.
- The rehabilitation project must be completed for the Financial Consultant costs to be reimbursed.
- Funding will be disbursed upon completion of work at a 1:1 match of qualified costs.

Approval Process:

1. Design review by the City Planning Department and/or the Historical Preservation Commission is required for exterior work on the project.
2. Grant applications will be reviewed by City staff Review Committee and approved by the City Manager.
3. Funding will be disbursed upon staff review of documented expenditures and inspection of a completed project.

PLANNING & DESIGN INFORMATION

This program provides funding in the Greater Downtown Urban Renewal District for hiring architects, engineers or other professional services used prior to construction.

Grant Specific Conditions:

- Reimbursement is for architectural and engineering fees, feasibility studies, environmental assessments or other related soft costs.
- Reimbursable expenditures must be documented.
- Owner / developer fees are not permitted as reimbursable expenditures.
- The planning and design funding shall not exceed ten percent (10%) of total project costs.
- Funding will be disbursed upon completion of the project at a 1:1 match of qualified costs.

Approval Process:

1. Design review by the City Planning Department and/or the Historical Preservation Commission is required for exterior work on the project.
2. Grant applications will be reviewed by City staff Review Committee and approved by the City Manager.
3. Funding will be disbursed upon staff review of documented expenditures and inspection of a completed project.

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

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 THEROF

Whereas, River City Property Management, LLC is the owner of the property legally described as follows:

> Lot 2 of City Lot 662, and Lot 2 of Boys and Girls Club Place, both in the City of Dubuque, Iowa, according to the recorded plats thereof

locally known as 1255-1257 Locust Street (the Property); and

Whereas, the City of Dubuque and River City Property Management, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, including the issuance of Urban Renewal Tax Increment Revenue Obligations, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W 13th Street, Dubuque, Iowa for the development of the Property; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with River City Property Management, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue Obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said Obligations may be approved, Iowa Code Chapter 403 requires that the City Clerk publish a notice of the proposal and of the time and place of the meeting at which the City Council proposes to take action thereon and at which meeting the City Council shall receive oral and/or written objections from any resident or property owner of said City to such proposed action.

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

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to approve the Development Agreement by and between City of Dubuque and River City Property Management, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations, to be held on the 18th day of May, 2026 at 6:30 p.m. The official agenda will be posted the Friday before the meeting and will contain listening, viewing, and public input options. The City Council agenda may

be accessed at https://dubuqueia.portal.civicclerk.com/ or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of approving the Development Agreement and the issuance of Urban Renewal Tax Increment Revenue Obligations relating thereto with River City Property Management, LLC, the proceeds of which Obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to River City Property Management, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue Obligations to be issued will be approximately $120,000.

Section 3. The City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four days nor more than twenty days before the date of said meeting on the issuance of said Obligations.

Section 4. That the notice of the proposed action to issue said Obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 4th day of May, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the City Council of the City of Dubuque Iowa will conduct a public hearing on the 18th day of May, 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 take action to approve a Development Agreement between the City of Dubuque, Iowa and River City Property Management, LLC, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W 13th Street, Dubuque, Iowa, providing for the issuance of economic development grants (Urban Renewal Tax Increment Revenue Grant Obligations) described therein in order to carry out the purposes and objectives of the Urban Renewal Plan for the Greater Downtown Urban Renewal Area Economic Development District, including the funding of economic development grants for River City Property Management, LLC, under the terms and conditions of the Urban Renewal Plan for the Greater Downtown Urban Renewal Area Economic Development District. The aggregate amount of the Urban Renewal Tax Increment Revenue Grant Obligations cannot be determined at the present time but is not expected to exceed $120,000.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at https://dubuqueia.portal.civicclerk.com/ or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 4th day of May, 2026.

Trish L. Gleason, Assistant City Clerk

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May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 5.

ITEM TITLE:	Annexation Request — Dubuque Metropolitan Area Solid Waste Agency (DMASWA)
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for June 1, 2026

ATTACHMENTS:

1. MVM Memo Set for Public Hearing – DMASWA Voluntary Annexation Request
2. Staff Memo
3. Resolution Set Public Hearing
4. DMASWA Annexation Application
5. Exhibit A - Annexation Map
6. Exhibit B - Annexation Map including Dubuque Corporate Limits
7. Exhibit C - Annexation Legal
8. Notice of Hearing June 1 Voluntary Annexation -DMASWA Annexation

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: Set for Public Hearing – DMASWA Voluntary Annexation Request

DATE: April 24, 2026

Planning Services Director Wally Wernimont is recommending City Council set a public hearing on June 1, 2026, for a request filed by the 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.

This annexation is:

1) Consistent with the City's Comprehensive Plan; and
2) the future growth and development of the City of Dubuque, Iowa makes it desirable that the annexation territory be made part of the City of Dubuque, Iowa; and
3) the City of Dubuque has the capacity to provide substantial municipal services to the annexation territory; and
4) the annexation is in the public interest.

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

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: Set for Public Hearing – DMASWA Voluntary Annexation Request

DATE: April 23, 2026

INTRODUCTION
This memorandum transmits a 100% voluntary annexation request for City Council approval after a public hearing. The request is being filed by the Dubuque Metropolitan Area Solid Waste Agency (applicant and owner) for six parcels totaling approximately 126.69 acres of property. The resolution, maps, and other supporting documentation are enclosed.

DISCUSSION
The City of Dubuque is working with the Dubuque Metropolitan Area Solid Waste Agency (applicant and property owner) to conduct this voluntary annexation of six parcels totaling approximately 126.69 acres of property. The property is owned by DMASWA, and the agency is seeking to facilitate the Sanitary Disposal Permit process with the Iowa Department of Natural Resources in order to permit the remaining developable space at the existing site. The annexation territory is comprised of land in several zoning districts in Dubuque County: agricultural, conservancy, and residential.

DMASWA initially initiated a rezoning in Dubuque County with the understanding that annexation into the city of Dubuque would be required at a later stage. However, pursuing rezoning at the county level first and then annexing into the city would likely result in duplicative efforts, including separate public hearings, application procedures, and associated fees under both county and city jurisdictions. The Board of Directors decided that seeking annexation into the city of Dubuque now and rezoning there would simplify the process and reduce costs and authorized DMASWA Administrator Ken Miller to initiate the rezoning and annexation.

This annexation is:

1) Consistent with the City's Comprehensive Plan; and
2) the future growth and development of the City of Dubuque, Iowa makes it desirable that the annexation territory be made part of the City of Dubuque, Iowa; and
3) the City of Dubuque has the capacity to provide substantial municipal services to the annexation territory; and
4) the annexation is in the public interest.

RECOMMENDATION

Staff recommends the City Council approve the resolution to set the public hearing on the voluntary annexation request for June 1, 2026. This date will provide adequate time to complete the notifications, certified mailings, and newspaper publication required by Iowa Code.

Enclosures

F:\Users\Planning Sec\Annexation\DMASWA 2026\Set Public Hearing Documents\01 Staff memo to MVM - City of Dubuque - Request Annexation Public Hearing - DMASWA.docx

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

RESOLUTION NO. _____-26

RESOLUTION SETTING A PUBLIC HEARING ON AN APPLICATION FOR VOLUNTARY ANNEXATION OF TERRITORY TO THE CITY OF DUBUQUE, IOWA

Whereas, the City Council of Dubuque has received a written application from the Dubuque Metropolitan Area Solid Waste Agency (applicant and property owner) for the voluntary annexation of six parcels totaling 126.69 acres of property. The property is comprised of land in Dubuque County zoned agricultural, conservancy, and residential as shown on Exhibit A and legally described as:

1. LOT 1 OF THE SE ¼ OF THE SE ¼ OF SECTION 1, IN TOWNSHIP 88 NORTH, RANGE 1 EAST OF THE 5TH P.M., IN DUBUQUE COUNTY, IOWA, ACCORDING TO THE GOVERNMENT SURVEY AND THE RECORDED PLAT OF SAID SUBDIVISION.

2. THE N ½ OF THE NE ¼ OF THE NE ¼ OF SECTION 12, IN TOWNSHIP 88 NORTH, RANGE 1 EAST OF THE 5TH P.M., IN DUBUQUE COUNTY, IOWA, ACCORDING TO THE GOVERNMENT SURVEY AND THE RECORDED PLAT OF SAID SUBDIVISION.

3. LOT TWO (2) LANDFILL SOUTH SUBDIVISION IN SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, SUBJECT TO HIGHWAY AND EASEMENTS OF RECORD.

4. LOT 1 AND LOT 2 OF THE SW ¼ OF THE SW ¼ OF SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M.,

ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

5. LOT TWO (2) OF THE SE ¼ OF THE SW ¼ OF SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

6. LOT 2 OF THE SUBDIVISION OF THE E ½ OF THE NW ¼ AND THE NW ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

Whereas, the annexation territory is not subject to an existing annexation moratorium agreement and does not include any railroad property; and

Whereas, the annexation territory does include State owned property; and

Whereas, *Chapter 368* of the *Code of Iowa* authorizes this annexation by adoption of a resolution and required notification; and

Whereas, the annexation territory is consistent with the City's Comprehensive Plan; and

Whereas, the future growth and development of the City of Dubuque, Iowa makes it desirable that the annexation territory be made part of the City of Dubuque, Iowa; and

Whereas, the City of Dubuque has the capacity to provide substantial municipal services to the annexation territory; and

Whereas, the annexation is in the public interest.

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

A public hearing will be held on the 1st day of June 2026, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, Iowa, at which time interested persons may appear and be heard for or against the proposed annexation, 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 fourteen days prior to the date of such hearing.

Passed, approved and adopted this day of 2026.

_____
Brad Cavanagh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

F:\Users\Planning Sec\Annexation\DMASWA 2026\Set Public Hearing Documents\02 Resolution Set Public Hearing City Annexation 2026 - DMASWA.docx

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: 101 Airborne Road, Dubuque, IA 52003

Legal Description/Parcel ID#/Subdivision: 1401400005,1412226001,1506326003,1506351004,1506376002,1507101002

Existing Zoning: County Proposed Zoning: City Hlc Site Area (square feet/acres): 126.69 acres

Historic District: Landmark: ☐ Yes ☒ No

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

To annex property into the city of Dubuque to facilitate the Sanitary Disposal Permit process with the Iowa Department of Natural Resources in order to permit the remaining developable space at the existing site.

C. Applicant/Agent Information

Name: Kenneth Miller Phone: 563-589-4354

Address: 925 Kerper Ct City: Dubuque

State: IA Zip: _____ Email: kmiller@cityofdubuque.org

D. Property Owner(s) Information

Name(s): Dubuque Metropolitan Area Solid Waste Agency Phone: 563-557-8220

Address: 925 Kerper Ct City: Dubuque

State: IA Zip: 52001 Email: dmaswa@cityofdubuque.org

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

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

Applicant/Agent: _____ Date: 4/13/2026

Property Owner(s): DMASWA - Signing on their behalf Date: _____

FOR OFFICE USE ONLY

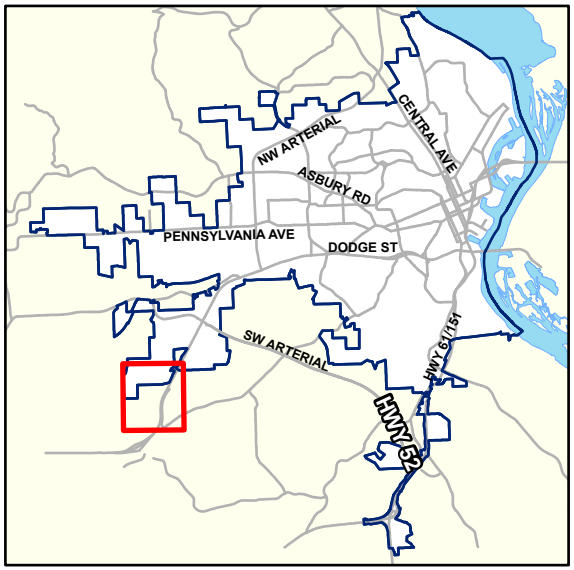
Fee $NA Ck#_____ ☐CC ☐Cash Received by_____ Date_____

Exhibit A

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

Annexation Map



City of Dubuque Limits

DMASWA Annexation

Owner: Dubuque Metropolitan Areas Solid Waste Agency

Acreage: 126.69 acres

0 375 750 1,500
Feet

N

1:10,000

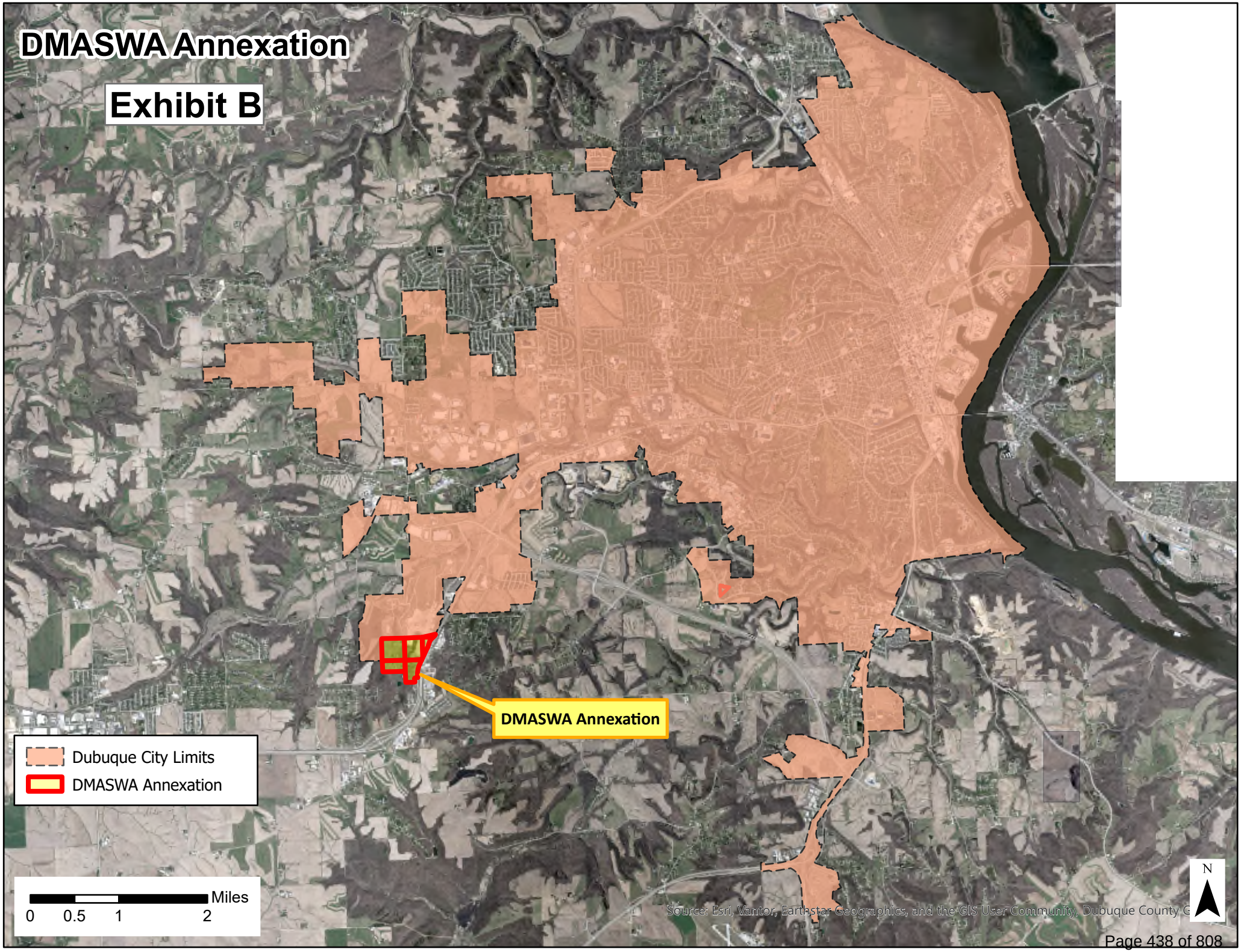

DMASWA Annexation
Exhibit B
DMASWA Annexation
Dubuque City Limits
DMASWA Annexation
Miles
0
0.5
1
2
N
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Dubuque County G

EXHIBIT C

The legal description of the proposed annexation territory is:

1. LOT 1 OF THE SE ¼ OF THE SE ¼ OF SECTION 1, IN TOWNSHIP 88 NORTH, RANGE 1 EAST OF THE 5TH P.M., IN DUBUQUE COUNTY, IOWA, ACCORDING TO THE GOVERNMENT SURVEY AND THE RECORDED PLAT OF SAID SUBDIVISION.

2. THE N ½ OF THE NE ¼ OF THE NE ¼ OF SECTION 12, IN TOWNSHIP 88 NORTH, RANGE 1 EAST OF THE 5TH P.M., IN DUBUQUE COUNTY, IOWA, ACCORDING TO THE GOVERNMENT SURVEY AND THE RECORDED PLAT OF SAID SUBDIVISION.

3. LOT TWO (2) LANDFILL SOUTH SUBDIVISION IN SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, SUBJECT TO HIGHWAY AND EASEMENTS OF RECORD.

4. LOT 1 AND LOT 2 OF THE SW ¼ OF THE SW ¼ OF SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

5. LOT TWO (2) OF THE SE ¼ OF THE SW ¼ OF SECTION 6, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

6. LOT 2 OF THE SUBDIVISION OF THE E ½ OF THE NW ¼ AND THE NW ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of Dubuque, Iowa will hold a public hearing on a voluntary annexation request by:

The Dubuque Metropolitan Area Solid Waste Agency (applicant and property owner) for the voluntary annexation of six parcels totaling 126.69 acres of property. The property is comprised of land in Dubuque County zoned agricultural, conservancy, and residential.

The public hearing will be held:

DATE: Monday, June 1, 2026
TIME: 6:30 p.m.
PLACE: City Council Chambers, Historic Federal Building
350 W. 6th Street, Dubuque, Iowa

The legal description of the City of Dubuque proposed annexation territory is:

1. LOT 1 OF THE SE ¼ OF THE SE ¼ OF SECTION 1, IN TOWNSHIP 88 NORTH, RANGE 1 EAST OF THE 5TH P.M., IN DUBUQUE COUNTY, IOWA, ACCORDING TO THE GOVERNMENT SURVEY AND THE RECORDED PLAT OF SAID SUBDIVISION.

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6. LOT 2 OF THE SUBDIVISION OF THE E ½ OF THE NW ¼ AND THE NW ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5TH P.M., ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND THE RECORDED PLATS THEREOF, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES.

At the public hearing, all interested parties may present oral and written comments regarding the proposal. Copies of supporting documents for the public hearing are on file in the City Clerk's Office, 50 W. 13th Street, Dubuque, and may be viewed during normal working hours. The official agenda will be posted the Friday before the meeting and will contain public input options. The City Council 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. At said time and place of public hearings all interested citizens and parties will be given an opportunity to be heard for or against said proposal.

Any visual or hearing-impaired persons needing special assistance or persons with special accessibility needs should contact the City Clerk's Office at (563) 589-4100 or TDD (563) 690-6678 at least 48 hours prior to the meeting.

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May 4, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 6.

ITEM TITLE:	Greater Dubuque Impact Investment Fund - 455 East 15th Street Development Agreement
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for June 15, 2026

ATTACHMENTS:

1. MVM Memo Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund
2. Staff Memo
3. Development Agreement
4. Resolution Setting Public Hearing

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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TO: The Honorable Mayor and City Council Members

FROM: Jason Lehman, Assistant City Attorney

SUBJECT: Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: April 29, 2026

Economic Development Director Jill Connors is 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.

The proposed Development Agreement includes the following:

- Developer will purchase approximately 0.71 acres at 455 E. 15th Street for $151,300, to be offset by a land acquisition grant of the same amount, contingent upon the construction of the improvements required by the agreement.
- Developer will construct community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of $5,000,000.00.
- Developer will begin construction on or before October 1, 2027 and shall be substantially completed by April 1, 2029. This timeline allows for an anticipated 18–24-month environmental assessment/mitigation process ahead of construction.
- If the property is subject to real property taxes, City will provide 10 years of tax increment financing rebates. If the property qualifies for exemption as nonprofit use, the owner is allowed to apply for that exemption.

The attached resolution directs City staff to publish a notice of public hearing to consider this Development Agreement, and by Iowa Code the public hearing must be held at least 30 days following the public notice due to the property being location in an urban renewal area. During those 30 days, other potential developers have the opportunity to bring forward a competing proposal for development of the property. If a competing proposal is received, the City Council may consider the two proposals and select the proposal it determines is in the best interest of the community.

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

JL:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jason Lehman, Assistant City Attorney

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

TO: Jason D. Lehman, Assistant City Attorney

FROM: Jill Connors, Economic Development Director

SUBJECT: Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: April 27, 2026

INTRODUCTION

This memo presents for City Council consideration a resolution that sets a public hearing on the proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund.

BACKGROUND

The Greater Dubuque Impact Investment Fund (Developer) is a non-profit community development organization designed to coordinate difficult or complex redevelopment projects that are critical to the prosperity of the greater Dubuque community. Using *Impact Investment* principles, where multiple sources of funds come together to achieve social impact and economic return, it will support project funding, coordinate implementation strategies, advocate for property redevelopment and coordinate the collaboration of public and private entities.

DISCUSSION

The Impact Fund has analyzed critical challenges and opportunities for the Greater Dubuque region, one of which is community health care capacity. Its board of directors identified an initial project for the redevelopment of 1550 Elm Street to address this challenge and has identified the need to also include the redevelopment of 455 E. 15th Street as part of the project. The property is located in an area of town which could benefit from expanded healthcare offerings but is part of a former junkyard, which makes its redevelopment challenging from a process and financial standpoint. For this reason, the Impact Fund has decided to step in to advance the redevelopment of the property.

The proposed Development Agreement includes the following:

- Developer will purchase approximately 0.71 acres at 455 E. 15th Street for $151,300, to be offset by a land acquisition grant of the same amount, contingent upon the construction of the improvements required by the agreement.
- Developer will construct community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of $5,000,000.00.
- Developer will begin construction on or before October 1, 2027 and shall be substantially completed by April 1, 2029. This timeline allows for an anticipated 18–24-month environmental assessment/mitigation process ahead of construction.
- If the property is subject to real property taxes, City will provide 10 years of tax increment financing rebates. If the property qualifies for exemption as nonprofit use, the owner is allowed to apply for that exemption.

The attached resolution directs City staff to publish a notice of public hearing to consider this Development Agreement, and by Iowa Code the public hearing must be held at least 30 days following the public notice due to the property being location in an urban renewal area. During those 30 days, other potential developers have the opportunity to bring forward a competing proposal for development of the property. If a competing proposal is received, the City Council may consider the two proposals and select the proposal it determines is in the best interest of the community.

RECOMMENDATION

I recommend the City Council adopt the attached resolution setting a public hearing for June 15, 2026 to consider the attached Development Agreement for the redevelopment of 455 E. 15th Street as community health and related office facilities.

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND GREATER DUBUQUE IMPACT INVESTMENT FUND

THIS DEVELOPMENT AGREEMENT, dated for reference purposes the _____ day of _____, 2026, by and between the City of Dubuque, Iowa, a municipality (City), established pursuant to the Iowa Code and acting under authorization of Iowa Code Chapter 403, as amended (Urban Renewal Act), and Greater Dubuque Impact Investment Fund, an Iowa nonprofit corporation (Developer).

WITNESSETH:

WHEREAS, City is the owner of 0.71 acres of real estate located in the City of Dubuque, County of Dubuque, State of Iowa, legally described as

LOTS 182A, 217, 218, 219, 220 & 221 EAST DUBUQUE ADD, locally known as 455 East 15th Street (the Property)

; and

WHEREAS, the Property is located in the Greater Downtown Urban Renewal District which has been so designated by City Council Resolution 123-67, as subsequently amended through and including the date hereof (the Urban Renewal Plan) attached hereto as Exhibit A, as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

WHEREAS, Developer has requested that City sell the Property to Developer with all easements, tenements, hereditaments, and appurtenances belonging thereto so that Developer may redevelop the Property for purposes of creating a community health and related office facilities with the uses specified in the Urban Renewal Plan and Developer agrees to comply with any amendments to the Urban Renewal Plan, in accordance with this Agreement; and

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, City has undertaken an Urban Renewal project (the Project) to advance the community's ongoing economic development efforts; and

WHEREAS, a copy of the Urban Renewal Plan, as constituted on the date of this Agreement, has been recorded among the land records in the office of the Recorder of Dubuque County, Iowa and is on file with the City of Dubuque City Clerk; and

WHEREAS, City believes that the development of the Property, including the Building on the Property, pursuant to this Agreement, and the fulfillment generally of this Agreement, are in the vital and best interests of City and in accord with the public purposes and provisions of the applicable federal, state and local laws and the requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

SECTION 1. CONVEYANCE OF PROPERTY TO DEVELOPER

1.1 Purchase Price. The purchase price for the Property (the Purchase Price) shall be One Hundred Seventy-Four Thousand Eight Hundred Dollars ($151,300.00) (for 0.71 net usable acres) which shall be due and payable by Developer in immediately available funds in favor of City, on or before June 1, 2026, or on such other date as the parties may mutually agree (the Closing Date) but in no event shall the Closing Date be later than the 1st day of July, 2026. Consummation of the closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing shall have been satisfied or waived.

1.2 Title to Be Delivered. City agrees to convey good and marketable fee simple title in the Property to Developer subject only to easements, restrictions, conditions, and covenants of record as of the date hereof to the extent not objected to by Developer as set forth in this Agreement or after examination of the abstract of title, and to the conditions subsequent set forth in Section 6.3, below:

(1) City, at its sole cost and expense, shall deliver to Developer an abstract of title to the Property continued through the date of this Agreement reflecting merchantable title in City in conformity with this Agreement and applicable state law. The abstract shall be delivered together with full copies of any and all encumbrances and matters of record applicable to the Property, and such abstract shall become the property of Developer when the Purchase Price is paid in full in the manner as aforesaid.

(2) Developer shall have until time of the Closing to render objections to title, including any easements or other encumbrances not satisfactory to Developer, in writing to City. Developer agrees, however, to review the Abstract promptly following Developer's receipt of Developer's land survey and the Abstract and to promptly provide City with any objections to title identified therein. Nothing herein shall be deemed to limit Developer's rights to raise new title objections with respect to matters revealed in any subsequent title examinations and surveys and which were not identified in the Abstract provided by the City. City shall promptly exercise its best efforts to have such title objections removed or satisfied and shall advise Developer of intended action within ten (10) days of such action. If City shall fail to have such objections removed as of the Closing, or any extension thereof consented to by Developer, Developer may, at its sole discretion, either (a)

terminate this Agreement without any liability on its part, and any sums previously paid to City by Developer (or paid into escrow for City's benefit) shall be returned to Developer with interest, or (b) take title subject to such objections. City agrees to use its best reasonable efforts to promptly satisfy any such objections.

1.3 Rights of Inspection, Testing and Review. Developer, its counsel, qualified environmental professional, accountants, agents, and other representatives, shall have full and continuing access to the Property and all parts thereof, upon reasonable notice to City. Developer and its agent and representatives shall also have the right to enter upon the Property at any time after the execution and delivery hereof for any purpose whatsoever, including inspecting, surveying, engineering, test boring, and performing environmental tests, provided that Developer shall hold City harmless and fully indemnify City against any damage, claim, liability or cause of action arising from or caused by the actions of Developer, its agents, or representatives upon the Property (except for any damage, claim, liability or cause of action arising from conditions existing prior to any such entry upon the Property), and shall have the further right to make such inquiries of governmental agencies and utility companies, etc. and to make such feasibility studies and analyses as they consider appropriate.

1.4 Representations and Warranties of City. In order to induce Developer to enter into this Agreement and purchase the Property, City hereby represents and warrants to Developer that to the best of City’s knowledge:

(1) There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer, including, but not limited to, any action in condemnation, eminent domain or public taking.

(2) No ordinance or hearing is now or before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(3) All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer.

(4) City has good and marketable fee simple title interest in the Property.

(5) The Property has a permanent right of ingress or egress to a public roadway for the use and enjoyment of the Property.

(6) City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution, or health violations as they relate to the Property of which it has actual notice.

(7) Payment has been made for all labor or materials which have been furnished to the Property or will be made prior to the Closing so that no lien for labor performed or materials furnished can be asserted against the Property.

(8) The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by this Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are bound, nor shall the execution, delivery and performance of this Agreement violate any statute, regulation, judgment, writ, injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject.

(9) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement, and it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at time of Closing confirming the representation contained herein, in the form attached hereto as Exhibit C.

(10) All city utilities necessary for the development and use of the Property as a community health and related office facilities adjoin the Property, and Developer shall have the right to connect to said utilities, subject to City’s connection fees.

(11) The Property is free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property that shall in any way be binding upon Property or Developer.

(12) City represents and warrants that any fees or other compensation which may be owed to a broker engaged directly or indirectly by City in connection with the purchase and sale contemplated in this Agreement are the sole responsibility and obligation of City and that City will indemnify Developer and hold Developer harmless from any and all claims asserted by any broker engaged directly or indirectly by City for any fees or other compensation related to the subject matter of this Agreement.

(13) City shall exercise its best efforts to assist Developer in the development process.

(14) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.

(15) The representations and warranties contained in this Section 1.4 shall be correct in all respects on and as of the Closing with the same force and effect as if such representations and warranties had been made on and as of the Closing Date and shall survive the Closing.

1.5 Conditions to Closing. The closing of the transaction contemplated by this Agreement and all the obligations of Developer under this Agreement are subject to fulfillment, on or before the Closing Date, of the following conditions:

(1) The representations and warranties made by City in Section 1.4 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time. At the Closing, City shall deliver a certificate in the form of Exhibit H.

(2) Title to the Property shall be in the condition warranted in Section 1.4.

(3) Developer, in its sole and absolute discretion, having completed and approved of any inspections and feasibility studies conducted by Developer hereunder.

(4) Developer having obtained any and all necessary governmental approvals, including without limitations approval of zoning, subdivision, or platting which might be necessary or desirable in connection with the sale, transfer and development of the Property. Any conditions imposed as a part of the zoning, platting or subdivision must be satisfactory to Developer, in its sole opinion. City shall cooperate with Developer in attempting to obtain any such approvals and shall execute any documents necessary for this purpose, provided that City shall bear no expense in connection therewith except those expenses customarily borne by the City in such reviews. In connection therewith, the City agrees (a) to review all of Developer's plans and specifications for the project and to either reject or approve the same in a prompt and timely fashion; (b) to issue a written notification to Developer, following City's approval of same, indicating that the City has approved such plans and specifications, and that the same are in compliance with the Urban Renewal Plan and Developer agrees to comply with any amendments to the Urban Renewal Plan, this Agreement and any other applicable City or affiliated agency requirements, with the understanding that Developer and its lenders shall have the right to rely upon the same in proceeding with the project; (c) to identify in writing within ten (10) working days of submission of said plans and specifications, any and all permits, approvals and consents that are legally required for the acquisition of the Property by Developer, and the construction, use and occupancy of the project with the intent and understanding that Developer and its lenders and attorneys will rely upon same in establishing their agreement and time frames for construction, use and occupancy, lending on the project and issuing legal opinions in connection therewith; and (d) to cooperate fully with

Developer to streamline and facilitate the obtaining of such permits, approvals and consents.

(5) City having completed all required notice to or prior approval, consent or permission of any federal, state, municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same.

(6) Developer and City shall be in material compliance with all the terms and provisions of this Agreement.

(7) Developer shall have furnished City with evidence, in a form reasonably satisfactory to City (such as a letter of commitment from a bank or other lending institution), that Developer has firm financial commitments in an amount sufficient, together with equity commitments, to complete rehabilitation of the Property for development in conformance with the Development Plans (as defined herein), or City shall have received such other evidence of such party's financial ability as in the reasonable judgment of City is required.

(8) Receipt of an opinion of counsel to Developer in the form attached hereto as Exhibit D.

(9) Developer shall have the right to terminate this Agreement at any time prior to the consummation of the closing on the Closing Date if Developer determines in its sole discretion that conditions necessary for the successful completion of the Project contemplated herein have not been satisfied to the full satisfaction of such party in such party's sole and unfettered discretion. Upon the giving of notice of termination by such terminating party to the other parties to this Agreement, this Agreement shall be deemed null and void and Developer shall be entitled to return of any earnest money paid.

1.6 Closing. The closing of the purchase and sale shall take place on the Closing Date. Exclusive possession of the Property shall be delivered on the Closing Date, in its current condition and in compliance with this Agreement, including City's representations and warranties regarding the same. Consummation of the Closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing have been satisfied or waived.

1.7 City's Obligations at Closing. At or prior to Closing Date, City shall:

(1) Deliver to Developer City's duly recordable Special Warranty Deed to the Property (in the form attached hereto as Exhibit F) (the Deed) conveying to Developer marketable fee simple title to the Property and all rights appurtenant thereto, subject only to easements, restrictions, conditions and covenants of record as of the date hereof and not objected to by Developer as set forth in this Agreement, and to the conditions subsequent set forth in Section 6.3 below.

(2) Deliver to Developer the Abstract of Title to the Property.

(3) Deliver to Developer such other documents as may be required by this Agreement, all in a form satisfactory to Developer.

1.8 Delivery of Purchase Price; Obligations At Closing. At closing, and subject to the terms, conditions, and provisions hereof and the performance by City of its obligations as set forth herein, Developer shall pay the Purchase Price to City pursuant to Section 1.1 hereof, but subject to Developer receiving an offsetting credit pursuant to Section 3.1 below.

1.9 Closing Costs. The following costs and expenses shall be paid in connection with the closing:

(1) City shall pay:

(a) The transfer fee and transfer taxes, if any, imposed on the conveyance.
(b) A pro-rata portion of all taxes as provided in Section 1.10.
(c) All special assessments, if any, whether levied, pending, or assessed.
(d) City's attorney's fees, if any.
(e) The cost of recording the satisfaction of any existing mortgage and any other document necessary to make title marketable.
(f) City's broker and/or real estate commissions and fees, if any.
(g) The cost of the abstract and title work.

(2) Developer shall pay the following costs in connection with the closing:

(a) The recording fee necessary to record the Deed.
(b) Developer's attorneys' fees.
(c) Developer's broker and/or real estate commissions and fees, if any.
(d) A pro-rata portion of all taxes as provided in Section 1.10.

1.10 Real Estate Taxes. City shall pay all real estate taxes if applicable for the Property for all fiscal years prior to the fiscal year in which Closing Date occurs. Real estate taxes for the fiscal year in which Closing Date occurs if applicable shall be prorated between City and Developer to Closing Date on the basis of a 365-day calendar year. Developer shall pay or cause to be paid all real estate taxes due in subsequent fiscal years if applicable. Any proration of real estate taxes on the Property shall be based upon such taxes for the year currently payable.

SECTION 2. DEVELOPMENT ACTIVITIES.

2.1 Required Minimum Improvements. City acknowledges that the Project is the redevelopment of a brownfield composed of a building and surrounding land, specifically, Developer agrees to assessment and remediation of the site to "no further action" status and, to the extent allowed by environmental standards, create a community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of Five Million Dollars ($5,000,000.00) (the Minimum Improvements) all as more particularly depicted and described on the plans and specifications to be delivered to and approved by City as contemplated in this Agreement.

2.2 Plans for Construction of Minimum Improvements. Plans and specifications with respect to the development of the Property (the Development Plans) and the construction of the Minimum Improvements thereon (the Construction Plans) shall be in conformity with the Urban Renewal Plan, this Agreement, and all applicable state and local laws and regulations Developer shall submit to City, for approval by City, plans, drawings, specifications, and related documents with respect to the improvements to be constructed by Developer on the Property. All work with respect to the Minimum Improvements shall be in substantial conformity with the Construction Plans approved by City.

2.3 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall be commenced on or before October 1, 2027 or such other date as the parties agree in writing but not later than _____and shall be substantially completed by April 1, 2029, or such other dates as the parties agree in writing but not later than _____. The time frames for the performance of these obligations shall be suspended due to unavoidable delays, meaning delays outside the control of the party claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or inaction or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

However, if Developer has not commenced construction by July 1, 2030, City may terminate this Agreement without any further obligation to Developer hereunder, and the Property shall re-vest in City as provided in Section 6.3.

2.4 Certificate of Completion. Promptly following the request of Developer upon completion of the Minimum Improvements the City Manager shall furnish Developer with an appropriate instrument so certifying. Such certification (the Certificate of Completion) shall be in recordable form and shall be a conclusive determination of the satisfaction and termination of the agreements and covenants in this Agreement and in the Deed with respect to the obligations of Developer to construct the Minimum Improvements. The Certificate of Completion, in the form attached hereto as Exhibit G, shall waive all rights of re-vestment of title to the Property as provided in Section 6.3.

2.5 Security Cameras. Developer shall install security cameras on the exterior of all buildings on the Property and register said cameras with the "Secure Dubuque Personal Surveillance System" described at https://cityofdubuque.org/2980/Secure-Dubuque.

SECTION 3. CITY PARTICIPATION.

3.1 Acquisition Grant to Developer.

(1) For and in consideration of Developer's obligations hereunder to construct the Minimum Improvements, City agrees to make an Acquisition Grant to Developer on the Closing Date in the following amount: One Hundred Seventy Four Thousand Eight Hundred Dollars ($151,300.00).

(2) The parties agree that the Acquisition Grant shall be payable in the form of a credit favoring Developer with the effect of directly offsetting the Purchase Price obligation of Developer.

3.2 Economic Development Grants.

A. Grants Related to Minimum Improvements.

(1) For and in consideration of Developer's obligations hereunder, if Developer or subsequent tenant is subject to Iowa real property taxes, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Project Area and the Urban Renewal Law, City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to make twenty (20) consecutive semi-annual payments (such payments being referred to collectively as the "Economic Development Grants") to Developer, as follows:

November 1, 2031	May 1, 2032
November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041

pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to the actual amount of tax increment revenues collected by City under Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Property and Minimum Improvements constructed by Developer

thereon (the collected tax increment revenue being referred to herein as the "Developer Tax Increments"). City and Developer agree that for purposes of this Section 3.2(1), the assessed value of the Property as of January 1, 2026 is One Hundred Seventy-Four Thousand Eight Hundred Dollars ($151,300.00).

Developer recognizes and agrees that the Economic Development Grants shall be paid solely and only from the incremental taxes collected by City in respect of the Property and Minimum Improvements, which does not include property taxes collected for the payment of bonds and interest of each taxing district, and taxes for the regular and voter-approved physical plant and equipment levy, instructional support levy, and any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

(2) To fund the Economic Development Grants, City has certified to the County prior to December 1, 2029 and shall certify prior to December 1 of each year its request for the available Developer Tax Increments, resulting from the assessments imposed by the County as of January 1 of that year, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to Developer on November 1 and May 1 of that fiscal year. (Example: If City so certifies by December 1, 2029, the Economic Development Grants in respect thereof would be paid to Developer on November 1, 2030, and May 1, 2031).

(3) The Economic Development Grants shall be payable from and secured solely and only by the Developer Tax Increments paid to City that, upon receipt, shall be deposited and held in a special account created for such purpose and designated as the GDIIF TIF Account of City. City hereby covenants and agrees to maintain its TIF ordinance in force during the Term and to apply the incremental taxes collected in respect of the Property and Minimum Improvements and allocated to the GDIIF TIF Account to pay the Economic Development Grants, as and to the extent set forth in Section 3.2(1) hereof. The Economic Development Grants shall not be payable in any manner by other tax increments revenues or by general taxation or from any other City funds. City makes no representation with respect to the amounts that may be paid to Developer as the Economic Development Grants in any one year and under no circumstances shall City in any manner be liable to Developer so long as City timely applies the Developer Tax Increments actually collected and held in the GDIIF TIF Account (regardless of the amounts thereof) to the payment of the Economic Development Grants to Developer as and to the extent described in this Section 3.2.

(4) City shall be free to use any and all tax increment revenues collected in respect of other properties within the Project Area, or any available Developer Tax Increments resulting from the termination or reduction of the annual Economic Development Grants permitted under this Section 3.2, for any purpose for which such tax increment revenues may lawfully be used pursuant to the provisions of

the Urban Renewal Law, and City shall have no obligations to Developer with respect to the use thereof.

B. All of City's obligations under this Agreement, including but not limited to City's obligation to pay the Economic Development Grants to Developer, shall be subject to City having completed all hearings and other procedures required to amend the Urban Renewal Plan to describe the Urban Renewal Project being undertaken in accordance with this Agreement and to amend the ordinance for the division of revenue under Iowa Code Ch. 403. In the event City fails to complete all hearings and other procedures required to take the actions required by this paragraph, Developer may terminate this Agreement without further obligation to City and shall be entitled to return of any earnest money paid.

3.3 Site Preparation. City reserves the right to approve, consistent with City's rights, duties and obligations under applicable laws, ordinances, rules, and regulations, the design and specifications for any site preparation work.

3.4 Building Deconstruction. Upon approval by applicable regulatory authorities, City shall, at its cost, remove the downed building identified in Exhibit J. Removal shall include removal of the entire structure and any foundation. Alternatively, City may reimburse Developer for its actual costs for removal of the building.

SECTION 4. NON- APPROPRIATION / LIMITED SOURCE OF FUNDING.

4.1 Non-Appropriation.

(1) Notwithstanding anything in this Agreement to the contrary, the obligation of City to pay any installment of the Economic Development Grants from the pledged tax increment revenues shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of City as provided in this Section 4.1. City may exercise its right of non-appropriation as to the amount of the installments to be paid during any fiscal year during the Term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring City's election to non-appropriate funds otherwise required to be paid in the next fiscal year under this Agreement.

(2) In the event the City Council of City elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the installments on the Economic Development Grants due and payable in that future fiscal year, then City shall have no further obligation to Developer for the payment of any installments due in that future fiscal year which cannot be paid with the funds then appropriated for that purpose.

(3) Developer acknowledges and agrees that the State of Iowa retains the authority to amend, modify, or repeal laws governing property tax, tax increment financing (TIF), and any related rebate mechanisms. City makes no representations or warranties regarding the continuation of current state law or the availability of rebates in their present form. In the event that any legislative or regulatory action by the State of Iowa alters or limits the availability, calculation, distribution, or administration of rebates, City shall have no obligation to compensate Developer for any resulting reduction, loss, or elimination of rebates. Developer assumes all risk associated with potential changes to applicable state law.

4.2 The right of non-appropriation reserved to City in this Section 4.2 is intended by the parties, and shall be construed at all times, so as to ensure that City's obligation to pay future installments on the Economic Development Grants shall not constitute a legal indebtedness of City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable. Provided, however, in the event City elects not to appropriate sufficient funds in the budget for any fiscal year for the payment in full of the installments on the Economic Development Grants due and payable in that year, then Developer may terminate this Agreement without any further obligation to City hereunder, provided, however that Developer shall reconvey the Property to City as provided in Section 6.4, but only if Developer has not constructed any of the Minimum Improvements on the Property.

SECTION 5. COVENANTS OF DEVELOPER.

5.1 Books and Records. During the Term of this Agreement, Developer shall keep at all times proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer in accordance with generally accepted accounting principles consistently applied throughout the period involved, and Developer shall provide reasonable protection against loss or damage to such books of record and account.

5.2 Real Property Taxes. From and after the Closing Date, Developer shall pay or cause to be paid, when due and before delinquency, all real property taxes and assessments payable with respect to all and any parts of the Property if applicable unless Developer's obligations have been assumed by another person pursuant to the provisions of this Agreement.

5.3 No Other Exemptions. During the Term of this Agreement, Developer agrees not to apply for any state or local property tax exemptions if applicable, except for any owner or use which qualifies for exemption as a nonprofit use, which are available with respect to the Property or the Minimum Improvements located thereon that may now be, or hereafter become, available under state law or city ordinance during the Term of this Agreement, including those that arise under Iowa Code Chapters 404 and 427, as amended.

5.4 Insurance Requirements.

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of City, furnish City with proof of insurance in the form of a certificate of insurance for each insurance policy):

> Upon commencement of construction of the Minimum Improvements, all risk builder's risk insurance, written on a Completed Value Form in an amount equal to one hundred percent (100%) of the replacement value of the completed construction, naming City as lender loss payable. Developer shall provide notice to the City thirty (30) days prior to commencement of construction and shall update the value of completed construction on a schedule agreed to with City and update the amount of all risk builder’s risk insurance as agreed with City.

(2) Upon completion of construction of the Minimum Improvements and up to the Termination Date, Developer shall maintain, or cause to be maintained, at its cost and expense (and from time to time at the request of City shall furnish proof of insurance in the form of a certificate of insurance) all risk property insurance against loss and/or damage to the Minimum Improvements under an insurance policy written in an amount not less than the full insurable replacement value of Minimum Improvements, listing City as lender loss payable. The term "replacement value" shall mean the actual replacement cost of Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be reasonably determined from time to time at the request of City, but not more frequently than once every three (3) years.

(3) Developer agrees to notify City immediately in the case of damage exceeding Two Hundred Thousand Dollars ($200,000.00) in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. The net proceeds of any such insurance (the Net Proceeds) shall be paid directly to Developer as its interests may appear, and Developer shall forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer shall apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or

reimbursement of the costs thereof, subject, however, to the terms of any mortgage encumbering title to the Property (as its interests may appear). Developer shall complete the repair, reconstruction and restoration of Minimum Improvements whether or not the Net Proceeds of insurance received by Developer for such Purposes are sufficient.

5.5 Preservation of Property. During the Term of this Agreement, Developer shall maintain, preserve and keep, or cause others to maintain, preserve and keep, Minimum Improvements in good repair and working order, ordinary wear and tear excepted, and from time to time shall make all necessary repairs, replacements, renewals and additions. Nothing in this Agreement, however, shall be deemed to alter any agreements between Developer or any other party including, without limitation, any agreements between the parties regarding the care and maintenance of the Property.

5.6 Non-Discrimination. In carrying out the project, Developer shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

5.7 Conflict of Interest. Developer agrees that no member, officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project, or in any activity, or benefit therefrom, which is part of this project at any time during or after such person's tenure. In connection with this obligation, Developer shall have the right to rely upon the representations of any party with whom it does business and shall not be obligated to perform any further examination into such party's background.

5.8 Transferability. During the Term of this Agreement, this Agreement may not be assigned and the Property and any portion of the Property may not be sold or otherwise transferred by Developer without the prior written consent of City in City's sole discretion. City has no obligation to consent to any assignment or sale.

5.9 Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property or any part thereof that they, and their respective successors and assigns, shall:

(1) Devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan (and City represents and agrees that use of the Property as a community health and office facilities is in full compliance with the Urban Renewal Plan and Developer agrees to comply with any amendments to the Urban Renewal Plan,) (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City

shall seek enforcement of this covenant directly against the party in breach of same); and

(2) Not discriminate upon the basis of age, color, familial status, marital status, gender identity, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation in the sale, lease, rental, use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same).

5.10 Release and Indemnification Covenants.

(1) Developer releases City and the governing body members, officers, agents, servants and employees thereof (hereinafter, for purposes of this Section 5.10, the Indemnified Parties) from and covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Minimum Improvements, unless such loss or damage to property or injury to or death of a person is caused by the Indemnified Parties' negligent acts or omissions.

(2) Developer agrees to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (1) Developer's acts or omissions which constitute or purport to constitute a violation of any agreement or condition of this Agreement; or (2) Developer's acts or omissions connected with its acquisition, construction, installation, ownership, and operation of the Minimum Improvements or (3) the condition of the Property and any hazardous substance or environmental contamination located in or on the Property, caused by Developer's acts or omissions occurring after Developer takes possession of the Property.

(3) The Indemnified Parties shall not be liable to Developer for any damage or injury to the persons or property of Developer or its officers, agents, servants or employees or any other person who may be on, in or about the Minimum Improvements due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants or employees.

(4) All covenants, stipulations, promises, agreements and obligations of City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of City, and not of any governing body member, officer, agent, servant or employee of City in their individual capacity thereof.

(5) The provisions of this Section 5.12 shall survive the termination of this Agreement.

5.10 Compliance with Laws. Developer shall comply with all federal, state, and local laws, rules and regulations relating to its businesses, other than laws, rules and regulations for which the failure to comply with or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, financial or otherwise, of Developer.

5.11 Force Majeure. A party shall be excused from its obligations under this Agreement if and to the extent and during such time as the party is prevented, impeded, or hindered, unable to perform its obligations or is delayed in doing so due to events or conditions outside of the party's reasonable control and after the party has taken reasonable steps to avoid or mitigate such event or its consequences (each a "Force Majeure Event") including, without limitation in any way, as the result of any acts of God, war, fire, or other casualty, riot, civil unrest, extreme weather conditions, terrorism, strikes and/or labor disputes, pandemic, epidemic, quarantines, government stay-at-home orders, municipal and other government orders, failure of Internet, or other matter beyond the control of such party. Upon the occurrence of a Force Majeure Event, the party incurring such Force Majeure Event will promptly give notice to the other party identifying the Force Majeure Event, explaining how it impacts performance and the estimated duration, identifying the relief requested, agreeing to limit damages to the other party and to immediately resume performance upon termination of the Force Majeure Event, and agreeing to supplement the notice as more information becomes available, and thereafter the parties shall meet and confer in good faith in order to identify a cure of the condition affecting its performance as expeditiously as possible. No obligation to make a payment required by this Agreement is excused by a Force Majeure Event. The nonperforming party shall not be entitled to any damages or additional payments of any kind for any such delay.

SECTION 6. EVENTS OF DEFAULT AND REMEDIES.

6.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

(1) Failure by Developer to pay or cause to be paid, before delinquency, all real property taxes assessed with respect to the Minimum Improvements and the Property if applicable.

(2) Failure by Developer to cause the construction of the Minimum Improvements to be commenced and completed pursuant to the terms, conditions and limitations of this Agreement.

(3) Transfer of any interest by Developer in any portion of the Property or the Minimum Improvements in violation of the provisions of this Agreement.

(4) Failure by Developer to substantially observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

6.2 Remedies on Default by Developer. Whenever any Event of Default referred to in Section 6.1 of this Agreement occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of written notice by City to Developer of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default cannot be cured within sixty (60) days and the Developer does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

(1) City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by City, that the Developer will cure its default and continue its performance under this Agreement;

(2) Until the Closing Date, City may cancel and rescind this Agreement;

(3) City may withhold the Certificate of Completion; or

(4) City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

6.3 Re-vesting Title in City Upon Happening of Event Subsequent to Conveyance to Developer and Prior to Issuance of Certificate of Completion. Title shall revest to the City upon either of the following:

(1) In the event that, subsequent to Closing and prior to receipt by Developer of the Certificate of Completion, an Event of Default under Section 6.1 (1) through (4) of this Agreement occurs and is not cured within the times specified in Section 6.2, or the Property has not been rezoned to allow for the intended use of the Minimum Improvements, then City shall have the right to re-enter and take possession of the Property and any portion of the Minimum Improvements thereon and to terminate Developer's estate, it being the intent of this provision, together with other provisions of this Agreement, that the conveyance of the Property was made upon the condition that, in the event of default under Section 6.1 (1) through (4) on the part of Developer and failure on the part of Developer to cure such default within the period and in the manner stated herein, City may declare a termination of this Agreement in favor of City of the title and of all Developer's rights and interests in and to the Property, and that such title and all rights and interests of Developer, and any assigns or successors in interests of Developer, and any assigns or successors in interest to and in the Property, shall revert to City (subject to the provisions of this Section 6.3 of this Agreement), but only if the events stated in Section 6.1 of this Agreement have not been cured within the time period provided

above, or, if the events cannot be cured within such time periods, Developer does not provide assurance to City, reasonably satisfactory to City, that the events will be cured as soon as reasonably possible.

(2) In the event that subsequent environmental assessment and analysis conducted within one year of closing determines, in Developer's sole discretion, that the redevelopment of the Property including the Building on the Property is not financially feasible. City shall not be liable for any costs incurred by Developer during the period which Developer holds the property.

6.4 Resale of Reacquired Property; Disposition of Proceeds. Upon the re-vesting in City of title to the Property as provided in Section 6.3 (2) of this Agreement, City shall pay to Developer the Purchase Price which Developer paid to City for the Property, less any amount required to provide clear title to the Property, including but not limited to prorated taxes and any mortgages, liens, or other encumbrances.

6.5 No Remedy Exclusive. No remedy herein conferred upon or reserved to City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

6.6 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

6.7 Agreement to Pay Attorneys' Fees and Expenses. If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs of litigation from the other party. Such fees and costs of litigation may be set by the court in the trial of such action or by the arbitrator, as the case may be, or may be enforced in a separate action brought for that purpose. Such fees and costs of litigation shall be in addition to any other relief that may be awarded.

6.8 Remedies on Default by City. If City defaults in the performance of this Agreement, Developer may take any action, including legal, equitable or administrative action that may appear necessary or desirable to collect any payments due under this Agreement, to recover expenses of Developer, or to enforce performance and observance of any obligation, agreement, or covenant of City under this Agreement. Developer may suspend performance under this Agreement until it receives assurances from City, deemed adequate by Developer, that City will cure its default and continue its performance under this Agreement.

SECTION 7. GENERAL TERMS AND PROVISIONS.

7.1 Notices and Demands. Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be deemed to have been properly given if and when delivered in person or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

(1) If to Developer: Greater Dubuque Impact Investment Fund
Attn: Waqar Abbas
700 Locust Street, Ste 195
Dubuque, Iowa 52001

With copy to: Flint Drake
Drake Law Firm, PC
300 Main St., Suite 323
Dubuque, Iowa 52001

(2) If to City: City Manager
50 W. 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4110
Fax: (563) 589-4149

With copy to: City Attorney
City Hall
50 W. 13th Street
Dubuque, Iowa 52001

or at such other address with respect to any party as that party may, from time to time designate in writing and forward to the other as provided in this Section 7.1.

7.2 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of City and Developer and their respective successors and assigns.

7.3 Term; Termination Date. The Term of this Agreement and the rights and obligations of the parties hereunder shall commence upon execution by both parties and shall terminate at midnight on June 1, 2041 (the Termination Date).

7.4 Execution By Facsimile. The parties agree that this Agreement may be transmitted among them by facsimile machine or electronic transmission. The parties intend that the faxed or electronic transmission signatures constitute original signatures and that a faxed or electronically transmitted Agreement containing the signatures (original or faxed) of all the parties is binding on the parties.

7.5 Memorandum of Development Agreement. City shall promptly record a Memorandum of Development Agreement in the form attached hereto as Exhibit E in the office of the Recorder of Dubuque County, Iowa. Developer shall pay the costs for so recording.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and attested to by its City Clerk and Developer has caused this Agreement to be duly executed.

CITY OF DUBUQUE, IOWA

By: _____

Brad M. Cavanagh, Mayor

GREATER DUBUQUE IMPACT INVESTMENT FUND

By: Kevin J. Lynch

Kevin Lynch, President

ATTEST:

By: _____
Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

Exhibit A	Urban Renewal Plan
Exhibit B	Plat
Exhibit C	City Attorney Certificate
Exhibit D	Opinion of Counsel to Developer
Exhibit E	Memorandum of Development Agreement
Exhibit F	Deed
Exhibit G	Certificate of Completion
Exhibit H	City Certificate
Exhibit I	Insurance Acknowledgement

EXHIBIT A

URBAN RENEWAL PLAN

A copy of the Plan and amendments is on file in the Office of the City Clerk,
City Hall, 50 West 13th Street, Dubuque, Iowa

EXHIBIT B

PLAT

Index Legend	
Location:	LOTS 182–186, LOTS 217–221 & LOT 182A EAST DUBUQUE ADDITION IN THE CITY OF DUBUQUE, IA
Proprietor:	CITY OF DUBUQUE
Requestor:	CITY OF DUBUQUE
Surveyor:	JOHN M. TRANMER
Surveyor Company:	IIW, P.C., 4155 PENNSYLVANIA AVE DUBUQUE, IOWA 52002–2628 PHONE: (563)556–2464

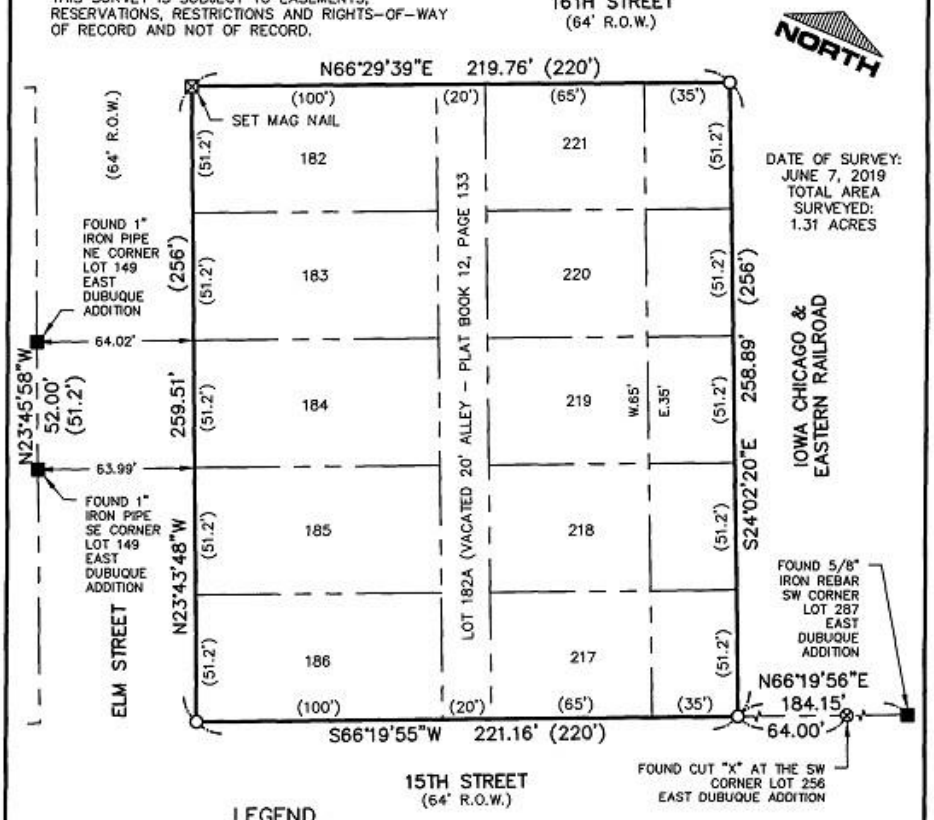
Doc ID: 010302430001 Type: GEN
Kind: RETRACEMENT SURVEY
Recorded: 06/25/2019 at 09:55:13 AM
Fee Amt: $7.00 Page 1 of 1
Dubuque County Iowa
John Murphy Recorder
File 2019–00006553

FOR RECORDER USE

PLAT OF SURVEY (RETRACEMENT)

LOTS 182 thru 186, 182A, LOTS 217 thru 221 & LOT 182A EAST DUBUQUE ADDITION TO THE CITY OF DUBUQUE, IOWA

NOTE
THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS–OF–WAY OF RECORD AND NOT OF RECORD.



LEGEND

	PROPERTY BOUNDARY
	LOT/R.O.W. LINE
R.O.W.	RIGHT–OF–WAY
( )	RECORDED AS
■	FOUND IRON REBAR OR IRON PIPE WITH NO CAP AS NOTED
O	SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631

GRAPHIC SCALE
0 50 100
1" = 50'
DRAWING MAY HAVE BEEN REDUCED

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

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 IIW, P.C.
JOHN M. TRANMER 6/24/19
DATE

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2020

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY

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DRAWN	DMK	PLAT NO.	Blum Plat
CHECKED	JMT	PROJ. NO.	18080
DATE	6–24–19	SHEET	1 of 1

P:\18\080\DRAWINGS\SURVEY\18080 PLAT

700 @ IIW

EXHIBIT C

CITY ATTORNEY'S CERTIFICATE

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office (563) 583-1040 fax
balesq@cityofdubuque.org

(DATE)

RE:

Dear _____ :

I have acted as counsel for the City of Dubuque, Iowa, in connection with the execution and delivery of a certain Development Agreement between Greater Dubuque Impact Investment Fund (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ___ day of _____, 20__.

The City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and has full power and authority to execute, deliver and perform its obligations under this Agreement, and to the best of my knowledge, the representations of the City Manager in his letter dated the ___ day of _____, 20__, are correct.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

BAL:tls

EXHIBIT D

OPINION OF DEVELOPER'S COUNSEL

Mayor and City Councilmembers
City Hall, 13th and Central Avenue
Dubuque IA 52001

Re: Development Agreement Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

Dear Mayor and City Councilmembers:

We have acted as counsel for Greater Dubuque Impact Investment Fund, (Developer) in connection with the execution and delivery of a certain Development Agreement between Developer and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

We have examined the original certified copy, or copies otherwise identified to our satisfaction as being true copies, of the Development Agreement and such other documents and records as we have deemed relevant and necessary as a basis for the opinions set forth herein.

Based on the pertinent law, the foregoing examination and such other inquiries as we have deemed appropriate, we are of the opinion that:

1. Developer is a corporation organized and existing under the laws of the State of _____ and has full power and authority to execute, deliver and perform in full Development Agreement. The Development Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

2. The execution, delivery and performance by Developer of the Development Agreement and the carrying out of the terms thereof, will not result in violation of any provision of, or in default under, the articles of incorporation and bylaws of Developer, any indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, order, statute, rule, regulation or restriction to which Developer is a party or by which Developer's property is bound or subject.

3. There are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting

the validity of the Agreement or the Developer's ability to perform Developer's obligations thereunder.

Very truly yours,

EXHIBIT E

MEMORANDUM OF DEVELOPMENT AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113 Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MEMORANDUM OF DEVELOPMENT AGREEMENT

A Development Agreement by and between the City of Dubuque, Iowa, an Iowa municipal corporation, of Dubuque, Iowa, and Greater Dubuque Impact Investment Fund, was made regarding the following described premises:

LOTS 182A, 217, 218, 219, 220 & 221 EAST DUBUQUE ADD, locally known as 455 East 15th Street (the Property)

The Development Agreement is dated for reference purposes the ____ day of _____, 20__, and contains covenants, conditions, and restrictions concerning the sale and use of said premises.

This Memorandum of Development Agreement is recorded for the purpose of constructive notice. In the event of any conflict between the provisions of this Memorandum of Development Agreement and the Development Agreement itself, executed by the parties, the terms and provisions of the Development Agreement shall prevail. A complete counterpart of the Development Agreement, together with any amendments thereto, is in the possession of the City of Dubuque and may be examined at its offices as above provided.

Dated this ____ day of _____, 20__.

CITY OF DUBUQUE, IOWA

By: _____
Barry A. Lindahl, Senior Counsel

STATE OF IOWA

: ss:

DUBUQUE COUNTY

On this ____day of _____, 20__, before me, a Notary Public in and for the State of Iowa, in and for said county, personally appeared Barry A. Lindahl, to me personally known, who being by me duly sworn did say that he is the Senior Counsel of the City of Dubuque, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to said instrument is the seal of said Municipal Corporation and that said instrument was signed and sealed on behalf of said Municipal corporation by authority and resolution of its City Council and said Senior Counsel acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

_____

Notary Public, State of Iowa

EXHIBIT F

DEED

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:

Greater Dubuque Impact Investment Fund
Attn: Kevin Lynch, President
700 Locust Street
Dubuque, Iowa 52001

SPECIAL WARRANTY DEED

The City of Dubuque, Iowa, a municipal corporation of the State of Iowa (Grantor), in consideration of the Grantee named below undertaking the obligations of the Developer under the Development Agreement described below and the sum of Ten and no/100 Dollars ($10.00) in hand paid, and other good and valuable consideration, and pursuant to the authority of Chapter 403, Code of Iowa, does hereby GRANT, SELL AND CONVEY unto Greater Dubuque Impact Investment Fund, an Iowa Business Corporation (Grantee), the following described parcel situated in the County of Dubuque, State of Iowa, to wit (the Property):

LOTS 182A, 217, 218, 219, 220 & 221 EAST DUBUQUE ADD, locally known as 455 East 15th Street (the Property)

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, having been fulfilled.

This Deed is being delivered in fulfillment of Grantor's obligations under and is subject to all the terms, provisions, covenants, conditions and restrictions contained in that certain Development Agreement executed by Grantor and Grantee herein, dated the ____ day of _____, 2026 (the Agreement), a memorandum of which was recorded on the ____ day of _____, 2026, in the records of the Recorder of Dubuque County, Iowa, Instrument Number _____ - ____.

Promptly after completion of the improvements and payment in full of the Purchase Price for the Property in accordance with the provisions of the Agreement, Grantor will furnish Grantee with a Certificate of Completion in the form set forth in the Agreement. Such certification by Grantor shall be, and the certification itself shall so state, a conclusive determination of satisfaction and termination of the agreements and covenants of the Agreement and of this Deed with respect to the obligation of Grantee, and its successors and assigns, to construct improvements and the dates for the beginning and

completion thereof and pay the Purchase Price for the Property, it being the intention of the parties that upon the granting and filing of the Certificate of Completion that all restrictions, re-vesting of title, and reservations of title contained in this Deed be forever released and terminated and that any remaining obligations of Grantee pursuant to the Agreement shall be personal only.

All certifications provided for herein shall be in such form as will enable them to be recorded with the County Recorder of Dubuque, Iowa. If Grantor shall refuse or fail to provide any such certification in accordance with the provisions of the Agreement and this Deed, Grantor shall, within twenty days after written request by Grantee, provide Grantee with a written statement indicating in adequate detail in what respects Grantee has failed to complete the improvements in accordance with the provisions of the Agreement or is otherwise in default, and what measures or acts will be necessary, in the opinion of Grantor, for Grantee to take or perform in order to obtain such certification.

In the event that an Event of Default occurs under the Agreement and Grantee herein shall fail to cure such default within the period and in the manner stated in the Agreement, then Grantor shall have the right to re-enter and take possession of the Property and to terminate and re-vest in Grantor the estate conveyed by this Deed to Grantee, its assigns and successors in interest, in accordance with the terms of the Agreement.

None of the provisions of the Agreement shall be deemed merged in, affected or impaired by this Deed.

Grantor hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever claiming by, through and under it.

Dated this ____ of _____, 2026 at Dubuque, Iowa.

CITY OF DUBUQUE IOWA

By: _____
Brad M. Cavanagh, Mayor

Attest:

By: _____
Adrienne N. Breitfelder, City Clerk

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____ , 20__, before me a Notary Public in and for said County, personally appeared Brad M. Cavanagh and Adrienne N. Breitfelder to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Dubuque, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

_____ Notary
Public in and for Dubuque County, Iowa

EXHIBIT G

CERTIFICATE OF COMPLETION

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

CERTIFICATE OF COMPLETION

WHEREAS, the City of Dubuque, Iowa (City), and Greater Dubuque Impact Investment Fund (Developer) have entered into a Development Agreement (the Agreement) dated as of [Date], with respect to certain real property located within the Dubuque Industrial Center Economic Development District and as more particularly described as follows:

LOTS 182A, 217, 218, 219, 220 & 221 EAST DUBUQUE ADD, locally known as 455 East 15th Street

(the "Property"); and

WHEREAS, said Agreement contains certain covenants and conditions with respect to the development of the Property, and obligates Developer to construct certain Minimum Improvements in accordance with the Agreement; and

WHEREAS, Developer has performed said covenants and conditions insofar as they relate to the construction of the Minimum Improvements in a manner deemed sufficient by City to permit the execution and recording of this certification; and

NOW, THEREFORE, pursuant to Section 2.4 of the Agreement, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of Developer, and its successors and assigns, to construct the Minimum Improvements on the Property and pay for the same have been completed and performed by Developer to the satisfaction of City and such covenants and conditions are hereby terminated.

The Recorder of Dubuque County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfaction of the covenants and conditions of said Agreement which would have resulted in a forfeiture by Developer and right of City to re-enter and take possession of the Property as set forth in said Agreement if such covenants and conditions had not been satisfied, and that said Agreement shall otherwise remain in full force and effect.

CITY OF DUBUQUE, IOWA

By: _____
Michael C. Van Milligen, City Manager

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael C. Van Milligen, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Dubuque, Iowa, a municipal corporation, and that the instrument was signed on behalf of the corporation, and Michael C. Van Milligen acknowledged the execution of the instrument to be his voluntary act and deed.

_____
Notary Public in and for said State

EXHIBIT H

CITY CERTIFICATE

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2012

City Manager's Office
City Hall
50 West 13th Street
Dubuque, Iowa 52001-4864
(563) 589-4110 office (563) 589-4149 fax
ctymgr@cityofdubuque.org

Dear _____:

I am the City Manager of the City of Dubuque, Iowa and have acted in that capacity in connection with the execution and delivery of a certain Development Agreement between _____ (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ___ day of _____, 20__.

On behalf of the City of Dubuque, I hereby represent and warrant to Developer that:

(1) There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer, including, but not limited to, any action in condemnation, eminent domain or public taking;

(2) No ordinance or hearing is pending or, to the best of City's knowledge, contemplated before any local governmental body which either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property;

(3) All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer;

(4) City has good and marketable fee simple title interest to the Property;

(5) City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution or health violations as they relate to the Property of which it has actual notice;

(6) The Property will as of the date of the Closing Date be free and clear of all liens, security interests, and encumbrances and payment has been made for all labor or materials that have been furnished to the Property or will be made prior to the Closing Date so that no lien for labor performed or materials furnished can be asserted against the Property;

(7) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement, and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at the time of each Closing confirming the representation contained herein, in form and substance attached hereto as Exhibit C;

(8) All City utilities necessary for the development and use of the Property adjoin the Property, and Developer shall have the right to tie into and use said utilities upon payment to City of the required connection and tap fees and all other applicable fees; provided, however, that the cost of any utility relocation shall be at the sole cost of Developer;

(9) The Property is free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property which shall in anyway be binding upon the Property or Developer;

(10) City shall exercise its best efforts to cooperate with Developer in the development process;

(11) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion;

(12) City makes no warranties or representations as to the condition of the Property other than those which are expressly stated in this Agreement;

(13) City has completed all required notice to or prior approval, consent or permission of any federal, state or municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same;

(14) City represents and agrees that use of the Property as a community health and related office facilities as described in this Agreement is in full compliance with the Urban Renewal Plan;

(15) The Property has a permanent right of ingress and egress to a public roadway for the use and enjoyment of the Property;

(16) The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by this Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are bound, nor shall the execution, delivery and performance of this Agreement violate any statute, regulation, judgment, writ, injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject; and

(17) The representations and warranties contained in this letter shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date, and such representations and warranties shall survive the Closing.

Sincerely,

Michael C. Van Milligen
City Manager

EXHIBIT I

INSURANCE ACKNOWLEDGEMENT

Acknowledgment of Insurance Requirements

Section 5.6(1) of the Development Agreement provides:

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements and at its sole cost and expense builder's risk insurance, written on a Completed Value Form in an amount equal to one hundred percent (100%) of the then completed construction of improvements (including Minimum Improvements) replacement value as set forth in paragraph 5.4(1), naming City as a lender loss payable. Coverage shall include the “special perils” form and developer shall furnish City with proof of insurance in the form of a certificate of insurance.

Developer specifically acknowledges that replacement value means one hundred percent of the replacement value of the then completed construction, that the City must be named as lender loss payable, and that evidence of builders risk must be provided prior to closing.

_____
By: Kevin Lynch, President

Prepared by: Jill Connors, Economic Development Director, 1300 Main Street, Dubuque IA 52001 563 589-4213
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

OFFICIAL NOTICE

RESOLUTION NO. _____-26

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

Whereas, the City Council of Dubuque, Iowa, did on February 16, 2026 adopt an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District ("the Plan") for the Urban Renewal Area described therein; and

Whereas, the Plan provides, among other things, for the disposition of properties for private development purposes as a proposed economic development action; and

Whereas, Greater Dubuque Impact Investment Fund ("Developer") has submitted to the City a proposal in the form of an offer to purchase (the "Development Agreement") for the purchase of certain City-owned real property hereinafter described ("the Property"), which Development Agreement proposes the Developer will undertake the redevelopment of a building located at 455 E, 15th Street as described therein, which Property is the real estate consisting of approximately 0.71 acres shown as Parcel B on Exhibit A, and which Development Agreement requests that this Property be made available for sale as rapidly as possible; and

Whereas, in order to establish reasonably competitive bidding procedures for the disposition of the Property in accordance with the statutory requirements of Iowa Code Chapter 403, specifically, Section 403.8, and to assure that the City extends a full and fair opportunity to all developers interested in submitting a proposal, a summary of submission requirements and minimum requirements and competitive criteria for the Property offering is included herein; and

Whereas, said Developer has signed a Development Agreement with the City, currently on file at the Office of the City Clerk; and

Whereas, to recognize both the firm proposal for sale of the Property and improvements already received by the City in the form of the Development Agreement, as described above, and to give full and fair opportunity to other developers interested in submitting a proposal for the sale and development of the Property, this Council should by this Resolution:

1) Set the fair market value of the Property for uses in accordance with the Plan;

2) Approve the minimum requirements and competitive criteria included herein;

3) Approve as to form the Development Agreement;

4) Set a date for receipt of competing proposals and the opening thereof;

5) Declare that the proposal submitted by Developer satisfies the minimum requirements of the offering, and that in the event no other qualified proposal is timely submitted, that the City Council intends to accept such proposal and authorize the City Manager to sign the Development Agreement;

6) Approve and direct publication of a notice to advise any other person of the opportunity to compete for sale of the Property on the terms and conditions set forth herein; and

7) Declare that in the event another qualified proposal is timely submitted and accepted, another and future notice will be published on the intent of the City to enter into the resulting contract, as required by law;

and

Whereas, the City Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to sell the Property as set forth herein.

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

Section 1. That the Property shown as Parcel B on Exhibit A attached hereto, shall be offered for sale in accordance with the terms and conditions contained in this Resolution.

Section 2. That it is hereby determined that in order to qualify for consideration for selection, any person must submit a proposal which meets these minimum requirements:

1) Contains an agreement to purchase Parcel B, shown on Exhibit A, at not less than fair market value, which for the purposes of this resolution is hereby determined to be $151,300;

2) States the redeveloped property will be used as community health and related office facilities;

3) Sets out or provides to the satisfaction of the City Council the experience of the principals and key staff who are directly engaged in the performance of contract obligations in carrying out projects of similar scale and character; and

4) Meets, at a minimum, the terms and conditions of the Development Agreement submitted by the Developer including an agreement to invest approximately $5,000,000 to complete redevelopment of the building.

Section 3. That the Development Agreement by and between the City and the Developer be and is hereby approved as to form for the purposes hereinafter stated.

Section 4. That for the purpose of defining the offering of the Property for sale, said Development Agreement shall be deemed to be illustrative of the terms acceptable to the City with respect to:

1) Timely completion of the construction project;

2) Construction of minimum improvements;

3) Developer and City obligations; and

4) General terms and conditions.

Section 5. That the Development Agreement submitted by the Developer satisfies the requirements of this offering and, in the event that no other qualified proposals are timely submitted, that the City Council intends to accept and approve the Development Agreement.

Section 6. That it is hereby determined that the Developer possesses the qualifications, financial resources and legal ability necessary to purchase the Property shown on Exhibit A and to construct, manage and operate the site in the manner proposed by this offering in accordance with the Plan.

Section 7. That the City Clerk shall receive and retain for public examination the attached Development Agreement submitted by the Developer and, in the event no other qualified proposals are timely submitted, shall resubmit the Development Agreement to the City Council for final approval and execution upon expiration of the notice hereinafter prescribed.

Section 8. That the action of the City Council be considered to be and does hereby constitute notice to all concerned of the intention of this Council, in the event that no other qualified proposals are timely submitted, to accept the proposal of the Developer to purchase the Property shown on Exhibit A and to approve the Development Agreement by and between City and Developer.

Section 9. That the official notice of this offering and of the intent of the City, in the event no other qualified proposals are timely submitted, to approve the Development Agreement, shall be a true copy of this Resolution, but without the attachments referred to herein.

Section 10. That the City Clerk is authorized and directed to secure immediate publication of said official notice in the Telegraph Herald, a newspaper having a general circulation in the community, by publication of the text of this Resolution on or before the 8th day of May, 2026.

Section 11. That written proposals for the sale of the Property shown on Exhibit A will be received by the City Clerk at or before 10:00 a.m., June 15, 2026, in the Office of the City Clerk, located on the first floor at City Hall, 50 West 13th Street, Dubuque, Iowa 52001. Each proposal will be opened at the hour of 10:00 a.m. in City Hall, Dubuque, Iowa on June 15, 2026. Said proposals will then be presented to the City Council at 6:30 p.m., (same date as opening), 2025, at a meeting to be held in the City Council Chambers, Historic Federal Building at 350 West 6th Street, Dubuque, Iowa.

Section 12. That the method of offering the Property for sale as set forth herein is in substantial conformance with the provisions of Iowa Code Section 403.8, requiring reasonable competitive bidding procedures as are hereby prescribed and “fair value.”

Section 13. That the required documents for the submission of a proposal shall be in substantial conformity with the provisions of this Resolution.

Section 14. That the City Clerk is hereby nominated and appointed as the agent of the City of Dubuque, Iowa to receive proposals for the sale of the Property on that date and according to the procedure hereinabove specified for receipt of such proposals and to proceed at such time to formally acknowledge receipt of each of such proposal by noting the receipt of same in the Minutes of the Council; that the City Manager is hereby authorized and directed to make preliminary analysis of each such proposal for compliance with the minimum requirements established by this Council hereinabove. For each proposal that satisfies these requirements, the City Council shall judge the strength

of the proposal by the competitive criteria established hereinabove. The City Council shall then make the final evaluation and selection of the proposals.

Section 15. If, and only if, competing proposals are received and determined by the Council to meet the minimum requirements described herein, the Developer shall be allowed to amend its proposal in response thereto and to deliver same to the City Manager, by no later than a date determined by the City Council. In such event, the Council shall schedule a subsequent meeting to be held by the City Manager at which there shall be a bid-off conducted by the City Manager. During such bid-off, each competing bidder shall bid against the other, starting with the second proposal received and continuing until such time as each bidder shall decline to improve its proposal to acquire and redevelop the Property shown on Exhibit A in response to the last bid of the other bidder or bidders. The period of time to be allowed for such bid-off shall be determined by the City Manager. The rules of such bid-off shall be as determined by the City Manager at or before such bid-off period and shall be absolute.

Section 16. That in the event another qualified proposal is timely submitted and accepted by the City, another and further notice shall be published of the intent of the City of Dubuque, Iowa, to enter into the resulting agreement, as required by law.

Passed, approved and adopted this 4th day of May, 2026.

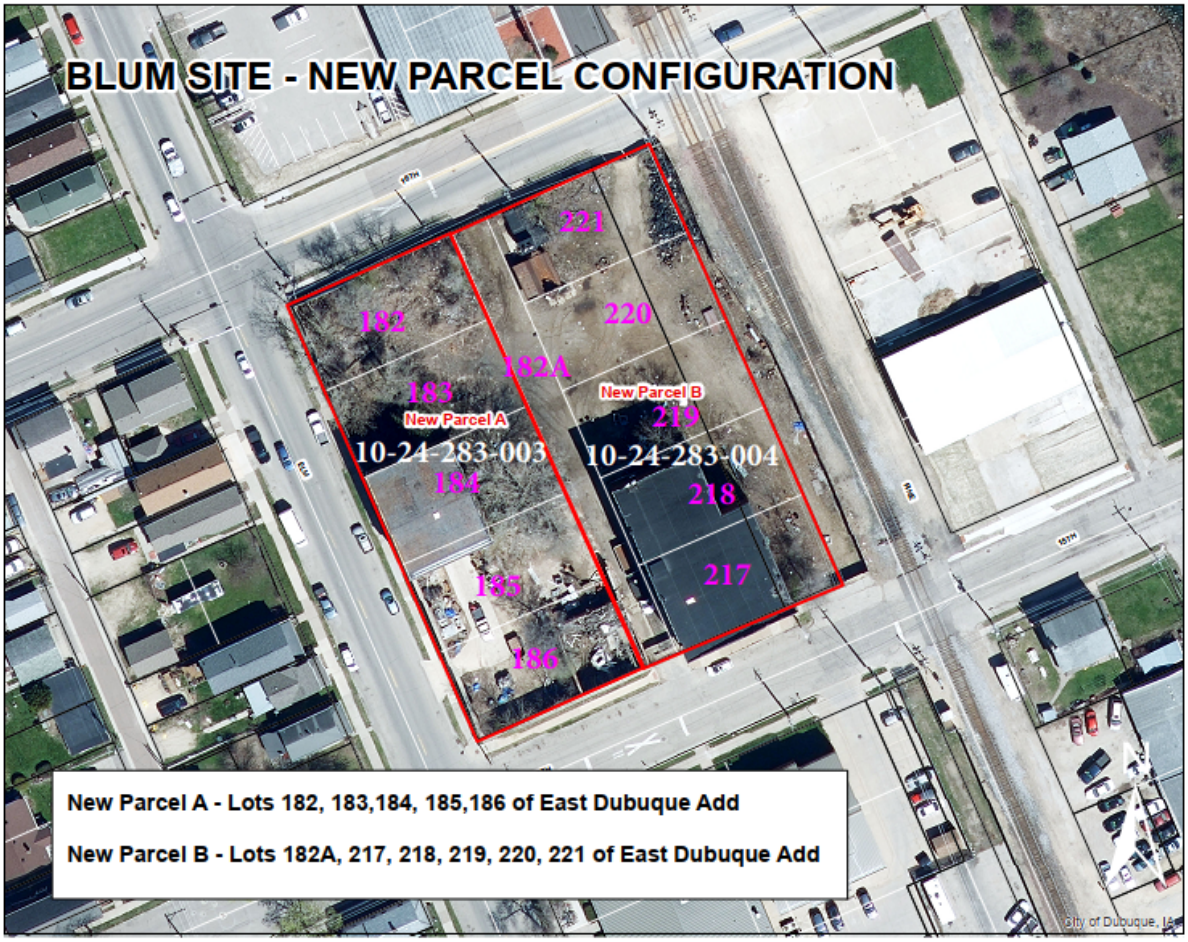
_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

EXHIBIT A

THE PROPERTY


BLUM SITE - NEW PARCEL CONFIGURATION
221
182
220
182A
183
New Parcel B
New Parcel A
219
10-24-283-003
10-24-283-004
184
218
185
217
186
New Parcel A - Lots 182, 183,184, 185,186 of East Dubuque Add
New Parcel B - Lots 182A, 217, 218, 219, 220, 221 of East Dubuque Add
City of Dubuque, IA

Copyrighted
May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 1.

ITEM TITLE:	Asbury, Carter & Chaney Traffic Signal Improvement Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Public Hearing for the Asbury, Carter & Chaney Traffic Signal Improvement Project
2. Asbury Carter Chaney Traffic Signal Improvement Project - PH Memo
3. Asbury Carter Chaney Traffic Signal Improvement Project - 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: Public Hearing for the Asbury, Carter & Chaney Traffic Signal Improvement Project
Project No. 5524000004, 5524000006, 5524000008

DATE: April 24, 2026

City Engineer Gus Psihoyos is recommending City Council adopt a resolution approving the plans specifications, form of contract and estimated cost of $297,082.25 for the Asbury, Chaney & Carter Traffic Signal Improvement Project.

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
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Bob Schiesl, Assistant City Engineer
Dave Ness, Civil Engineer III
Duane Richter, Traffic Project Supervisor
Justine Hull, Traffic Engineer

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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: April 23, 2026

RE: Public Hearing for the Asbury, Carter & Chaney Traffic Signal Improvement Project
Project No. 5524000004, 5524000006, 5524000008

INTRODUCTION
This memorandum requests the City Council conduct a public hearing for the 2026 for the Asbury, Carter & Chaney Traffic Signal Improvement Project.

BACKGROUND
The traffic cabinet at Asbury – Carter intersection was damaged in 2024 and remained in red flash for several months because the underground conduit had deteriorated to the point that the old wire could not be removed. Because of this issue the City decided to make changes to the intersection to prepare for this mast arm project. The following items were completed in 2024 to get the intersection operational: new traffic cabinet, battery backup system, conduit and wiring were installed. With all these items completed and able to be reused this makes adding the mast arms and ADA ramps easier at this intersection.

Asbury and Chaney have the same issues that Asbury and Carter had with deteriorated conduit and issues with detection loops in the roadway. Because of these issues Asbury – Chaney intersection will need to be reconstructed as well.

DISCUSSION
The Asbury, Chaney & Carter Traffic Signal Improvement Project will provide for the following: At the Intersections of Asbury and Carter the removal and replacement of signals, installation of ADA compliant sidewalks, removal and replacement of roadway in designated locations, installations of pavement markings. The Asbury and Chaney intersection will need to have new conduit, traffic cabinet foundation, the removal and replacement of existing signals, rewiring of the entire intersection, installation of ADA compliant sidewalks, removal and replacement of roadway in designated locations, installations of pavement markings.

With the installation of the mast arms at both intersections along Asbury Road the traffic signals will allow for protected left turn movements and then switch to a permissive left turn movement; by allowing both options making left turns off Asbury at these signals

will be easier and safer. The signals will only be connected back to the Traffic Operations Center via fiber for control and coordination of the signals. By coordinating the signals together, the signals will operate more efficiently.

PROJECT SCHEDULE
The project development schedule for the project will be as follows:

Initiate Public Bidding Process	April 20, 2026
Publish Notice to Bidders, Advertise for Bids	April 24, 2026
Notice of Public Hearing on Plans and Specs	April 24, 2026
Public Hearing on Plans and Specs	May 4, 2026
Receipt of Bid Proposals	May 7, 2026
Award Construction Contract	May 18, 2026
Completion Date	August 21, 2026

RECOMMENDATION
I recommend the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the Asbury, Carter & Chaney Traffic Signal Improvement Project.

BUDGET IMPACT
The estimate of probable cost for the Asbury, Carter & Chaney Traffic Signal Improvement Project is summarized in the following table:

PROJECT COSTS	ESTIMATE
Construction Contract	$ 297,082.25
Contingency	$ 44,562.34
Engineering Design and Administration	$ 51,246.69
Total Project Cost	**$ 392,891.27**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5524000008	Traffic Signal Intersection Recon	$ 188,949.00
5524000004	Traffic Signal Mastarm Retro	$ 128,956.91
5524000006	Traffic Signal Conduit Replacement	$ 74,985.36
Total Construction Project Funding		**$ 392,891.27**

ACTION TO BE TAKEN

I respectfully request that the City Council conduct a public hearing and approve the plans specifications, form of contract and estimated cost for the Asbury, Chaney & Carter Traffic Signal Improvement Project through adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Bob Schiesl, Assistant City Engineer
Dave Ness, Civil Engineer III
Duane Richter, Traffic Project Supervisor
Justine Hull, Traffic Engineer

Prepared by Kerry Bradley 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

ASBURY, CARTER & CHANEY TRAFFIC SIGNAL IMPROVEMENT PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

WHEREAS, the Asbury, Carter & Chaney Traffic Signal Improvement Project will provide for the following: at the Intersections of Asbury and Carter the removal and replacement of signals, installation of ADA compliant sidewalks, removal and replacement of roadway in designated locations, installations of pavement markings. The Asbury and Chaney intersection will need to have new conduit, traffic cabinet foundation, the removal and replacement of existing signals, rewiring of the entire intersection, installation of ADA compliant sidewalks, removal and replacement of roadway in designated locations, installations of pavement markings; and

WHEREAS, the City Council, by Resolution No. 135-26, dated the 20th day of April, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the Asbury, Carter & Chaney Traffic Signal Improvement Project; and

WHEREAS, pursuant to published notice and published advertisement for bids, a public hearing was held on 20th day of April, 2026 on the plans, specifications, form of contract, and estimated cost for the Asbury, Carter & Chaney Traffic Signal Improvement Project.

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the Asbury, Carter & Chaney Traffic Signal Improvement Project in the estimated construction amount of $297,082.25, are hereby approved.

Passed, approved and adopted this 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 2.

ITEM TITLE:	Loras & Locust Storm Sewer Reconstruction Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Loras Blvd. & Locust St. Storm Sewer Reconstruction Project
2. Loras Locust Storm Sewer Project - Council PH Staff MEMO
3. Loras-ReconAndRepair - PH RESOLUTION

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Loras Blvd. & Locust St. Storm Sewer Reconstruction Project
Public Hearing
Project No. 5586500042

DATE: April 24, 2026

City Engineer Gus Psihoyos is recommending City Council approve the plans, specifications, form of contract and construction estimate of $474,640.00 for the Loras Blvd. & Locust St. Storm Sewer Reconstruction Project.

The construction estimate of probable cost has increased by $12,526 since the project initiation memo, reflecting final plan cost adjustments.

This project involves replacing approximately 375 feet of failing storm sewer beneath Loras Blvd. and reconstructing the full width of pavement from the intersection of Loras Blvd. and Locust St. eastward to Main St. The need for this work became more urgent following a roadway undermine in November 2021, when a storm sewer failure temporarily closed Loras Blvd. Subsequent evaluations showed that the storm system in this area is generally in poor condition and has exceeded its expected service life, contributing to ongoing settlement and undermine concerns. The project will also reconstruct all pedestrian ramps within the limits to meet current ADA standards.

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
Bob Schiesl, Assistant City Engineer

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TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: April 23, 2026

SUBJECT: Loras Blvd. & Locust St. Storm Sewer Reconstruction Project
Public Hearing
Project No. 5586500042

INTRODUCTION

This memorandum and attached resolution is in reference to the City Council public hearing for the Loras Blvd. & Locust St. Storm Sewer Reconstruction Project.

DISCUSSION

This project involves replacing approximately 375 feet of failing storm sewer beneath Loras Blvd. and reconstructing the full width of pavement from the intersection of Loras Blvd. and Locust St. eastward to Main St. The need for this work became more urgent following a roadway undermine in November 2021, when a storm sewer failure temporarily closed Loras Blvd. Subsequent evaluations showed that the storm system in this area is generally in poor condition and has exceeded its expected service life, contributing to ongoing settlement and undermine concerns. The project will also reconstruct all pedestrian ramps within the limits to meet current ADA standards.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	April 20, 2026
Publish Notice to Bidders, Advertise for Bids	April 22, 2026
Pre-Bid Meeting	April 30, 2026
Public Hearing on Plans & Specifications	May 4, 2026
Receipt of Bid Proposals (Bid-Letting)	May 7, 2026
Award Construction Contract	May 18, 2026
Final Project Completion Date	July 17, 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 Loras Blvd. & Locust St. Storm Sewer Reconstruction Project.

BUDGET IMPACT

The estimate of probable cost for the Loras Blvd. & Locust St. Storm Sewer Reconstruction Project is summarized as follows:

Description	Estimate
Construction	$ 474,640.00
Contingency (10%)	47,464.00
Engineering (5%)	26,100.00
Total Project Cost	**$ 548,204.00**

The construction estimate of probable cost has increased by $12,526 since the project initiation memo, reflecting final plan cost adjustments.

The construction of the Loras Blvd. & Locust St. Storm Sewer Reconstruction Project will be covered by the funding sources as described below:

Project No.	Fund Description	Fund Amount
5586500042	Loras & Locust Intersection Recon.	$ 84,000.00
5586500020	Storm Sewer Improv. / Exten.	$ 80,781.00
5521000018-110	Pavement Rehabilitation	$ 300,000.00
5521000018-301	Pavement Rehabilitation	$ 72,623.00
4281000005-601	Water Main Replacements - Streets	$ 10,800.00
Total Project Funding		**$ 548,204.00**

ACTION TO BE TAKEN

I respectfully request the City Council approve the plans, specifications, form of contract and estimated cost for the Loras Blvd. & Locust St. Storm Sewer Reconstruction Project through the adoption of the attached resolution.

Prepared by Alex Stein, Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Bob Schiesl, Assistant City Engineer

Prepared by Max O'Brien City of Dubuque Public Works, 925 Kerper Ct. Dubuque, IA 52001 (563)589-4250
Return to Adrienne N. Breitfelder City Clerk City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

LORAS BOULEVARD RECONSTRUCTION AND REPAIRS PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

Whereas, the Loras Boulevard Reconstruction and Repairs Project will include the reconstruction and rehabilitation of approximately 0.28 centerline miles of Loras Boulevard in the City of Dubuque, Iowa. The scope of work includes the installation of 700 lineal feet of new curb and gutter, placement of 1,475 square yards of 9-inch PCC pavement, 75 square yards of PCC sidewalk, pavement rehabilitation, erosion control, and other necessary measures to complete the work. Rehabilitation will consist of full depth patching and providing 4" sealant for any cracks or joints under 3" in width. For any cracks or joints over 3" in width a 6" mastic banding will be provided; and

Whereas, the City Council, by Resolution No. 133-26, dated April 20, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the Loras Boulevard Reconstruction and Repairs Project; and

Whereas, pursuant to published notice and published advertisement for bids, a public hearing was held on May 4, 2026, on the plans, specifications, form of contract, and estimated cost for the Loras Boulevard Reconstruction and Repairs 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 Loras Boulevard Reconstruction and Repairs Project in the estimated construction amount of $383,388.50, are hereby approved.

Passed, adopted and approved this the 4th day of May 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 3.

ITEM TITLE:	Loras Boulevard Reconstruction and Repairs Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Loras Boulevard Reconstruction and Repairs Project Public Hearing
2. 2026-04-22_Loras-ReconAndRepair_PH-Memo
3. Loras-ReconAndRepair - PH RESOLUTION

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Loras Boulevard Reconstruction and Repairs Project
Public Hearing

DATE: April 27, 2026

Assistant Public Works Director – Project Manager Max O'Brien is recommending City Council approve the plans, specifications, form of contract and construction estimate of $383,388.50 for the Loras Boulevard Reconstruction and Repairs Project through the adoption of the attached resolution.

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
Arielle Swift, Public Works Director
Max O'Brien, Assistant Public Works Director - Project Manager
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Max O'Brien, Assistant Public Works Director – Project Manager

DATE: April 22, 2026

SUBJECT: Loras Boulevard Reconstruction and Repairs Project
Public Hearing

INTRODUCTION

This memorandum and attached resolution is in reference to the City Council public hearing for the Loras Boulevard Reconstruction and Repairs Project.

DISCUSSION

This project includes the reconstruction and rehabilitation of approximately 0.28 centerline miles of Loras Boulevard in the City of Dubuque, Iowa. The scope of work includes the installation of 700 lineal feet of new curb and gutter, placement of 1,475 square yards of 9-inch PCC pavement, 75 square yards of PCC sidewalk, pavement rehabilitation, erosion control, and other necessary measures to complete the work. Rehabilitation will consist of full depth patching and providing 4" sealant for any cracks or joints under 3" in width. For any cracks or joints over 3" in width a 6" mastic banding will be provided.

This project was originally identified as needed and was planned for completion in late 2026 or early 2027, however the project was rescheduled to accommodate the upcoming RAGBRAI event for safety purposes. While not specifically budgeted, the project is utilizing general recurring pavement rehabilitation CIP's that are budgeted each year.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	April 20, 2026
Publish Notice to Bidders, Advertise for Bids	April 22, 2026
Pre Bid Meeting	April 30, 2026
Public Hearing on Plans & Specifications	May 4, 2026
Receipt of Bid Proposals (Bid-Letting)	May 7, 2026
Award Construction Contract	May 18, 2026
Final Project Completion Date	July 17, 2026

BUDGET IMPACT

The estimate of probable cost for the Loras Boulevard Reconstruction and Repairs Project is summarized as follows:

Description	Estimate
Construction	$ 383,388.50
Contingency (10%)	$ 38,338.85
Engineering	$ 65,750.00
Total Project Cost	**$ 487,477.35**

The construction of the Loras Boulevard Reconstruction and Repairs Project will be covered by the funding sources as described below:

Project No.	Fund Description	Fund Amount
5521000018-110-67990	Pavement Rehabilitation	$300,000.00
5521000018-301-67990	Pavement Rehabilitation	$600,000.00

ACTION STEP

I respectfully request that the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the Loras Boulevard Reconstruction and Repairs Project through the adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Arielle Swift, Public Works Director

Prepared by Max O'Brien City of Dubuque Public Works, 925 Kerper Ct. Dubuque, IA 52001 (563)589-4250
Return to Adrienne N. Breitfelder City Clerk City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

LORAS BOULEVARD RECONSTRUCTION AND REPAIRS PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

Whereas, the Loras Boulevard Reconstruction and Repairs Project will include the reconstruction and rehabilitation of approximately 0.28 centerline miles of Loras Boulevard in the City of Dubuque, Iowa. The scope of work includes the installation of 700 lineal feet of new curb and gutter, placement of 1,475 square yards of 9-inch PCC pavement, 75 square yards of PCC sidewalk, pavement rehabilitation, erosion control, and other necessary measures to complete the work. Rehabilitation will consist of full depth patching and providing 4" sealant for any cracks or joints under 3" in width. For any cracks or joints over 3" in width a 6" mastic banding will be provided; and

Whereas, the City Council, by Resolution No. 133-26, dated April 20, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the Loras Boulevard Reconstruction and Repairs Project; and

Whereas, pursuant to published notice and published advertisement for bids, a public hearing was held on May 4, 2026, on the plans, specifications, form of contract, and estimated cost for the Loras Boulevard Reconstruction and Repairs 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 Loras Boulevard Reconstruction and Repairs Project in the estimated construction amount of $383,388.50.00, are hereby approved.

Passed, adopted and approved this the 4th day of May 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 4.

ITEM TITLE:	2026 Public Works Asphalt Milling Profile Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo 2026 Public Works Asphalt Milling Profile Project
2. 2026-04-22_2026 Aphalt Overlay Milling_PH-Memo
3. 2026 Aphalt Overlay Milling - PH RESOLUTION

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2026 Public Works Asphalt Milling Profile Project Public Hearing

DATE: April 24, 2026

Assistant Public Works Director - Project Manager Max O'Brien is recommending City Council adopt a resolution approving the plans, specifications, form of contract and construction estimate amount of $145,869.35 for the 2026 Public Works Asphalt Milling Profile Project.

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
Arielle Swift, Public Works Director
Max O'Brien, Assistant Public Works Director - Project Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Max O'Brien, Assistant Public Works Director – Project Manager

DATE: April 22, 2026

SUBJECT: 2026 Public Works Asphalt Milling Profile Project
Public Hearing

INTRODUCTION

This memorandum and attached resolution is in reference to the City Council public hearing for the 2026 Public Works Asphalt Milling Profile Project.

DISCUSSION

Each calendar year, the Public Works department puts together a recommendation for the asphalt overlay program. Pending final budget approval, the department is recommending moving forward with requesting bids for asphalt profile milling services for the entirety of this calendar year's overlay program.

Street Maintenance / Rehabilitation programs have been identified as a 2025-2027 City Council top priority.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	April 20, 2026
Publish Notice to Bidders, Advertise for Bids	April 22, 2026
Pre Bid Meeting	April 30, 2026
Public Hearing on Plans & Specifications	May 4, 2026
Receipt of Bid Proposals (Bid-Letting)	May 7, 2026
Award Construction Contract	May 18, 2026
Final Project Completion Date	October 2, 2026

BUDGET IMPACT

Funding for this project will come from the Public Works Department capital budget for asphalt milling services [5421000003-301-67990].

ACTION STEP

I respectfully request that the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the 2026 Public Works Asphalt Milling Profile Project through the adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Luke Roth, Assistant Field Operations Manager (Prepared By)
Arielle Swift, Public Works Director
Brian Wulfekuhle, Field Operations Manager
Alicia Goerdt, Administrative Support Professional

Prepared by Max O'Brien City of Dubuque Public Works, 925 Kerper Ct. Dubuque, IA 52001 (563)589-4250
Return to Adrienne N. Breitfelder City Clerk City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

2026 PUBLIC WORKS ASPHALT MILLING PROFILE PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

Whereas, the 2026 Public Works Asphalt Milling Profile Project will provide for the re-pavement of approximately 10.19 centerline miles of asphalt milling across 64 streets or street sections; and

Whereas, the City Council, by Resolution No. 134-26, dated April 20, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the 2026 Public Works Asphalt Milling Profile Project; and

Whereas, pursuant to published notice and published advertisement for bids, a public hearing was held on May 4, 2026, on the plans, specifications, form of contract, and estimated cost for the 2026 Public Works Asphalt Milling Profile 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 2026 Public Works Asphalt Milling Profile Project in the estimated construction amount of $145,869.35, are hereby approved.

Passed, adopted and approved this the 4th day of May 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L Gleason, Assistant City Clerk

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May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 5.

ITEM TITLE:	2026 Terminal Street Pumping Station Rehabilitation Project
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo 2026 Terminal Street Pumping Station
2. Staff Memo, Public Hearing, Terminal St LS Rehab, 4-23-26
3. Resolution and Proceedings, Public Hearing, 2026 Terminal St LS and Rehab

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Public Hearing on the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation project [Project No: 5581500023]

DATE: April 24, 2026

Water and Resource Recovery Center Director Deron Muehring is recommending City Council adopt the attached resolution approving the plans, specifications, form of contract, and estimate of probable construction cost of $1,061,000.00 for the 2026 Terminal Street Pumping Station Rehabilitation Project.

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
Deron Muehring, Water & Resource Recovery Center Director
Jenny Larson, Chief Financial Officer
Gus Psihoyos, City Engineer
Laura Bendorf, Budget Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Deron Muehring, Water & resource Recovery Center Director

SUBJECT: Public Hearing on the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation project [Project No: 5581500023]

DATE: April 23, 2026

INTRODUCTION

The purpose of this memorandum is to request holding a public hearing and approve the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation project (Project).

BACKGROUND

The Terminal Street Lift Station is a critical component of the City's wastewater collection system. It is part of the system that conveys approximately 65% of the total wastewater flow to the Water & Resource Recovery Center (WRRC). Originally constructed in 1958, the facility is well beyond its intended service life and presents ongoing concerns related to reliability, safety, and operability.

In October of 2015, the City sought proposals from consulting engineering firms to perform engineering analysis and assessment of the Cedar Stret and Terminal Street Lift Stations, as well as the 42-inch diameter force main that they jointly discharge to that carries wastewater to the WRRC. In January of 2016, the City Council authorized entering contract negotiations with Strand as the selected consultant to perform the engineering analysis. And in March of 2016, the City Council authorized entering a contract with Strand Associates that included the analysis of the Terminal Street Lift Station.

As part of their analysis, Strand evaluated the condition of the Terminal Street Lift Station and developed design documents for major upgrades to the facility. Plans were being developed to do extensive rehab the facility, including new pumps and improvements to the wet well. These improvements were anticipated to cost between $5 and $6 million. While working on those plans, the Iowa Department of Transportation (IDOT) informed the City of its plans to construct a new Mississippi River bridge. The Terminal Street Lift Station is located immediately adjacent to the existing bridge, and it is possible that the footprint of a new structure could impact or require relocation of the facility. Given this uncertainty, the City scaled back the scope of improvements to focus only on those necessary to safely and effectively operate the lift station for at least the next eight years, rather than proceeding with a full-scale upgrade.

The continued need for rehabilitating the lift station was underscored in August 2025 when the lift station experienced a critical failure, resulting in approximately $250,000 in unplanned repair costs and the discharge of untreated wastewater to the Mississippi River. City staff responded immediately and worked through the night to mitigate and minimize the release, restoring operations as quickly as possible. This event highlighted the vulnerability of the existing facility and the importance of making targeted improvements to ensure continued reliable operation until a decision is made regarding the location of the new U.S. HWY Bridge proposed by the IDOT.

In April 2026, the City Council adopted a resolution authorizing the public bidding process and setting a public hearing on the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation Project.

DISCUSSION

Based on the completed evaluation and subsequent coordination with Strand Associates, a refined scope of improvements has been developed for the Terminal Street Lift Station. This scope is intentionally focused on addressing the most critical operational, safety, and reliability deficiencies while maintaining flexibility given the uncertainty associated with the future Iowa Department of Transportation bridge project.

The proposed work includes cleaning of the wet well, which will both facilitate installation of new gates and allow for a more thorough inspection and assessment of existing conditions. This effort is expected to inform any potential future phases of improvements, if warranted. Additional improvements include installation of new gates within the wet well, a new hoist (overhead crane) system to enable safe removal and replacement of pumps for maintenance, upgraded access doors to improve safety for staff, and roof repairs to prevent water infiltration that disrupts operations.

These improvements are intentionally limited to those necessary to support safe, reliable, and cost-effective maintenance and operation of the lift station over the next eight years. The focus is on reducing the likelihood of unplanned failures, improving working conditions for staff, and maintaining system performance without overinvesting in infrastructure that may ultimately be impacted by future bridge construction.

The August 2025 failure further demonstrated the risks associated with continued operation of the existing facility without these improvements. The combination of emergency response costs, operational disruption, and environmental risk underscores the importance of proactively addressing known deficiencies rather than relying on reactive repairs.

Advancing the project to the bidding phase at this time allows the City to implement these targeted improvements in a planned and cost-effective manner. Delaying the project would increase the likelihood of additional failures, potentially resulting in higher emergency repair costs, increased risk of regulatory noncompliance, and continued exposure of staff to unsafe working conditions.

The schedule for the Project is as follows:

Initiate Public Bidding Process	April 20, 2026
Publish Notice to Bidders, Advertise for Bids	April 21, 2026
Publish Public Hearing Notice on Plans & Specs	April 24, 2026
Public Hearing on Plans & Specifications	May 4, 2026
Receipt of Bids (Bid Letting)	May 21, 2026
Award Construction Contract	June 1, 2026
Final Completion	April 30, 2027

The estimate of probable construction cost for the Project is $1,061,000.00. The estimate of all Project costs, including engineering and construction costs, is as follows:

Description	Cost Estimate
Engineering Design	$105,000
Construction Contract	$790,000
Contingency (10%)	$79,000
Administration and Construction Engineering	$87,000
Total Construction Cost Estimate	**$1,061,000**

RECOMMENDATION

I recommend the City Council conduct a public hearing and approve the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation Project.

BUDGET IMPACT

The funding plan for the Project is as follows:

Project	Fiscal Year	Fund Description	Fund Amount
5581500023	2026	SRF Loan	$1,100,000
	Total Project Funding		**$1,100,000**

ACTION TO BE TAKEN

I respectfully request holding a public hearing and adopting the attached resolution approving the plans, specifications, form of contract, and estimated cost for the 2026 Terminal Street Pumping Station Rehabilitation Project.

Attach.
cc: Crenna Brumwell, City Attorney
Jenny Larson, Chief Financial Officer
Gus Psihoyos, City Engineer

DORSEY
DORSEY+WHITNEY LLP

April 23, 2026

VIA EMAIL
Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: 2026 Terminal Street Pumping Station Rehabilitation Project
Our File No. 430411-28

Dear Jenny:

We have prepared and attach the proceedings related to the hearing on, and approval of, the plans and specifications, form of contract and estimate of cost for the 2026 Terminal Street Pumping Station Rehabilitation Project.

The materials attached include the following items:

1. Minutes of the May 4, 2026, City Council meeting covering the hearing on the plans and specifications. If there are no objections filed and if there are no objectors present at the meeting, please insert the word "no" in the blank space provided. If there are objectors, they should be listed with their names and the nature of their objections.

2. Resolution finally approving and confirming plans, specifications and form of contract.

3. Attestation Certificate with respect to the validity of the transcript.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact Emily Hammond or me.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Deron Muehring
Crenna Brumwell
Adrienne Breitfelder
Strand Associates, Inc.

MINUTES OF MEETING TO APPROVE PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST

430411-28 (L)

Dubuque, Iowa

May 4, 2026

The City Council of the City of Dubuque, Iowa, met on May 4, 2026, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, pursuant to published notice.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

• • Other Business• •

PUBLIC HEARING

The Mayor announced that this was the time and place set for hearing on the plans and specifications, form of contract and estimate of cost for the proposed 2026 Terminal Street Pumping Station Rehabilitation Project.

Upon investigation, it was found that _____ persons had appeared and filed objections to the proposed plans, specifications, form of contract and estimate of cost for the 2026 Terminal Street Pumping Station Rehabilitation Project as follows:

(Insert the word "no" in the blank space above or list here the names of objectors and the types of objections, if any are filed.)

The City Council heard said objectors and evidence for or against the proposed 2026 Terminal Street Pumping Station Rehabilitation Project; whereupon, the Mayor declared the hearing closed.

MOTION TO APPROVE RESOLUTION

Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said motion duly carried and the resolution adopted as follows:

RESOLUTION NO. ____

Resolution giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the 2026 Terminal Street Pumping Station Rehabilitation Project

WHEREAS, the City Council of the City of Dubuque, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed 2026 Terminal Street Pumping Station Rehabilitation Project (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on May 4, 2026;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 4, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • Other Business• •

On motion and vote, the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
DUBUQUE COUNTY SS:
CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, hereby certify that the attached is a true, correct and complete transcript of the proceedings had and action taken by the City Council up to the present time in connection with the 2026 Terminal Street Pumping Station Rehabilitation Project, including a true, correct and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 6.

ITEM TITLE:	Tri-State Modelers Lease Agreement
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Public Hearing and Approval of a Lease Agreement by and Between the City of Dubuque, Iowa and the Tri-State Modelers
2. Tri-State Modelers Lease Agreement Memo 5-2026
3. TriStateModelersLease_01202026ALW Signed
4. Approving Lease Resolution- Tri-State Modelers 2026

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Public Hearing and Approval of a Lease Agreement by and Between the City of Dubuque, Iowa and the Tri-State Modelers

DATE: April 26, 2026

Parks and Recreation Director Matthew Kalcevich is recommending City Council adopt the attached resolution approving a Lease Agreement between the City of Dubuque, Iowa and the Tri-State Modelers.

The Parks and Recreation Commission reviewed the proposed lease agreement and unanimously approved at their March 10, 2026, meeting.

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
Matthew Kalcevich, Parks and Recreation Director
Steve Fehsal, Park Division Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Matthew K. Kalcevich, Parks and Recreation Director

SUBJECT: Public Hearing and Approval of a Lease Agreement by and Between the City of Dubuque, Iowa and the Tri-State Modelers

DATE: April 23, 2026

INTRODUCTION

The purpose of this memo is to request the City Council to adopt the attached resolution approving a Lease Agreement between the City of Dubuque, Iowa and the Tri-State Modelers.

BACKGROUND

The City's current lease agreement with the Tri-State Modelers is in full effect and expires on April 30, 2026.

DISCUSSION

The Tri-State Modelers Club have leased a portion of FDR Park for many years to operate a remote-controlled model airplane complex.

The current lease agreement executed in 2019 is a (1) one-year lease with five (5) one-year renewal terms and will expire on April 30, 2026. The proposed lease is a (1) one-year lease with five (5) one-year renewal terms and would expire on April 30, 2032, if annually renewed.

The proposed lease agreement was reviewed, updated, and approved by the City's Legal Department. The proposed lease agreement has also been reviewed, approved, and signed by the Tri-State Modelers.

The Parks and Recreation Commission reviewed the proposed lease agreement and unanimously approved at their March 10, 2026, meeting.

ACTION REQUESTED

I respectfully request the City Council adopt the attached resolution approving a Lease Agreement between the City of Dubuque, Iowa and the Tri-State Modelers.

Prepared by Steve Fehsal, Park Division Manager

LEASE AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
TRI-STATE MODELERS

THIS LEASE AGREEMENT, dated for reference purposes the _____ day of _____, 2026, is made and entered into by and between the City of Dubuque, Iowa (the "City"), whose address for the purpose of this Lease Agreement is 2200 Bunker Hill Road, Dubuque, Iowa, and Tri-State Modelers (the "Club"), whose address for the purpose of this Lease is 1260 Alta Vista St, Dubuque, Iowa, 52001.

WHEREAS, City is the owner of a public facility known, called and named Franklin D. Roosevelt Park (the "Park"); and

WHEREAS, Club desires to lease a section of the Park shown on Exhibit A (the "Leased Premises") from City to fly remote controlled model airplanes; and

WHEREAS, City agrees to lease the Leased Premises to Club but only upon the terms and conditions set forth herein.

NOW, THEREFORE, the parties hereto mutually agree as follows:

SECTION 1. TERM OF LEASE AGREEMENT. This Lease Agreement is for a term of one (1) year commencing May 1, 2026, and terminating at midnight on April 30, 2027. This Lease Agreement shall automatically renew upon expiration from year-to-year, for a total of five (5) one-year renewal terms, upon the same terms and conditions, unless either party gives due and timely written notice of its desire to terminate this Lease Agreement pursuant to Section 12.2 of this Lease Agreement.

SECTION 2. RENT. The annual rental of $300.00 must be paid to City by Club on or before the 1st day of May, 2026, and on or before May 1 of each renewal term.

SECTION 3. USE OF THE LEASED PREMISES. Club agrees that during the term of this Lease Agreement, the Leased Premises will be used exclusively for the flying of remote controlled Unmanned Aerial Systems provided operators agree to comply with all federal, state, and local laws and regulations governing such operations. Club may not allow the Leased Premises to be used by any other individuals, groups, organizations, or agencies without the prior written permission from City's Parks and Recreation Director.

SECTION 4. GROUNDS AND BUILDING MAINTENANCE.

4.1 Club is responsible for all roadway maintenance from the access gate to the landing strip, to the level determined by Club for Club's use.

4.2 Club must maintain all grounds and improvements, including but not limited to grass cutting, walkway, tree, flowerbed, and general grounds maintenance.

4.3 Club must maintain all buildings and improvements, including but not limited to interior and exterior building repair and painting, and roof repair and maintenance.

4.4 Club may not make any material improvements or modifications to the Leased Premises without the prior written approval of City's Parks and Recreation Director , and such approval will not be unreasonably withheld.

4.5 All improvements made by Club must be built, erected, and maintained in strict conformity with all applicable federal, state, and municipal statutes and ordinances, and rules and regulations of City's Park and Recreation Commission.

SECTION 5. UTILITIES AND REFUSE. Club must keep the Leased Premises free of litter and trash at all times and provide for the removal of trash from the Leased Premises. City will not provide for trash collection.

SECTION 6. MANAGEMENT AND CONTROL. Club has the sole management authority and control of the Leased Premises.

SECTION 7. MONIES AND CONTRIBUTIONS. Club must provide the monies required to operate, maintain, and improve the Leased Premises.

SECTION 8. CONTROL AND ACCESS.

8.1 Except during times when Club holds events open to the public, Club must keep the control gate to the main section of the Park closed at all times. Club must require that each club member who enters the Park must close the gate upon entering. When club members are not present the gate must be locked.

8.2 City will provide Club with a padlock for the control gate and distribute keys to Club.

8.3 Club must direct its members, when using the Leased Premises, to proceed directly to the landing strip and not use the remaining sections of the Park, unless to retrieve a downed aircraft. Club may not hold any special events at the Leased Premises without the prior written approval of City's Parks and Recreation Director.

SECTION 9. INSURANCE. Club must maintain at all times during the term of this Lease Agreement insurance as set forth in the attached Insurance Schedule A.

SECTION 10. INDEMNITY. Club agrees to indemnify and hold harmless City, its officers, and employees, from any and all damages or claims whatsoever, to persons or property, arising out of this Lease Agreement or by reason of Club's use or misuse of the Leased Premises.

SECTION 11. ASSIGNABILITY. Club may not assign or transfer any interest in this Lease Agreement without the prior written approval of City. Such prohibition includes contracts with third parties for custody, management, or operation of the Leased Premises or any part thereof.

SECTION 12. TERMINATION.

12.1 In the event either party fails to keep, perform, or observe in a timely and proper manner any of its covenants or obligations under this Lease Agreement and any such violation is not cured or remedied within thirty (30) days after the date the party receives written notice from the other party of such failure or violation or, if not practicable to cure or remedy such failure or violation within such thirty-day period, within such longer period as is reasonable under the circumstances, and as is specified in such notice, then, in such event, the other party may, at its option, terminate this Lease Agreement by

written notice to the other. Upon termination, City has the right to enter the Leased Premises and assume exclusive use and control thereof.

12.2 This Lease Agreement may also be terminated by either party for any reason with or without cause upon sixty (60) days written notice delivered to the other party.

12.3 Upon termination of this Lease Agreement, for any cause whatsoever, Club, at the option of City, agrees to surrender possession of the Leased Premises in its condition as when first leased or to restore the leased premises to substantially the same condition, ordinary wear and tear excepted.

SECTION 13. INSPECTIONS. City reserves the right to conduct periodic inspections of the Leased Premises for the purpose of determining whether the terms and conditions of this Lease Agreement are being promptly and faithfully performed by Club.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

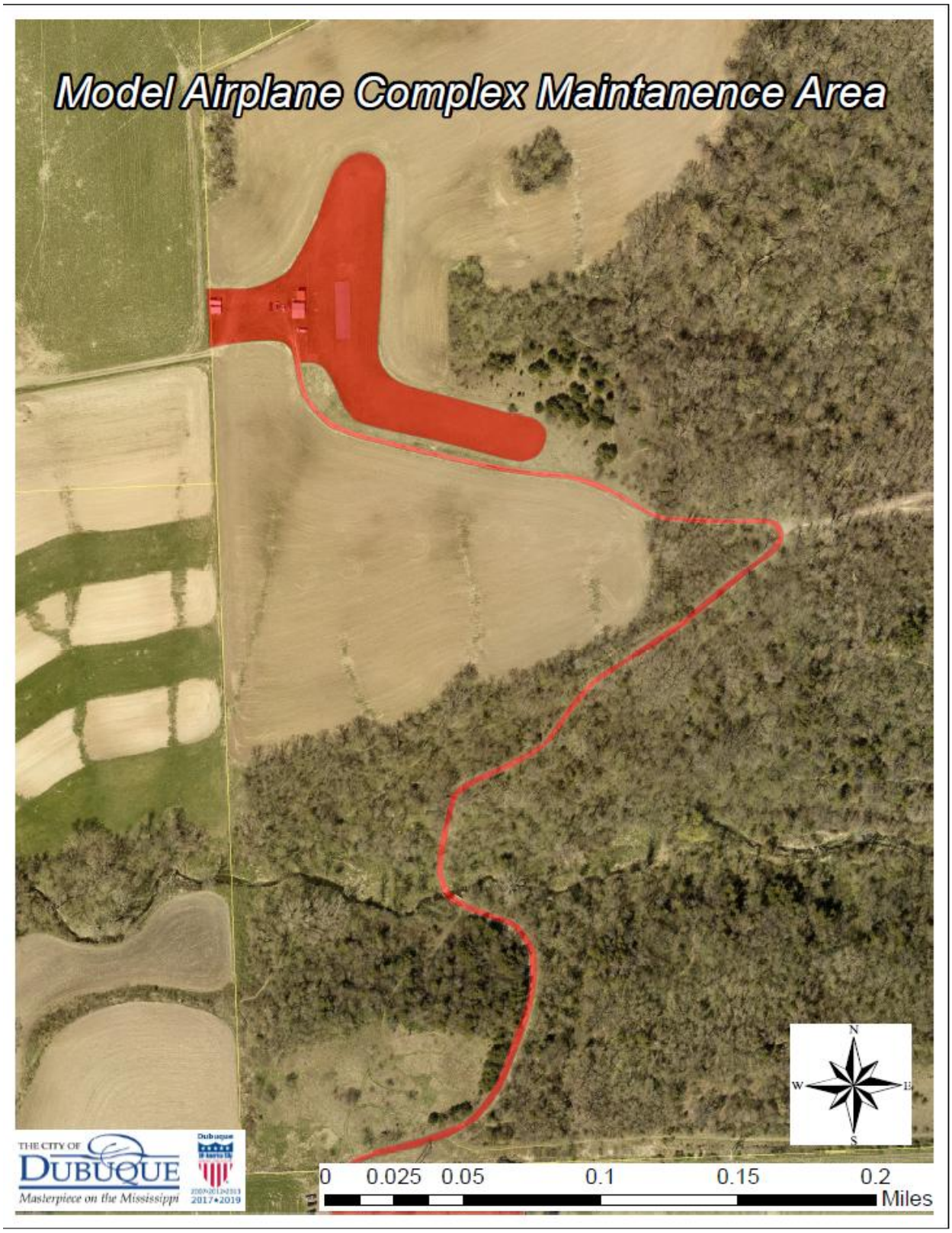
By: _____
Adrienne N. Breitfelder, City Clerk

TRI-STATE MODELERS

By: _____
Adam Eikamp
President

EXHIBIT A

THE LEASED PREMISES



City of Dubuque Insurance Requirements for Lessees of City Property and Right of Way Licensees or Permittees

INSURANCE SCHEDULE A

1. Lessee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Lease Agreement dated _____.

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 lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.

6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.

8. If lessees, licensees, or permittee limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.

9. Lessee, licensee, or permittee shall require all subcontractors and subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.

10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include the agent's name, phone number and email address.

12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.

13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in risk or other special circumstances during the term of the agreement, subject to the written mutual agreement attached hereto.

INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with the ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
3) Include endorsement indicating that coverage is primary and non-contributory.
4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
5) Include additional insured endorsement for:
   The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
6) Policy shall include Waiver of Right to Recover from Others Endorsement.
7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	$100,000
	Each Employee-Disease	$100,000
	Policy Limit-Disease	$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability

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

Coverage required: ___ Yes No

Combined Single Limit $1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If permittees do 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) POLLUTION LIABILITY

Coverage required: ___ Yes No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for the abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution products and completed operations coverage shall also be covered.

Each occurrence	$2,000,000
Policy Aggregate	$4,000,000

1) Policy to include job site and transportation coverage.
2) Include additional insured for:
   The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
3) Include Preservation of Governmental Immunities Endorsement.
4) Provide evidence of coverage for 5 years after completion of project.
5) Include endorsement indicating that coverage is primary and non-contributory.
6) Policy shall include waiver of right to recovery from others endorsement.

E) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

___ Yes No

Amount $_____

Include the City of Dubuque as Lender Loss Payable.

F) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS $1,000,000

___ Yes No

The General Liability, Automobile Liability and Employer's Liability insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of

the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation AND Primary and Non-contributory in favor of the City.

G) FLOOD INSURANCE

___ Yes X___ No

If Required Coverage $_____

City of Dubuque Insurance Requirements for Lessees of City Property and Right of Way Licensees or Permittees

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)

Prepared by Matthew Kalcevich, Parks and Recreation Director, 2200 Bunker Hill Road, Dubuque, IA 52001, (563) 589-4263
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. -26

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

WHEREAS, the City of Dubuque, Iowa (City) has tentatively entered into a Lease Agreement with Tri-State Modelers subject to City Council approval, under which Tri-State Modelers will lease the following-described real property on 14000 N Cascade Road in Dubuque County, Iowa (the Property):

Franklin Delano Roosevelt Park: Lot 1 of the west half of the northeast one-quarter of Section 4, Township 88 North, Range 2 East of fifth principal meridian in Dubuque County, Iowa and Mineral Lots 272 and 273, Lot 1 of Mineral Lot 271, Lot 1 of Mineral Lot 274, and Lot 1 of Mineral Lot 276 in Dubuque Township, Dubuque County, Iowa; and

WHEREAS, Tri-State Modelers desires to lease the property for a term of one-year with five (5) renewable one-year terms during the lease period and continue to operate a remote-controlled model airplane complex; and

WHEREAS, pursuant to a published notice, a public hearing was held on the proposed Lease Agreement on May 5, 2026; and

WHEREAS, the City Council finds that it is in the best interest of the City of Dubuque to approve the Lease Agreement, subject to the required public hearing.

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

Section 1. The Lease Agreement attached hereto is hereby approved.

Section 2. The Mayor is hereby authorized and directed to sign the Lease Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 5th day of May, 2026.

Attest: Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

Copyrighted
May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 1.

ITEM TITLE: Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundaries

SUMMARY: 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

SUGGUESTED DISPOSITION: Receive and File; Council

ATTACHMENTS:

1. MVM Memo Big A Auto – Request to Alter Broadway Street Neighborhood Conservation District Boundaries
2. Staff Memo

3. Big A Auto Letter
4. 2327 Central Avenue Photo
5. 2311 Central Avenue Photo
6. Broadway Street Neighborhood Conservation District Map
7. HPC Notice of Decision
8. Application
9. HPC Staff Report
10. 2000 Jim Jacobsen Iowa Site Inventory Form
11. Iowa Site Inventory Form - Not Dated
12. 1973 Lawrence Sommers - Historic Sites Field Survey
13. Iowa Site Inventory Form - Not Dated #2
14. Iowa Site Inventory Form - 2311 Central Ave
15. Encyclopedia Dubuque
16. Central Avenue Block Map
17. 2311 Central Avenue Beacon - Dubuque County, IA - Parcel Report_ 1024126033
18. 2327 Central Avenue Beacon - Dubuque County, IA - Parcel Report_ 1024126033
19. Ordinance - Removal of 2311 Central Avenue
20. Ordinance - Removal of 2311 & 2327 Central Avenue
21. Public Input from Owner Dan Reavis

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: Big A Auto – Request to Alter Broadway Street Neighborhood Conservation District Boundaries

DATE: April 29, 2026

Wally Wernimont is recommending City Council uses the information in his memo, enclosures, applications, maps and minutes 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.

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

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

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

DATE: April 24, 2026

RE: **Big A Auto – Request to Alter Broadway Street Neighborhood Conservation District Boundaries**

INTRODUCTION

The purpose of this memo is to provide information to the City Council regarding a request submitted by Dan Reavis, owner of Big A Auto, to alter the boundaries of the Broadway Street Neighborhood Conservation District. Specifically, Big A Auto is requesting the removal of 2311 Central Avenue (Big A Auto Building) and 2327 Central Avenue (Former Fagans Shoe Repair (c.1988-2021 and the Schmid Bros. & Co Beer Hall, and subsequent beer halls, 1855-1986) from the conservation district.

BACKGROUND

On behalf of Big A Auto, Dan Reavis, property owner, submitted a formal request to the City Clerk seeking the removal of the 2311 and 2327 Central Avenue from the Broadway Street Neighborhood Conservation District. The owner has indicated that the reason for removal of 2327 Central Avenue is because the building is unsafe, has lost much of the historic character over time, and is no longer practical or realistic to preserve.

What is a Conservation District?

The Unified Development Code defines a conservation district as:

> CONSERVATION DISTRICT: An area designated by ordinances of the city council which:
> A. Has defined geographic boundaries;
> B. Contains contiguous pieces of property under diverse ownership;
> C. Encompasses areas of historically and architecturally significant buildings, sites, structures, objects, or districts, including potential national or local historic districts; and
> D. Is important to maintain and preserve for its economic and social value and as a neighborhood or area of affordable housing.

Establishment of the Broadway Street Neighborhood Conservation District
On February 10, 1975, the City Council adopted Ordinance No. 7-75, designating seven neighborhoods, including the Broadway Street Neighborhood, as areas containing notable concentrations of historically and architecturally significant buildings. The ordinance recognized that preserving and maintaining these structures serves the public interest, while unchecked demolition could undermine future City efforts to protect these valuable cultural and architectural assets. Therefore, the ordinance established a temporary delay on the demolition of such significant buildings, allowing the City Council sufficient time to explore viable alternatives to demolition. (see attached Broadway Street Neighborhood Conservation District Map)

Demolition Permit in Conservation Districts
Demolition permits in conservation districts are reviewed by the Historic Preservation Commission (HPC). Property owner(s) or applicants with property owner's permission submit an application to the HPC. The HPC then reviews the application and documentation and makes a determination as to the following:

1) Whether the building proposed for demolition has historic or architectural significance to the community.

2) Whether denial of the proposed demolition permit would prevent the property owner from earning a reasonable economic return on the property.

If the HPC finds that denial of the application would prevent the property owner from earning a reasonable economic return on the property, or that the building does not have any historical or architectural significance to the community, the HPC will approve the application.

If the commission finds that denial of the application would not prevent the property owner from earning a reasonable economic return on the property, and that the building has historical or architectural significance to the community, the HPC will deny the permit application.

HPC Demolition Permit Review of 2327 Central Avenue
On April 18, 2024, the HPC reviewed and approved a demolition permit request to remove the rear sections of 2327 Central Avenue noting that demolition of the rear portion of the structure would not detract from the historic front portion of the structure. The following are the minutes of the meeting:

Staff Member Happ Olson presented the staff report noting the previously established levels of significance for the property, the structural history of the property, reviewed a number of images, and described the state of the structure currently. Happ Olson also discussed the proposed partial demolition. She found that the 1979 Kriviskey survey noted city/state/national significance and the 2005 Jacobsen survey noted the building was National Register eligible. She noted that the front portion of the building was the former beer hall and has historic

significance. The portion to be demolished is located at the rear of the structure and appeared to be in poor condition.

Staff also reminded the Commission of their role, which is to review the information and decide as to the following:

> *1. Whether the building proposed for demolition has historic or architectural significance to the community; if so*
>
> *2. Whether denial of the proposed demolition permit would prevent the property owner from earning a reasonable economic return on the property.*

Staff concluded that the owner is requesting demolition only and has not submitted an Economic Nonviability application for this portion of the structure.

At the meeting, Dan Revis, 16755 Budd Road, spoke in favor of the request. He said the rear portion of the building is in terrible shape, that it does not look nice, that none of the windows are original. He said it would cost a fortune to repair the rear portion but said the front is salvageable. He said the retaining wall which is crumbling onto the neighboring property will also need to be replaced.

Staff noted that the entire rear of the property was parged and it is difficult to determine the condition of the structure underneath. She pointed to the corner of the building where it appeared a damaged downspout had led to severe water damage.

The commissioners discussed the proposal noting that the property owner inherited some of the damage by neglect. Esser noted that the entire rear of the building is in poor condition and the amount of damage on the corner is significant. Doyle noted that the beer hall at the front of the building is clearly historic, and the rear would likely have its own importance but noted removal of the rear would not damage the integrity of the front portion. Monk concurred with previous statements relating to history and function. Pettitt concurred and stated the front portion of the building stands on its own as a historic structure. The Commission discussed whether an approval could be granted to demolish the rear given there is general agreement that the front portion is historic. Staff member Happ Olson noted that the review is an interpretation and that they have the option to view the two portions separately and then determine if the demolition would impact the historic property.

Motion by Monk, seconded by Esser, to approve the application as submitted noting that demolition of the rear portion of the structure would not detract from the historic front portion of the structure. Motion carried by the following vote: Dement, Doyle, Esser, Gau, Monk, and Pettitt; Nay – none.

Note: Attached are the following documents as it relates to April 18, 2024, approval of the demolition request to remove the rear additions:

- HPC Notice of Decision
- Demolition Review Application
- HPC Demolition Permit Staff Report
- 2000 Jim Jacobsen – Iowa Site Inventory Form
- Iowa Site Inventory Form – Not Dated
- 1973 Lawrence Sommers – Historic Sites Field Survey
- Iowa Site Inventory Form – Not Dated
- Encyclopedia Dubuque – Iowa Brewery (www.EncyclopediaDubuque.org), 04-08-2024

Architectural and Historic Significance of 2327 Central Avenue

As noted in the staff report, surveys and minutes of the HPC, the existing building at 2327 Central Avenue is identified as being not only Architecturally Significant but Historically Significant.

> *The following is the narrative statement of significance from the Jim Jacobsen Survey:*
>
> *This building is historically significant under Criterion A for its association with the Schmid Brothers Brewery and under Criterion C for its being a relatively unaltered vernacular brick industrial building of large proportion and an early date. Apart from some curing caves in the bluffs, this is the only surviving building from a large number of large German-owned breweries which fronted along Couler/Central Avenue and occupied sites throughout the city. Two commercial brewery complexes survive from the later brewery period, but this property alone represents and interprets the large number of earlier breweries which served the city and region throughout its history.*
>
> *Schmid Brewery was the first Dubuque brewery to bottle its product for home use. It was originally built of stone in 1855 by founder Titus Schmid. The brewery proper was four stories high with a three-story kiln and malt house. It was one of the city's largest breweries with an annual capacity of 5,000 barrels and a payroll of 12 employees. In 1892 it consolidated with three other breweries to form Dubuque Brewing & Malting Company and the massive new facility in the north Cooler Valley resulted in the mid-1890s. This plant became Dubuque Weiss Beer Company. It closed down operations in 1910. The Artesian Bottling Works, producers of soda water, then operated from this site. Their grapefruit drink was particularly popular. In 1938 John Shanahan purchased the plant from Gus Meyer. The main complex burned in 1945 (Lyon, p. 402).*
>
> *City directories list Titus Schmid and B. Scherr as residing at or near this property and as brewery operators from 1857 through 1868, and as Iowa Brewery from 1868-71. Michael Blumenauer resided there and ran the Iowa*

Brewery. The brewery was listed as M. Blumenauer's 1873-75, William Meuser's 1877-84, again as Schmid Brothers (Alphonse and Titus Schmid) 1886-91. Schmidt's Hall is separately listed 1899-1900, operated by Alphonse J. Schmid and his wife Ida. The Schmidts lived in the same building and represented the Dubuque Malting Company. The building was a saloon and residence as of 1908. Frank F. Spahn ran the saloon, sponsored by the Dubuque Weiss Beer Company. Residents included Agatha M., John F., Ruth, and Augusta B. Spahn. It was still Spahn's Hall 1911-12.

The 1884 Sanborn Map addresses this property as 2227-29 Couler/Central Avenue. It served as the public front for Schmid Brewery. That complex sat directly behind this building and consisted of a huge square two-story malt house and associated structures. This building was curiously divided into a beer hall on the north two-thirds, and saloon to the south. A one-story frame office adjoined this building to the south. The same facility is depicted on the 1891 Sanborn Map. Spahn's Hall, Dubuque Weiss Beer Company, Demkier Brothers Broom Works, and Frank I. Meyer occupied the building as of 1911-12. The Artesian Bottling Works (F. X. Goehlen, later Mrs. M. U. Schenker, proprs.) and Schmidt's Hall was here 1925-1934, as was the Arcade Tavern.

Architectural and Historic Significance of 2311 Central Avenue

Planning Staff have determined based on historical documentation which includes building permit/water tap records, Sanborn Fire Insurance Map, historical surveys, etc. that the building is not architecturally or historically significant.

The following is the narrative state of significance:

The Kriviskey 1978-79 city-wide survey identifies the subject structure as non-supportive. This area was included in Phase I of the early 21st Century surveys led by Jim Jacobsen though none of the structures at the property are noted in any way. The structures are not identified as contributing and no ISIF form exists. Staff analysis of the new 1993 section which is in front of the 1958 section is that it is a non-descript storefront that has neither historic nor architectural value. The removal of the gas station to create the 1993 new section removed context for rear bays, which do not appear to have historic or architectural value.

REQUESTED ACTION

In accordance with the Unified Development Code, Dan Revis of Big A Auto has submitted a written request to the City Council to alter the boundaries of the Broadway Street Neighborhood Conservation District to exclude the properties at 2311 and 2327 Central Avenue.

Under the Unified Development Code's Chapter 10 Historic Preservation Commission Applications and Procedures is the process for requesting an alteration of a conservation district.

Process for Establishment, Expansion or Alteration of Conservation District: Any person may request that the city council establish, expand or alter a conservation district. The process for establishment, expansion or alteration of a conservation district is as follows:

1. A written request for the establishment, expansion or alteration of a conservation district must be submitted to the city clerk. At its next regular meeting following receipt of the request by the city clerk, the city council may:
    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.

2. At its next regular meeting, if a referral is made to it by the city council, the Historic Preservation Commission will review the request, and make a recommendation to the city council to:
    a. approve or deny the request, or
    b. to table the request for additional information for a specified period not to exceed sixty (60) days.

Failure of the commission to act on the request within the sixty (60) day period, unless the applicant requests and the commission grants an extension of such time, constitutes commission approval thereof. The recommendation of the commission will be transmitted to the city clerk. The city clerk will promptly transmit the recommendation and the application to the city council for its consideration. In determining whether to recommend approval or denial of the request, the commission will consider whether the proposed conservation district, or the expansion or alteration of the district, has historic or architectural significance to the community.

3. At its next regular meeting following receipt of the recommendation of the commission by the city clerk, the city council will approve or deny the request or refer the nomination back to the commission for modification.

DISCUSSION

As you will notice, there are no set criteria for the City Council to follow when making a determination on alteration of a conservation district. This allows the City Council to weigh multiple factors when determining whether to approve the alteration to the district boundaries. The following are some criteria the City Council may use to make a determination:

Conservation District

The Unified Development Code defines a conservation district as one that:

A. Has defined geographic boundaries;
B. Contains contiguous pieces of property under diverse ownership;
C. Encompasses areas of historically and architecturally significant buildings,

sites, structures, objects, or districts, including potential national or local historic districts; and
D. Is important to maintain and preserve for its economic and social value and as a neighborhood or area of affordable housing.

Criteria D notes it is important to maintain and preserve buildings for their economic and social value as a part of a neighborhood or area of affordable housing. Buildings located close to a front property line often play a structural and functional role that extends beyond the individual parcel. They help define the street edge, support continuity of the urban fabric, and contribute to the overall sense of place. When this massing is removed, it can create a gap that feels abrupt or unfinished, which may weaken the cohesion of the surrounding block.

From a social perspective, buildings that define continuous street walls often support pedestrian activity, informal community interaction, and neighborhood identity. When that continuity is broken, the area may become less walkable and feel less cohesive, which can gradually weaken the neighborhood's social fabric over time (See Central Avenue Block Map).

Mixed-Use Building

The building at 2327 Central Avenue is classified as a mixed-use building. Under the City of Dubuque Unified Development Code (UDC), a mixed-use building is generally defined as a development that includes two or more different types of uses within the same building or site. These uses can include combinations such as residential housing, retail shops, offices, or other compatible commercial or civic uses.

In simple terms, it means one building is designed to serve more than one purpose. For example, apartments or homes on upper floors with businesses like a café, store, or office on the ground floor. The UDC allows and encourages this type of development in appropriate areas because it supports more active, walkable, and flexible neighborhoods while still following zoning for compatibility and scale.

Mixed-use buildings in older residential neighborhoods are helpful because they bring everyday services closer to where people live. When small shops, offices, or other uses are added to or built into homes or older buildings, people can walk to get what they need instead of driving. This makes the neighborhood more convenient and active, and it helps keep older buildings in use instead of sitting empty or falling into disrepair.

They also help keep neighborhoods feeling safer and more lively throughout the day. When there are people coming and going for different reasons like living there, working there, or shopping there: it creates more activity on the street. That "natural activity" can make areas feel more welcoming and better cared for. Over time, this mix of uses can help older neighborhoods stay stable, useful, and connected without losing their character.

Note: This structure has an active business (Dubuque Driving Academy 2021-present) in the commercial storefront following the closing of Fagan Shoe Repair and four apartments on the second floor.

Affordable Housing

The current building houses four apartments on the second floor. The Imagine Dubuque 2037 Comprehensive Plan sets a long-term vision for the city focused on creating "livable neighborhoods and housing" that offer a mix of quality, affordable, and accessible housing options for residents across income levels. The plan specifically supports reinvestment in existing neighborhoods and encourages housing strategies that maintain and strengthen established community fabric rather than reduce it. At the same time, recent City of Dubuque housing studies consistently show a significant shortage of housing units and a strong need to preserve and expand existing housing supply to meet demand, especially for working and middle-income households.

Within that context, removing four existing residential units can be viewed as counter to both the Imagine Dubuque goals and current housing needs. Reducing units in an established neighborhood also works against the goal of maintaining stable, livable neighborhoods by decreasing available housing options and potentially limiting affordability over time. In simple terms, when the city is already short on housing, taking units out of service makes it harder to meet community needs and maintain the balance of housing types that support neighborhood stability.

Another important factor is that this building already has existing infrastructure in place like access to streets, water, sewer, sidewalks, and utilities that are already built and maintained. Keeping and reusing housing makes efficient use of that investment. When units are removed, it does not just reduce housing, it can also weaken the return on that infrastructure and push growth outward instead. That outward expansion often leads to "sprawl," where the city must extend roads and utilities farther out, which is more expensive for taxpayers and less efficient than using what is already in place. In contrast, maintaining housing in established areas supports stronger neighborhoods while making better use of existing public investment. The continued support of mixed use development helps make existing neighborhoods safer and more vibrant.

Properties are located on separate lots

The properties at 2311 Central Avenue and 2327 Central Avenue are located on separate lots (See City Assessor Records and maps). With the property at 2327 Central Avenue being acquired by the applicant in 2018. An alternative to demolishing 2327 Central Avenue would be to sell the property to another party who may be interested in rehabilitating and reusing the building. This approach could allow the structure to be preserved while providing an opportunity for redevelopment and continued use by a new owner.

City plans for the Upper Central Avenue corridor, as outlined in recent planning efforts, focus on reinvestment, revitalization, and encouraging the reuse of existing buildings rather than vacancy or removal. A key goal for the corridor is to strengthen its role as a

mixed-use, neighborhood-serving area where housing, small businesses, and community uses can coexist. This vision is already being reflected through ongoing and recent redevelopment activity, including the adaptive reuse of properties such as the Holy Ghost School and Convent and other structures along Central Avenue. These projects demonstrate a broader pattern of investing in existing buildings to maintain neighborhood character while bringing new life and uses into underutilized properties.

Additional reinvestment is also occurring at important nodes within the corridor, including the rehabilitation of the former pharmacy at the corner of Central and Diagonal Streets (2541 Central Avenue) into a mixed-use development, the nearby investment in 2535 Central Avenue apartment building, and new businesses like Convivium's redevelopment of 2900 Central Avenue as a community kitchen and program space, These types of projects support the city's goal of creating more active and functional neighborhood centers. Planned infrastructure improvements, including the addition of a cycle track along White Street, further support these goals by improving safety, accessibility, and multimodal connectivity. Together, these efforts reflect a coordinated strategy to support redevelopment, reuse existing structures where possible, and strengthen the corridor as a more vibrant and connected part of the city.

RECOMMENDATION

Planning Services Staff recommend that the City Council uses the information in this memo, enclosures, applications, maps and minutes 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.

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

Enclosures

Permission from City Council requesting the alteration of a conservation district to not include the 2327 & 2311 Central Avenue

Subject: To Remove Structures at 2311 and 2327 Central Ave From the Conservation District

Executive summary

I am requesting approval to remove the 2327 central Ave building and Big A Auto building from the conservation district, the 2327 building which is severely dilapidated, partially historically significant building on my property, it may have been historic at one time but over the years and previous owners neglect and changes to the property no longer looks like the historic building it was once a long time ago and is in serious decay.
Justification for partial demolition of the back half has already been approved by the commission,- Safety & liability: The existing structure is in advanced decay, presenting structural and public-safety hazards. Partial removal has reduced risk but leaving the remainder creates ongoing safety exposure.
- Historic mitigation: While the building has some historic value, its current condition limits adaptive reuse and to badly altered by previous owners and no longer presents itself as "HISTORIC" Therefore requesting the city council to allow properties be removed from the conservation district.

Sincerely,

Dan Reavis
Owner, Big A
2311 Central Ave, Dubuque
563-599-5742 | Dan@Bigaautodbq.com

RECEIVED
2025 APR 13 AM 11:36
City Clerk's Office
Dubuque, IA

2327 Central Avenue

2311 Central Avenue – Big A Auto

Broadway Street Neighborhood Conservation District
CARROLL ST
GREELEY ST
KING ST
FULTON ST
DIAGONAL ST
TRAUT TERRACE
BROADWAY ST
WHITE ST
E 26TH ST
JACKSON ST
WASHINGTON ST
E 25TH ST
CENTRAL AVE
DIVISION ST
W 24TH ST
E 24TH ST
CARR ST
2327
2311
W 23RD ST
VALERIA ST
FRANCIS ST
Subject Properties - 2311 & 2327 Central Avenue
Broadway Street Neighborhood Conservation District
Feet
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150
300
600
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Com
Dubuque Cou

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4805
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org

Dubuque All-America City NATIONAL CIVIC LEAGUE
THE CITY OF DUBUQUE
2007*2012*2013 2017*2019 *Masterpiece on the Mississippi*

HISTORIC PRESERVATION COMMISSION
NOTICE OF DECISION TO APPLICANT
DEMOLITION REQUEST

APPLICANT: Dan Reavis

OWNER: Dan Reavis

LOCATION: 2327 Central Avenue

DISTRICT: Broadway Place Conservation District

DATE OF PUBLIC MEETING/DECISION: April 18, 2024

The Historic Preservation Commission of the City of Dubuque, Iowa hereby renders and gives notice of its decision on the above-cited application in conformance with Title 16, Chapter 10 of the Unified Development Code.

APPLICATION: The applicant seeks to demolish rear sections of the structure.

PUBLIC MEETING: After notice, as required by law, a Public Meeting was held on April 18, 2024. Minutes of the meeting and copies of materials submitted in evidence and this notice of decision are on file in the Office of Planning Services, City Hall, Dubuque, Iowa.

FINDINGS: Based on the specific information presented at the Public Meeting and contained in the application, and in accordance with the applicable standards in the Unified Development Code, the Commission has determined that the application will meet the standards for granting a demolition permit, as required by Section 16-10-5 of the Unified Development Code.

DECISION: By a vote of 6-0, as indicated in the minutes, the Historic Preservation Commission granted the request as submitted, noting that demolition of the rear portion of the structure would not detract from the historic front portion of the structure. Expiration date is one year from the date of issuance.

Filed in the Office of Planning Services Department on the 19th day of April, 2024.

Thea Dement, Acting Chairperson
Historic Preservation Commission

cc: Applicant
Mike Belmont

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Added by Chris Olson, 03-25-24

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	Zoning Board of Adjustment	Development Services	Historic Preservation Commission
[ ] Amended PUD	[J] Conditional Use Permit	[~] Annexation	[x] Demolition Review Part 1a
[J] Rezoning/PUD/ID	[J] Special Exception	[H] Limited Setback Waiver	[J] Historic Revolving Loan
[ ] Text Amendment	[ ] Variance	[ ] Site Plan Simple	[ ] Certificate of Economic Non-Viability
[J] Simple Subdivision	[ ] Appeal	[ ] Site Plan Minor	[ ] Design Review Certificate of Appropriateness
[J] Preliminary Plat		[ ] Site Plan Major	[ ] Advisory Design Review (Public Projects)
[J] Major Final Plat		[ ] Simple Subdivision	[ ] Historic Designation
[J] Minor Final Plat		[3] Temporary Use Permit	
[ ] Waiver from Site Design Standards		[ ] Port of Dubuque/ Chaplain Schmitt Island Design Review	

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

A. Property Information

Site Location./Address: 2327 central ave

Legal Description/Parcel ID#/Subdivision: 1013382004

Existing Zoning: 2 Proposed Zoning: n/a Site Area (square feet/acres): 1300 (-29 acres for land)

Historic District: Broadway Street Neighborhood Conservation District .andmark: [ ] Yes 0 No

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

building has been modified over the years which really leaves no historic look and the additioned back 1/4 is deteriorated to the point of not being worth the amount of money to restore it, I woild like to remove the back 1300 **sq addition**

C. Applicant/Agent Information

Name: Dan Reavis Phone: 5635995742

/ jyAddress: 167 budd rd/2311 central ave City. Dubuque

'—— Jtate. ia zip; 52002 Emaj(: dan@bigaautodbq.com

D. Property Owner(s) Information

Name(s): Dan ReaVIS Phone:

Address: City:

State: Zip: Email:

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

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

Applicant/Agent: [signature] /w'? [signature] Date: ? 1/9/24

Property Owner(s): same Date:

FOR OFFICE USE ONLY

Fee $ 200.00 Ck# 4167 Dec Deash Received by Chris Happ Olson Date 03-25-24

DESCRIPTION OF PROPOSED PROJECT
(use additional pages as needed)

1) Does the property have historic or architectural significance? If not, please explain and disregard questions 2 and 3.

No

2) Are you earning an economic return from the property or have you considered any other alternative opportunities to do so? Please explain.

No

3) What incentives have you considered, including local, state and federal programs have you considered to assist in rehabilitation. The following link provides a list of some of the more frequently used resources in Dubuque: www.cityofdubuque.org/2234/Financial-Toolbox.

None

4) What is your timeline to demolish the building?

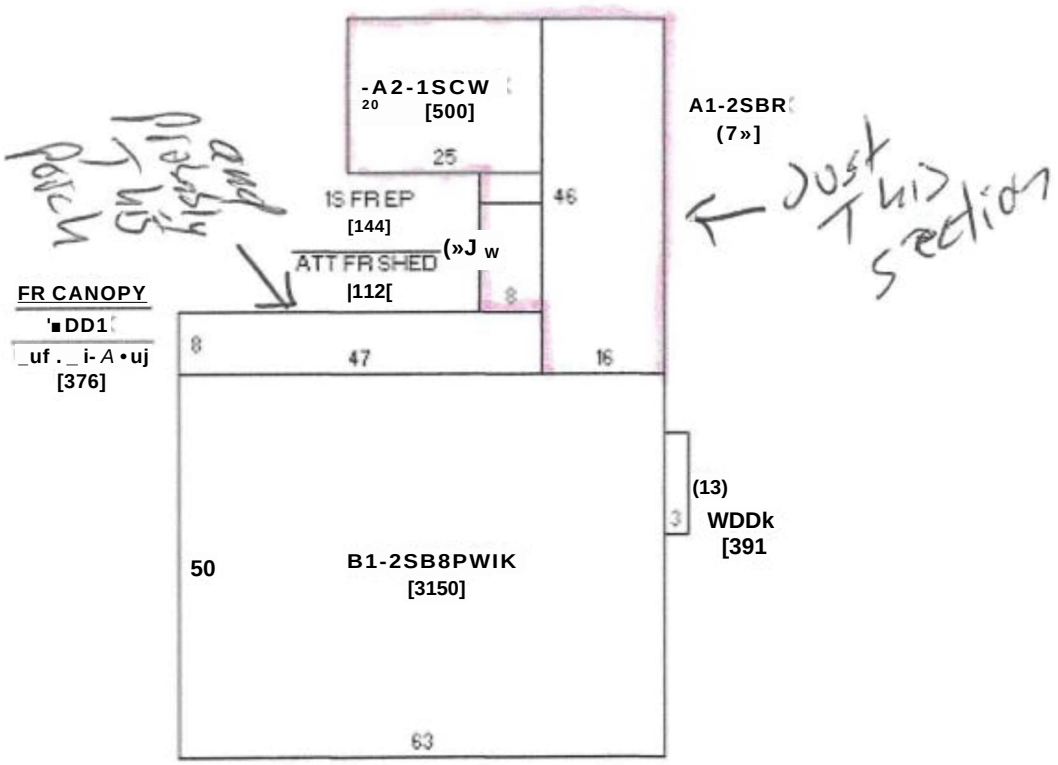
imedeiatly befor it crumbles Mike Sievers has looked at it

5) Please provide the name of contractor.

Rick Ehrlich Exc.)|t

Signature

3/19/24
Date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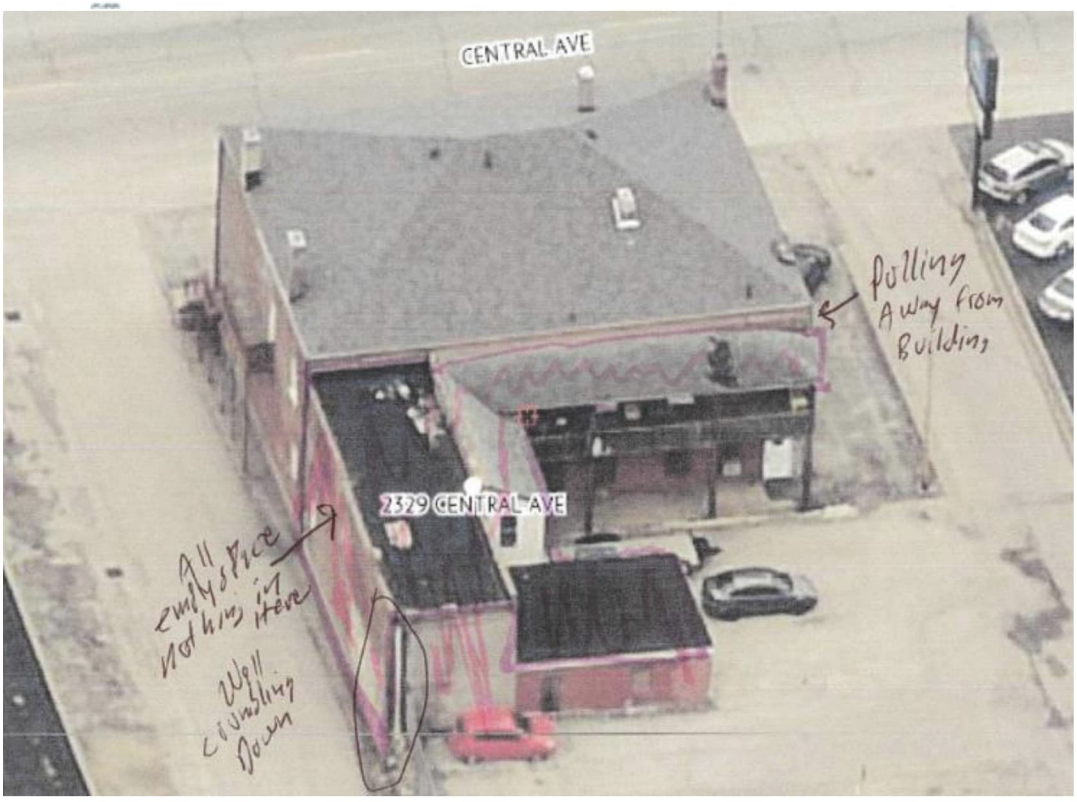
CENTRAL AVE
2329 CENTRAL AVE
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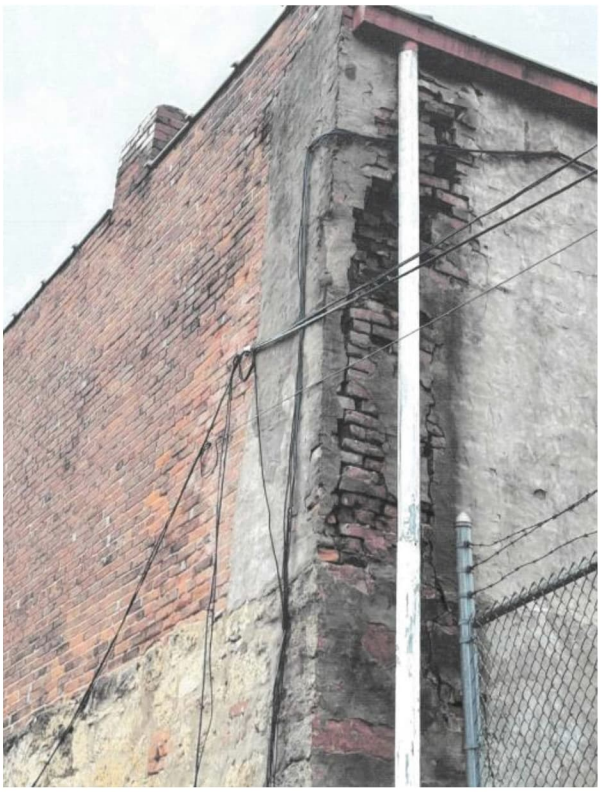
All employee Nothing in there
Wall caving Down

2329 CENTRAL AVE
guard fix wall
not sure if mine or city

2329 CENTRAL AVE

si<-



DEMOLITION PERMIT STAFF REPORT **Meeting Date: April 18, 2024**

Property Address: 2327 Central Avenue

Property Owner: Dan Reavis Properties LLC

Applicant: Dan Reavis

Project: Demolish rear section of property behind original front section

---

Conservation District: Broadway Street Neighborhood
National Register Historic District: n/a
Local Historic District: n/a

Landmark: No

Style: 2-part commercial block

Funding: No

Date Built: pre-1872

Present Land Use: Commercial

Existing Zoning: C-2

Level of Significance:
Included - Iowa Statewide Survey 1973
City/State/National Significance - Kriviskey 1978/79
National Register Eligible - Jacobsen 2005

Level of Rehabilitation:
Partial Demolition

Physical Characteristics: In Jim Jacobsen's 2005 Iowa Site Inventory Form #31-00429 he describes the property:

> **7. Narrative Description:**
>
> This hip roof two story massive brick double front was constructed as the brew hall for Schmid Brothers Brewery sometime prior to 1881. Simple in its design, the building (63x50) has a stone foundation and brick walls, a cast iron storefront, two centered entrances on the fagade and a row of nine second floor windows. Stone lintels and sills are plainly cut and unadorned and set nearly flush to the exterior wall plane.
>
> The Assessor dates the building to +/-1895 but the building is much earlier. There are five apartments on the second floor.

The structure has a series of additions at the rear. The brick extension pre-dates the 1884 Sanborn Fire Insurance Map.

Ownership and request for demolition: The structure is owned by Dan Reavis Properties, LLC with Dan Reavis as the applicant. The owner desires additional space in the lot for parking and/or a bay for the auto-service shop located the south of this property. The rear of the property is in a state of severe disrepair.

Contemporary Imagery

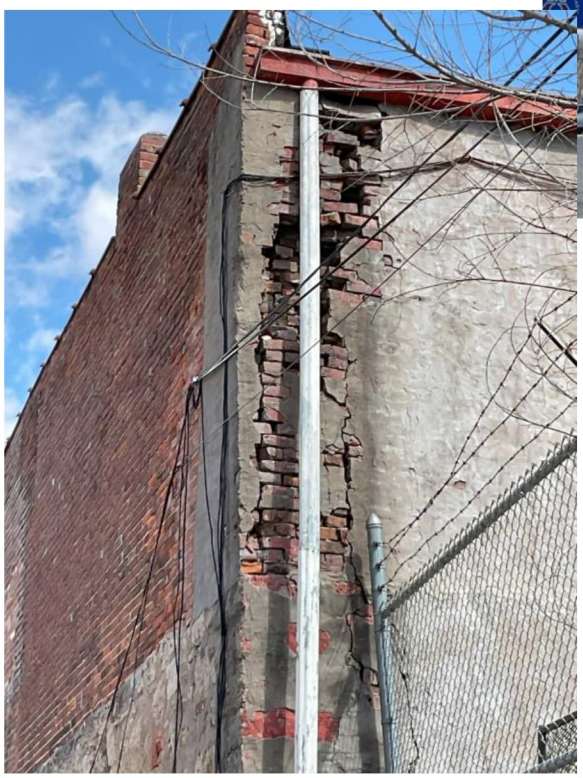
April 2024 Imagery

Right: Looking Northwest at main structure, with porch visible behind

Center right: Looking Southwest toward main structure, with pre-1884 section at rear

Lower right: Looking Northeast at rear sections

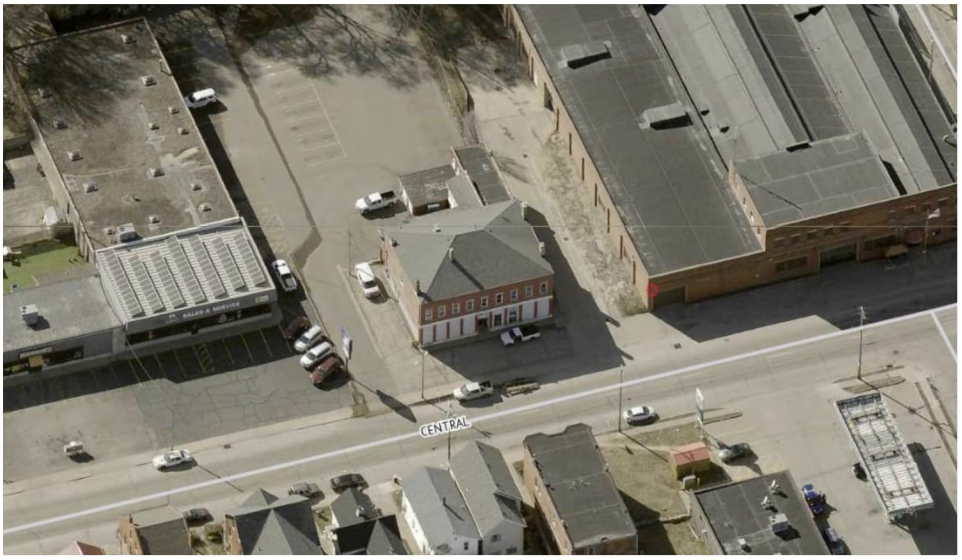
Below: Condition detail at Northwest corner of rear section



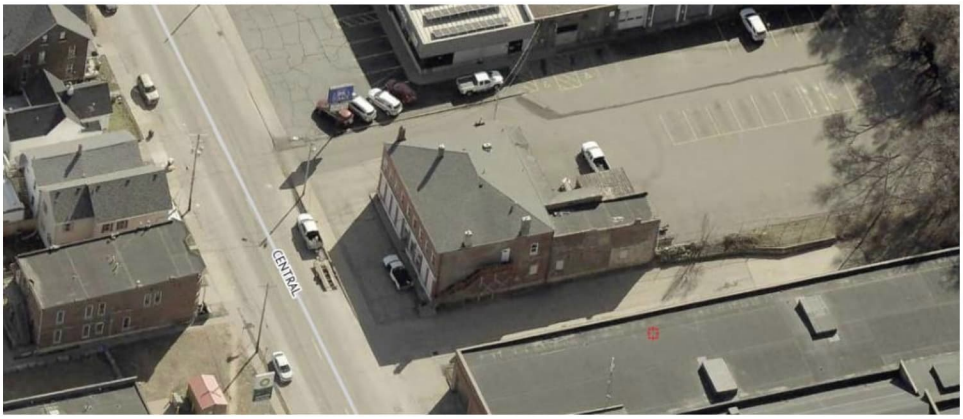
Contemporary imagery

The same imagery is used with a transparent yellow layer to show which sections the owner intends to demolish.

GIS Imagery-2022
Showing parcel (left) and
Section removal (right)



From East

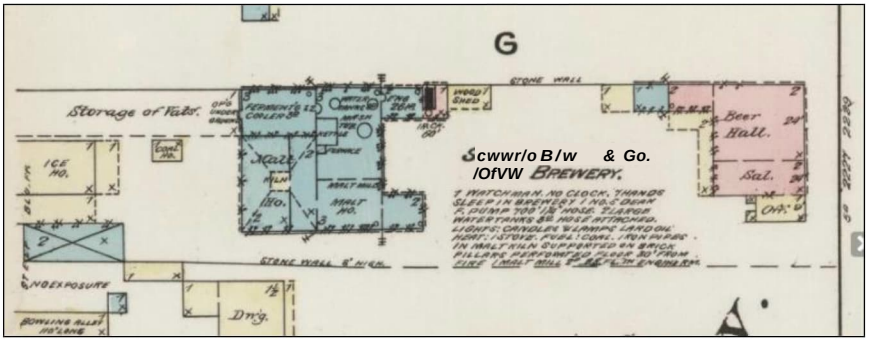


From North

From West

Imagery from Pictometry online, 03-2024

Historic Documentation: Sanborn Fire Insurance Maps, showing context



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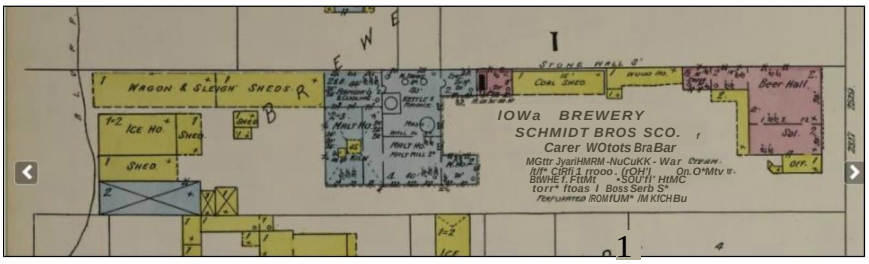

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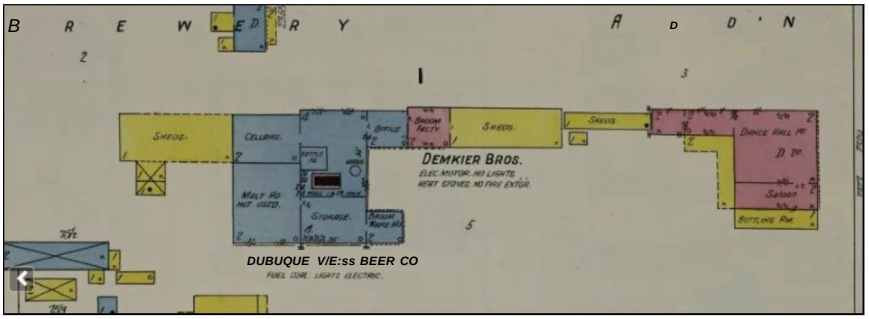

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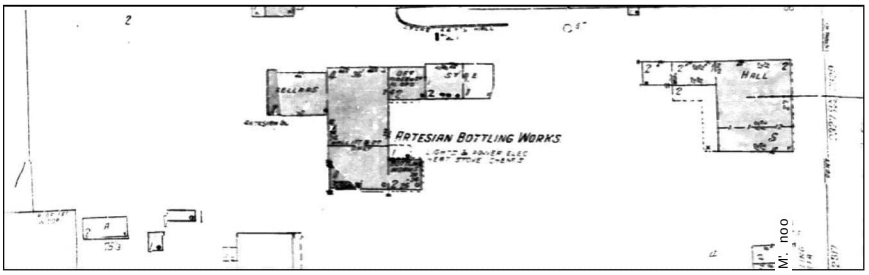

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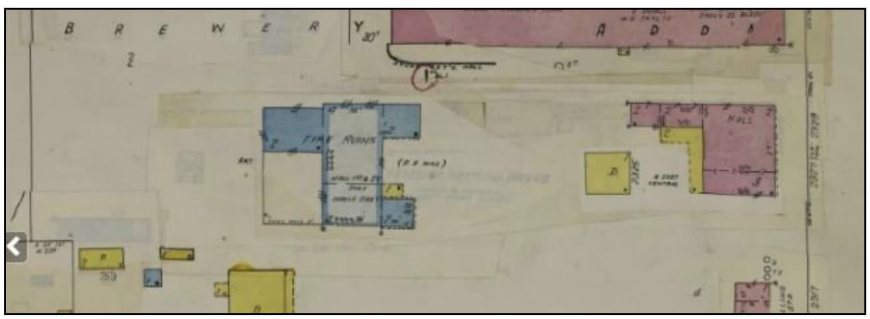
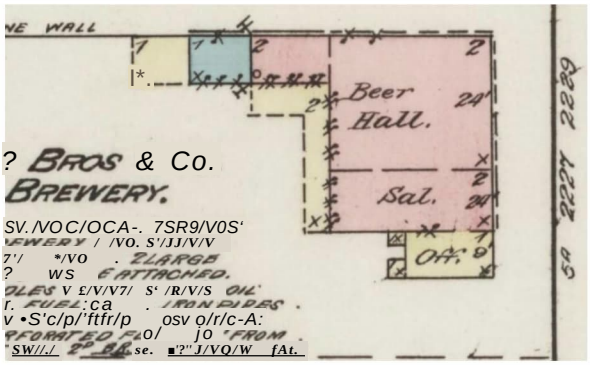


1950

Historic Documentation: Sanborn Fire Insurance Maps, showing structure



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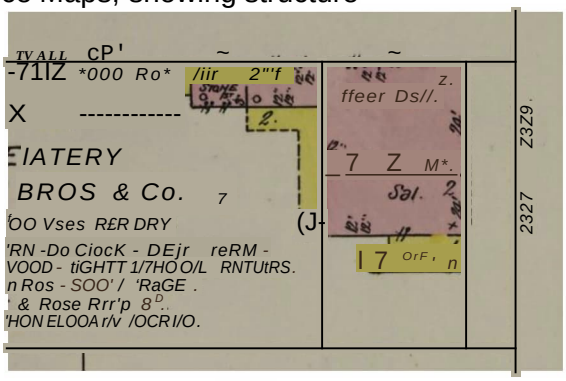

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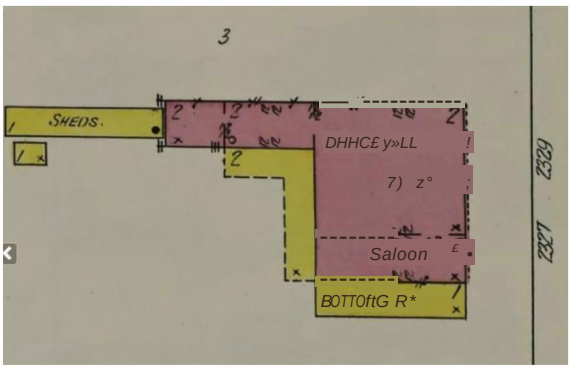

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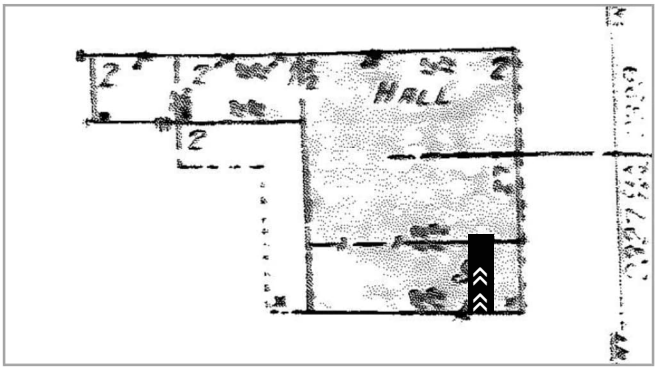

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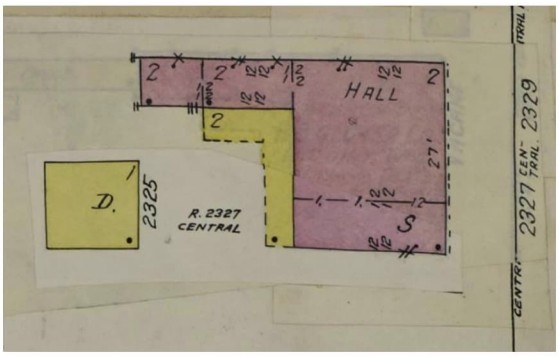

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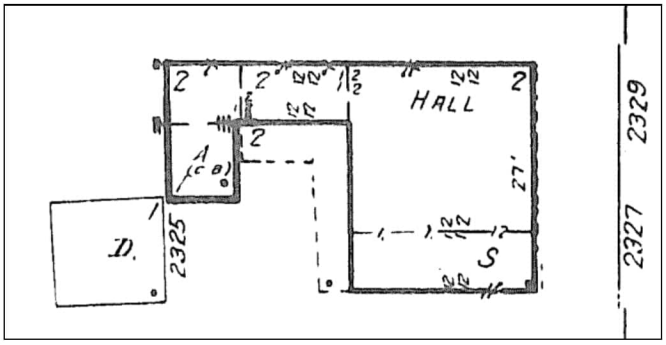
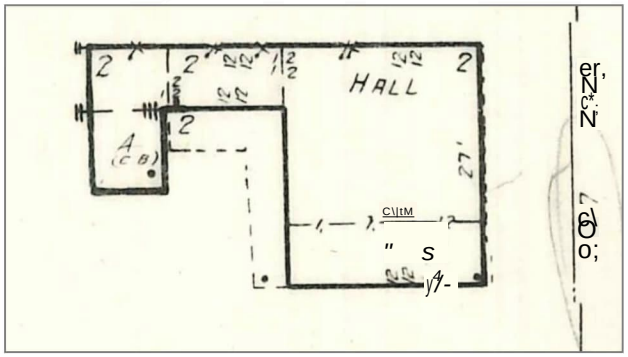
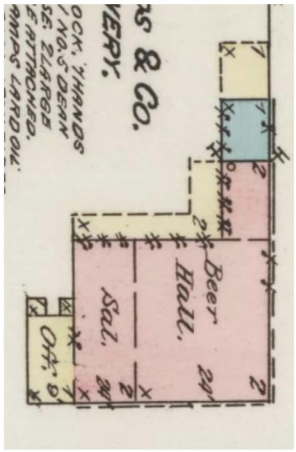


1964

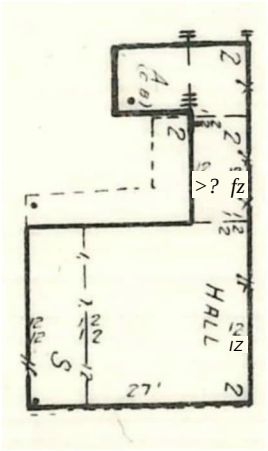


1970

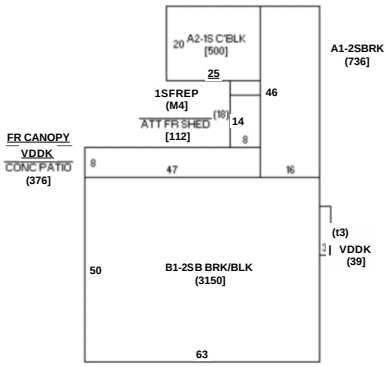
The main structure and most of its additions predate the 1884 map. The added rear garage appears between 1950-1964. The original office, shown in a historic photograph, is gone between 1891-1909.



1884 layout

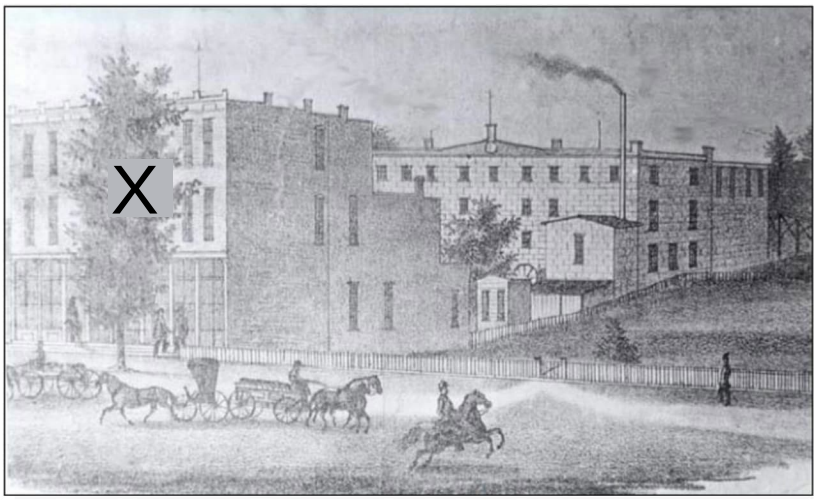


1970 layout

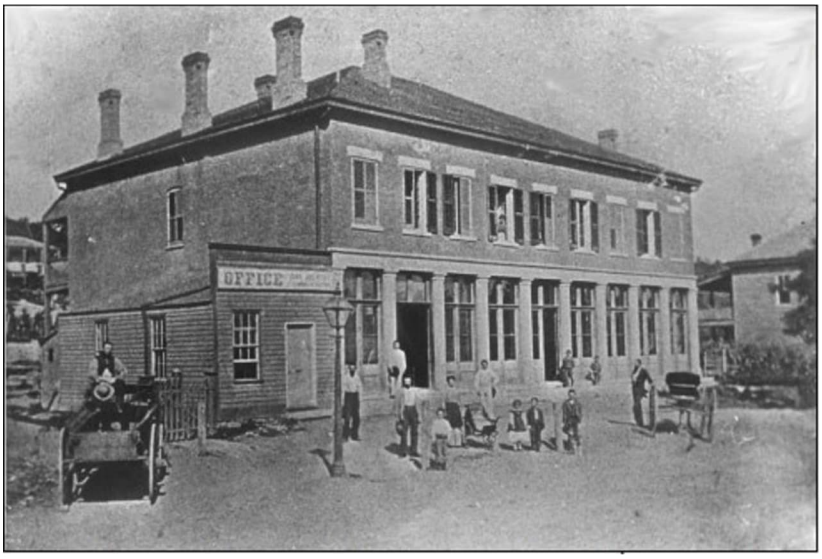


2023 layout

Historic Documentation:

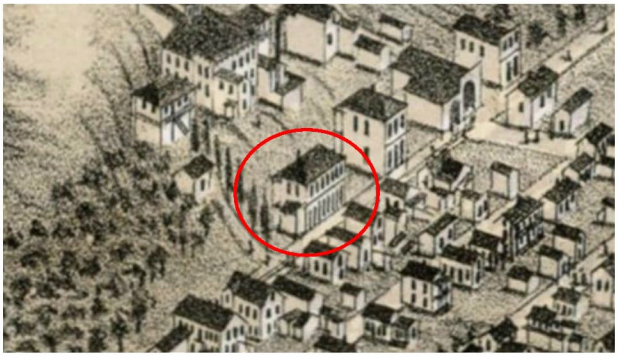


Undated image, likely 1860-1890

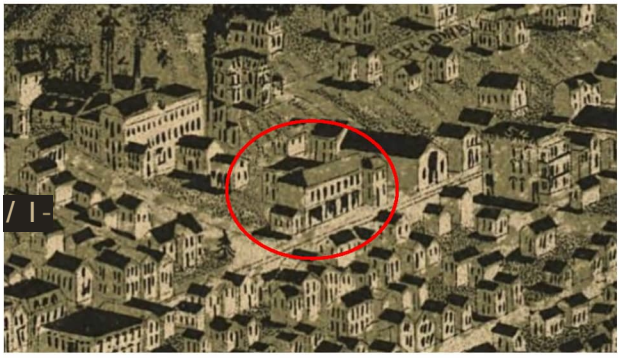


Later 19th Century photograph (showing office and frame dwelling to north)

Perspective Images of Dubuque



1872 present

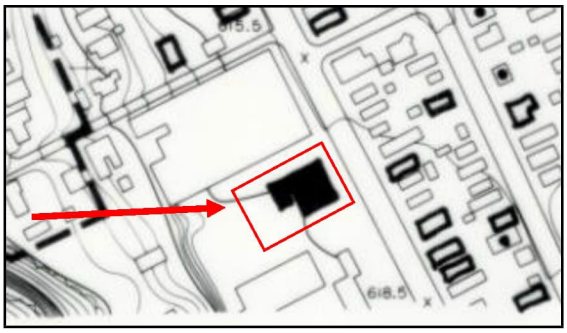


1889 present

Statement of Significance:

Kriviskey 1978-79 Survey

Map #13, City/State/National Significance



Levels of ARCHITECTURAL SIGNIFICANCE:

- City, State, or National
- Neighborhood
- 1 * r Supportive
- 1 r Non-Supportive

This historic district interactive map shows it in the Broadway Street Neighborhood Conservation District.

As part of the nomination an Iowa State Inventory Form #31-03272 was created and is enclosed in this report. The statement of signficance is is summarized at right and explained on the following page, written by Jim Jacobsen in 2000.

8. Statement of Significance

Applicable National Register Criteria

Y A: Significant Events
N B: Significant Persons
Y C: Architectural Characteristics
N D: Archaeology
(Y = Yes N = No M = More Research Recommended)

Area of Significance
Architecture

Narrative from ISIF #31-03272:

8. Narrative Statement of Significance:

This building is historical significant under Criterion A for its association with the Schmid Brothers Brewery and under Criterion C for its being a relatively unaltered vernacular brick industrial building of large proportion and an early date.

Apart from some curing caves in the bluffs, this is the only surviving building from a large number of large German-owned breweries which fronted along Couler/Central Avenue and occupied sites throughout the city. Two commercial brewery complexes survive from the later brewery period but this property alone represents and interprets the large number of earlier breweries which served the city and region throughout its history.

Schmid Brewery was the first Dubuque brewery to bottle its product for home use. It was originally built of stone in 1855 by founder Titus Schmid. The brewery proper was four stories high with a three-story kiln and malt house. It was one of the city's largest breweries with an annual capacity of 5,000 barrels and a payroll of 12 employees. In 1892 it consolidated with three other breweries to form Dubuque Brewing & Malting Company and the massive new facility in the north Cooler Valley resulted in the mid-1890s. This plant became Dubuque Weiss Beer Company. It closed down operations in 1910. The Artesian Bottling Works, producers of soda water, then operated from this site. Their grapefruit drink was particularly popular. In 1938 John Shanahan purchased the plant from Gus Meyer. The main complex burned in 1945 (Lyon, p. 402).

City directories list Titus Schmid and B. Scherr as residing at or near this property and as brewery operators from 1857 through 1868, and as Iowa Brewery from 1868-71. Michael Blumenauer resided there and ran the Iowa Brewery. The brewery was listed as M. Blumenauer's 1873-75, William Meuser's 1877-84, again as Schmid Brothers (Alphonse and Titus Schmid) 1886-91. Schmidt's Hall is separately listed 1899-1900, operated by Alphonse J. Schmid and his wife Ida. The Schmidts lived in the same building and represented the Dubuque Malting Company. The building was a saloon and residence as of 1908. Frank F. Spahn ran the saloon, sponsored by the Dubuque Weiss Beer Company. Residents included Agatha M., John F., Ruth, and Augusta B. Spahn. It was still Spahn's Hall 1911-12.

The 1884 Sanborn Map addresses this property as 2227-29 Couler/Central Avenue. It served as the public front for Schmid Brewery. That complex sat directly behind this building and consisted of a huge square two-story malt house and associated structures. This building was curiously divided into a beer hall on the north two-thirds, and saloon to the south. A one-story frame office adjoined this building to the south. The same facility is depicted on the 1891 Sanborn Map. Spahn's Hall, Dubuque Weiss Beer Company, Demkier Brothers Broom Works, and Frank I. Meyer occupied the building as of 1911-12. The Artesian Bottling Works (F. X. Goehlen, later Mrs. M. U. Schenker, proprs.) and Schmidt's Hall was here 1925-1934, as was the Arcade Tavern.

Staff Analysis: The structure has been surveyed a number of times and consistently found eligible for the National Register of Historic Places. In this instance, the owner desires to retain the main, prominent structure at Central Avenue and remove additions at the rear, some of which are either original or pre-dating the 1884 Sanborn Fire Insurance Map documentation.

Role of the Commission: The Role of the Historic Preservation Commission is to review the information and decide as to the following:

1. Whether the building proposed for demolition has historic or architectural significance to the community; if so

2. Whether denial of the proposed demolition permit would prevent the property owner from earning a reasonable economic return on the property.

Please note, the owner is requesting demolition only, and has not submitted an Economic Non-Viability application for this portion of the structure.

Standards for Demolition Review: The City of Dubuque's historic property inventory and any subsequent official architectural/historical surveys/evaluations and nominations to the National Register of Historic Places serves as the standard for review.

Requested Action: Please review the application noting the standards for review and determine whether the garage and addition at 775 W. 3rd Street has historic or architectural significance to the community.

If the Commission finds the building proposed for demolition does not have historic or architectural significance, the Commission should approve the application. If the Commission finds the building proposed for demolition has historic or architectural significance the Commission should deny the application.

In the event the Commission finds the property has historic or architectural significance to the community, the applicant is afforded the opportunity to file a subsequent application to determine whether a reasonable economic return can be earned on the property. This review of economic viability is unnecessary for buildings that do not have historic or architectural significance.

Prepared by: Chris Happ Olson Reviewed by: Wally Wernimont Date: 04/10/2024

Site Inventory Form

State Historical Society of Iowa

inventory 31-03272

NR Status ~~Consultant - 1973~~ ~~Not Eligible~~
Consultant - 2000 **Opinion of Eligibility**

Printed from Database 5/1/01

In District:

Review & Compliance #:

1. Name of Property NRHP Listed: Non-Extant: No Non-Extant Year:

historic name: Schmid Brothers Brewery Beer Hall/Sphan's Hall

other names: Fagan's Shoe Repair and Video Gordon't Beer Store Scottie's Dancing-Tavern Beer £torg

2. Location

street & number: 2327 Central Ave

City: Dubuque Vicinity: No County: Dubuque

Legal Description: (If Rural)

(If Urban) Subdivision: Brewery Addition Block: Lot:

5. Classification

Category of Property: Building(s)

Number of Resources within Property		
Contributing:	Non-Contributing:	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Name of related survey or MPS

HADB: 31 - 045 Dubuque-the Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955

6. Function or Use

Historic Functions

COMMERCE/TRADE/restaurant/tavem

Current Functions

COMMERCE,TRADE

7. Description

Architectural Classification

Commercial: False Front

Materials

Foundation: Stone

Walls: Brick

Roof: Asphalt

Other:

8. Statement of Significance

Applicable National Register Criteria

Y A: Significant Events
N B: Significant Persons
Y C: Architectural Characteristics
N D: Archaeology

(Y = Yes N = No M = More Research Recommended)

Criteria Considerations

N A: Religious Institution
N B: Moved
N C: Birthplace or Grave
N D: Cemetery
N E: Reconstructed
N F: Commemorative Property
N G: Less than 50 Years of Age

Area of Significance

Architecture

Significant Dates

Construction Year:

1855 ☐ Circa

Other Dates:

Significant Person: Architect: Builder:

10. Geographic Data

UTM References:

Photo/Slide:	Roll/Sheet#	Frame Slot	Year:	Photo/Slide:	Roll/Sheet#	Frame Slot	Year:
P	**1405**	**22A**	**1900**	**P**	**1418**	**42**	**1900**
P	**7422**	**19**	**2000**				

Site Inventory Form 2000
State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 31-03272 ☒ New ☐ Supplemental
☐ Part of a district with known boundaries (enter inventory no.)
Relationship: ☐ Contributing ☐ Noncontributing
☐ Contributes to a potential district with yet unknown boundaries
National Register Status:(any that apply) ☐ Listed ☐ De-listed ☐ NHL ☐ DOE
9-Digit SHPO Review & Compliance Number
☐ Non-Extant (enter year)

1. Name of Property

historic name Schmid Brothers Brewery Beer Hall/Spahn's Hall

other names/site number Fagan's Shoe Repair and Video

2. Location

street & number 2327 Central Avenue
city or town Dubuque ☐ vicinity, county Dubuque
Legal Description: (If Rural) Township Name Township No. Range No. Section Quarter of Quarter

(If Urban) Subdivision BreweyAdd. Block(s) Lot(s) see below

3. State/Federal Agency Certification *[Skip this Section]*

4. National Park Service Certification *[Skip this Section]*

5. Classification

Category of Property (Check only one box)

£3 building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
1	buildings	1	0	buildings
	sites			sites
	structures			structures
	objects			objects
1	Total	1	0	Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title	*Historical Architectural Data Base Number*
The Architectural and Historical Resources of Dubuque, 1833-1955	31-045

6. Function or Use

Historic Functions (Enter categories from instructions)

02G04-beer hall

Current Functions (Enter categories from instructions)

02-Commercial trade

7. Description

Architectural Classification (Enter categories from instructions)

09F01 Commercial

Materials (Enter categories from instructions)

foundation Stone
walls brick
roof Asphalt
other

Narrative Description (E SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

0 Yes ☐ No ☐ More Research Recommended A Property is associated with significant events.
☐ Yes [3 No ☐ More Research Recommended B Property is associated with the lives of significant persons.
S Yes ☐ No ☐ More Research Recommended C Property has distinctive architectural characteristics.
☐ Yes S No ☐ More Research Recommended D Property yields significant information in archaeology or history.

County Dubuque
City Dubuque

Address 2327 Central Avenue

Site Number 31-03272
District Number

Criteria Considerations

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B Removed from its original location.
- ☐ C A birthplace or grave.
- ☐ D A cemetery
- ☐ E A reconstructed building, object, or structure.
- ☐ F A commemorative property.
- ☐ G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Significant Dates

Construction date

1855 ☒ check if circa or estimated date

Other dates

Significant Person
(Complete if National Register Criterion B is marked above)

N/A

Architect/Builder

Architect

N/A

Builder

Unknown

Narrative Statement of Significance (☐ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography ☒ See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References *(OPTIONAL)*

	Zone	*Easting*	*Northing*		*Zone*	*Easting*	*Northing*
1				2			
3				4			

☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date July 16, 2000

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

1. *Map:* showing the property's location in a town/city or township.
2. *Site plan:* showing position of buildings and structures on the site in relation to public road(s).
3. *Photographs:* representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	7422	Frame/slot#	19	Date Taken	03-07-00
Roll/slide sheet #		Frame/slot#		Date Taken	
Roll/slide sheet #		Frame/slot #		Date Taken	

☐ See continuation sheet or attached *photo & slide catalog sheet tor* list of photo roll or slide entries. Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

1. *Farmstead & District:* (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. *Barn:*
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the bam.
   b. A photograph of the loft showing the frame configuration along one side.
   c. A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: O Yes O *No* |~~|*More Research Recommended*

☐ *This is a locally designated property or part of a locally designated district.*

Comments:

Evaluated by (name/title): *Date:*

Schmid Brothers Brewery Beer Hall/Soahn's Hall — Name of Property
Dubuque — County
2327 Central Avenue — Address
Dubuque — City

7. Narrative Description:

This hip roof two story massive brick double front was constructed as the brew hall for Schmid Brothers Brewery sometime prior to 1881. Simple in its design, the building (63x50) has a stone foundation and brick walls, a cast iron storefront, two centered entrances on the fagade and a row of nine second floor windows. Stone lintels and sills are plainly cut and unadorned and set nearly flush to the exterior wall plane.

The Assessor dates the building to +/-1895 but the building is much earlier. There are five apartments on the second floor.

8. Narrative Statement of Significance:

This building is historical significant under Criterion A for its association with the Schmid Brothers Brewery and under Criterion C for its being a relatively unaltered vernacular brick industrial building of large proportion and an early date.

Apart from some curing caves in the bluffs, this is the only surviving building from a large number of large German-owned breweries which fronted along Couler/Central Avenue and occupied sites throughout the city. Two commercial brewery complexes survive from the later brewery period but this property alone represents and interprets the large number of earlier breweries which served the city and region throughout its history.

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The 1884 Sanborn Map addresses this property as 2227-29 Couler/Central Avenue. It served as the public front for Schmid Brewery. That complex sat directly behind this building and consisted of

Schmid Brothers Brewerv Beer Hall/Soahn's Hall	Dubuque
Name of Property	County
2327 Central Avenue	Dubuque
Address	City

a huge square two-story malt house and associated structures. This building was curiously divided into a beer hall on the north two-thirds, and saloon to the south. A one-story frame office adjoined this building to the south. The same facility is depicted on the 1891 Sanborn Map. Spahn's Hall, Dubuque Weiss Beer Company, Demkier Brothers Broom Works, and Frank I. Meyer occupied the building as of 1911-12. The Artesian Bottling Works (F. X. Goehlen, later Mrs. M. U. Schenker, proprs.) and Schmidt's Hall was here 1925-1934, as was the Arcade Tavern.

9. Major Bibliographical References:

Sanborn Fire Insurance Maps, 1884, 1891, 1909/36
Dubuque City Directories, 1857, 1859, 1865, 1867, 1868, 1870, 1873, 1874, 1877, 1878, 1880, 1881, 1883, 1886, 1890, 1899, 1902, 1908, 1011, 1915, 1925, 1934
Bruce Kriviskey, *Dubuque, Iowa-Architectural Survey 1978/1979, Atlas of City Wide and District Survey Maps,* Dubuque; n.p., c.1979
Randolph Lyon, Encyclopedia of Dubuque, p. 402.

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FAGAN'S
FAGAN
BB1ES

Iowa Site Inventory

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number _____
District Name _____
Map Reference t _____

Identification

1. **She Name** _____
2. **Village/Town/City** Dubuque _____ **Township** _____ **County** Dubuque _____
3. **Street Address** 2327 Central _____
4. **Legal Location** _____
   Urt»n: Rurl,; subdivision township block ranjte parcel section subparcel % section of H aadion
5. **UTM Location: zone**----------**easting** _____ **northing** _____; **Acreage** _____
6. **Owner(s) Name** _____
7. **Ownerfs) Address** _____
   (Street address) (City) (State) (Zip)
8. **Use: Present** _____ **Original** _____

Description

9. **Date of Construction** _____ **ArchitecVBuilder** _____
10. **Building Type:**
    ☐ single-family dwelling ☐ industrial ☐ other institutional ☐ religious
    ☐ multiple-family dwelling ☐ educational ☐ public ☐ agricultural
    ☑ commercial
11. **Exterior WaNs:** ☐ clapboard ☐ stone ☐ brick ☐ board and batten ☐ shingles ☐ stucco
    ☐ other _____
12. **Structural System:** Qwood frame with interlocking joints Owood frame with light members (balloon frame)
    ☐ masonry load-bearing walls ☐ iron frame ☐ steel frame with curtain walls ☐ reinforced concrete
    ☐ other _____
13. **Condition:** ☐excellent ☐ good Qfair ☐deteriorated
14. **Integrity:** ☐ original site ☐ moved—if so, when? _____
    Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. **Related Outbuildings and Property:** ☐ barn ☐ other farm structures ☐ carriage house ☐ garage ☐ privy
    ☐ other ----------
16. **Is the building endangered?** ☐ no ☐ yes—if so, why?----------
17. **Surroundings of the building:** ☐ open land ☐woodland ☐ scattered outbuildings ☐ densely built-up ☐commercial
    ☐ industrial ☐ residential ☐ other ----------

18. **Map**

19. Roll 141 8 Frame 42 View looking NW

Significance (Indicate sources of information for all statements)

19. Architectural significance

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- O c. Not eligible/intrusion

20. Historical Significance **Theme(s)** _____

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- ☐ c. Not eligible/intrusion

21. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by _____ **Date** ----------

Address _____ **Telephone** ----------

Organization ---------- _____

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

- ☐ County Resource File
- ☐ Windshield Survey
- ☐ National Register
- ☐ Crants-In-Aid: _____
- ☐ Determination of Eligibility

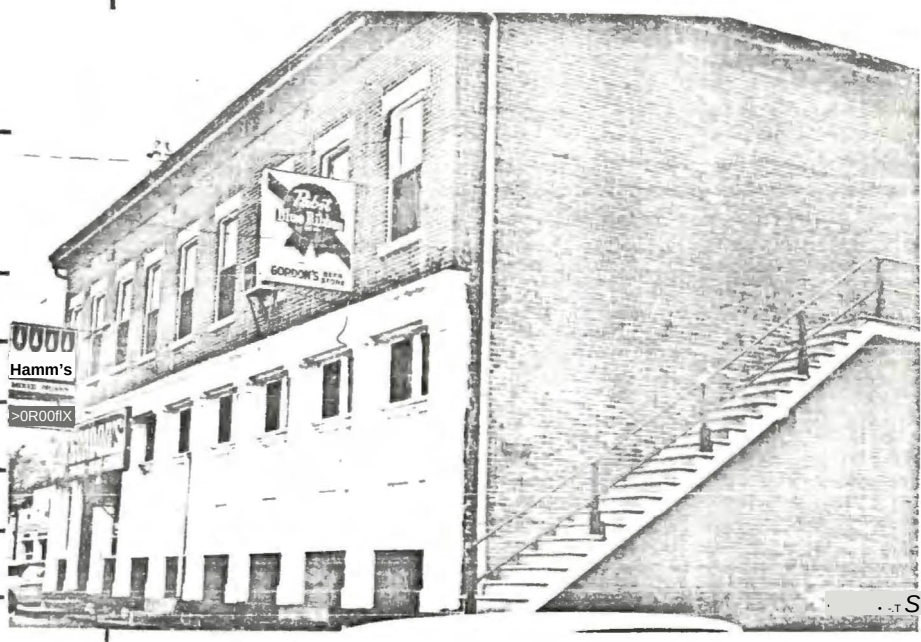
2. Subject Traces

a. _____
b. _____
c. _____
d. _____
e. _____

- ☐ Review and Compliance Project: _____
- ☐ Other _____
- ☐ Other ----------
- ☐ Other _____

3. Photo Images 1418/42

HISTORIC SITES FIELD SURVEY
DUBUQUE, IOWA



common Name Gorbis Beer Store

Address 33 /7 Cr-A>L\-»

Map Key nA-85 Year Built

Present Use store plus 3 apartments

Present Owner

Present Occupant Gorbis 0>Q2A. store

Zoning Bus Dist. Material Brick

NATURE OF SITE

Building ,X
Area
Site
Other

SOURCE OF INTEREST

Cj Histarical
Architectural -X
Other

ARCHITECTURAL QUALITY

Exceptional -
Excellent
Good K
Fair
Poor

URBAN DESIGN VALUE

Great
Moderate X
Minor X

SIGNIFICANCE

Neighborhood X
City
State
National

STRUCTURAL CONDITION	Sound	Minor Repair	Major Repair	Critical
Foundation	—	X	—	—
Walls	—	X	—	—
Roof	—	X	—	—
Windows	—	X	—	—

Comments

MAINTENANCE	Excellent	Good	Fair	Poor
Structure	—	X	—	—
Site	—	—	X	—
Adj. Bldgs.	—	—	X	—
Adj. Prop.	—	—	X	—
Vicinity	—	—	X	—

Comments

Significant features

Is site threatened?.

Additional information 2329 occupied by CbviA Cungenheim

Date of Field Survey 4/22/23 Inspected by LS Photos L»~0 Mapped m-85

IOWA SITE INVENTORY

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number _____
District Name _____
Map Reference# _____

IDENTIFICATION

1. Site Name "Scottie's Dancing--Tavern Beer Store"
2. Village/Town/City Dubuque Township _____ County Dubuque
3. Street Address 2327 Central
4. Legal Location _____ _____ _____ _____ , _____ . _____
   Urban: Rural[1] subdivision townsnip block range parcel faction subporcel 1/4 section-1/4 section
5. UTM Location: zone easting _____ northing _____; Acreage _____
6. Owner(s) Name _____
7. Owner(s) Address _____
   (Street address) (City) (State) (Zip)
8. Use: present Tavern (commercial) original Commercial

DESCRIPTION

9. Date of Construction _____ Architect/Builder _____
10. Building Type: Dsingle family dwelling Omultiple family dwelling BJcommercial
    ☐industrial ☐educational Mother institutional Dpublic Oreligious ☐agricultural
11. Exterior Walls: Dclapboard Dstone Kbrick ☐board & batten Qshingles Qstucco
    ☐other _____
12. Structural System: Dwood frame with interlocking joints
    ☐wood frame with light members (balloon frame) ☐masonry load-bearing walls
    ☐iron frame Osteel frame with curtain walls ☐reinforced concrete
    other _____
13. Condition: ☐excellent Dgood Klfair ☐deteriorated
14. Integrity: Doriginal site moved- if so, when? _____
    Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: Star clamps front facade
15. Related Outbuildings and Property; Dbarn Dother farm structures
    ☐carriage house ☐ garage ☐privy ☐other ----------
16. Is the building endangered/ Qno Dyes- if so, why? ----------
    _____
17. Surroundings of the building: Qopen land ☐woodland ☐scattered outbuildings
    ☐densely built-up [2 commercial nindustrial ☐residential Qother _____
    _____
18. Map
19. Photo
    Rol 11AQ5Frame 22/V View Looking NW

SIGNIFICANCE (indicate sources of information for all statements)

20. Architectural Significance
☐ a. Key structure/individually may qualify for the National Register
☐ b. Contributing structure ☐ c. Not eligible / intrusion

21. Historical Significance Theme(s)_____
☐ a. Key structure/individually may qualify for the National Register
☐ b. Contributing structure de. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.)-.

Prepared by _____ Date _____
Address _____ Telephone _____
Organization _____

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. OFFICE INFORMATION SOURCES ON THIS PROPERTY
☐ COUNTY RESOURCE FILE
☐ WINDSHIELD SURVEY
☐ NATIONAL REGISTER
☐ GRANTS-IN-AID: _____
☐ DETERMINATION OF ELIGIBILITY
☐ REVIEW AND COMPLIANCE PROJECT: _____
☐ OTHER _____
☐ OTHER _____
☐ OTHER _____

2. SUBJECT TRACES
a. _____
b. _____
c. _____
d. _____
e. _____

3. PHOTO IMAGFS 1405 / J10
_____
_____
_____
_____
_____

STATE **HISTORIC PRESERVATION** OFFICE OF IOWA
IOWA DEPARTMENT OF **CULTURAL AFFAIRS**

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

State Inventory Number: _____ ☑ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html.

Basic Information

Historic Building Name: Big A Auto
Other Names: Dan Reavis Properties LLC - owner
Street Address: 2311 Central Avenue
City: Dubuque ☐ Vicinity County: Dubuque State: Iowa ZIP: 52001

LEGAL DESCRIPTION

Rural
Township Name: _____
Township No.: _____
Range No.: _____
Section: _____
Quarter: _____ of _____

Urban
Subdivision: Brewery Addition
Block(s): _____
Lot(s): Lot 2 Valeria Place No. 2, Lot 1 of 1 Valeria Place, W 40'-E 165' – N 80' Lot 5

Classification

A. PROPERTY CATEGORY:
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of: Contributing		If eligible property, enter number of: Noncontributing		If non-eligible property, enter number of:	
	Buildings			1	Buildings
	Sites				Sites
	Structures				Structures
	Objects				Objects
	Total			1	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: _____ Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: IA Hist Sites Survey 1973; Jacobsen Survey Ph I 2002 Historical Architectural Database No. _____

Address: 2311 Central Avenue

City: Dubuque County: Dubuque

Site Number: District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

14D09 automotive service or repair

B. CURRENT FUNCTIONS

14D09 automotive service or repair

Description

A. ARCHITECTURAL CLASSIFICATION

n/a

B. MATERIALS

Foundation (visible exterior): 10 concrete

Walls (visible exterior): 10 A, 10 B concrete, 05F Steel

Roof: 15C01 Rubber membrane (EPDM), 05F Steel

Other:

C. NARRATIVE DESCRIPTION ☑ **See continuation sheets which must be completed.**

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.	☐ Yes	☑ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☑ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes	☑ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☐ No	☑ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

- ☐ A. Owned by a religious institution or used for religious purposes.
- ☐ B. Removed from its original location.
- ☐ C. A birthplace or grave.
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure.
- ☐ F. A commemorative property.
- ☐ G. Property less than 50 years of page or achieved significance within the past 50 years.

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

D. PERIOD(S) OF SIGNIFICANCE

E. SIGNIFICANT DATES

Construction Date:

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect:

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☑ **See continuation sheets which must be completed.**

Address: 2311 Central Avenue

City: Dubuque County: Dubuque

Site Number: District Number:

Bibliography

☑ **See continuation sheets for the list research sources used in preparing this form.**

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.				
2.				
3.				
4.				

Form Preparation

Name and Title: Chris Happ Olson, Assistant Planner Date: April 29, 2026

Organization/Firm: City of Dubuque Planning Services Department

Street Address: City Hall - 50 W. 13th Street

City: Dubuque State: Iowa ZIP: 52001

Email: colson@cityofdubuque.org Telephone: 563.589.4210

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNS

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: Date:

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dan Reavis Properties LLC - owner | Site Number: n/a

Address: 2311 Central Avenue | Related District Number: n/a

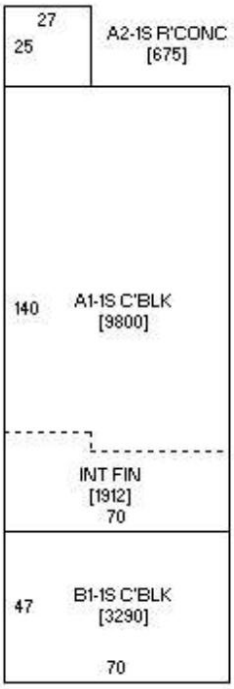
City: Dubuque | County: Dubuque

Narrative Description:

Style/Year: c.1958-1993 (building permits, city directories and Telegraph Herald). The subject property is a one-story storefront with a glass wall, brick veneer water table, and a corrugated metal fascia and faux-mansard roof. This section was built in 1993 for the current business. They utilized a rear 1958 concrete block, multi-bay auto repair shop/garage which is attached. The rear structure was built with four north-facing automobile bays with garage doors and there are six additional bays with blank walls between the concrete structural buttresses. The west section of that rear building is incorporated into the storefront with an entrance door off the rear north section. That area was covered in metal siding to match the 1993 storefront.

Physical Description:

70’ W x 47’ L (3290 sq. ft.) – One story concrete block storefront
70’ W x 140’ L (11,712 sq. ft.) – One story concrete block shop
27’ W x 25’ L (675 sq. ft.) – One story concrete warehouse



2025 City Assessor

2024 Aerial Photo
Sketch by camavision.com

STATE HISTORIC PRESERVATION OFFICE OF IOWA
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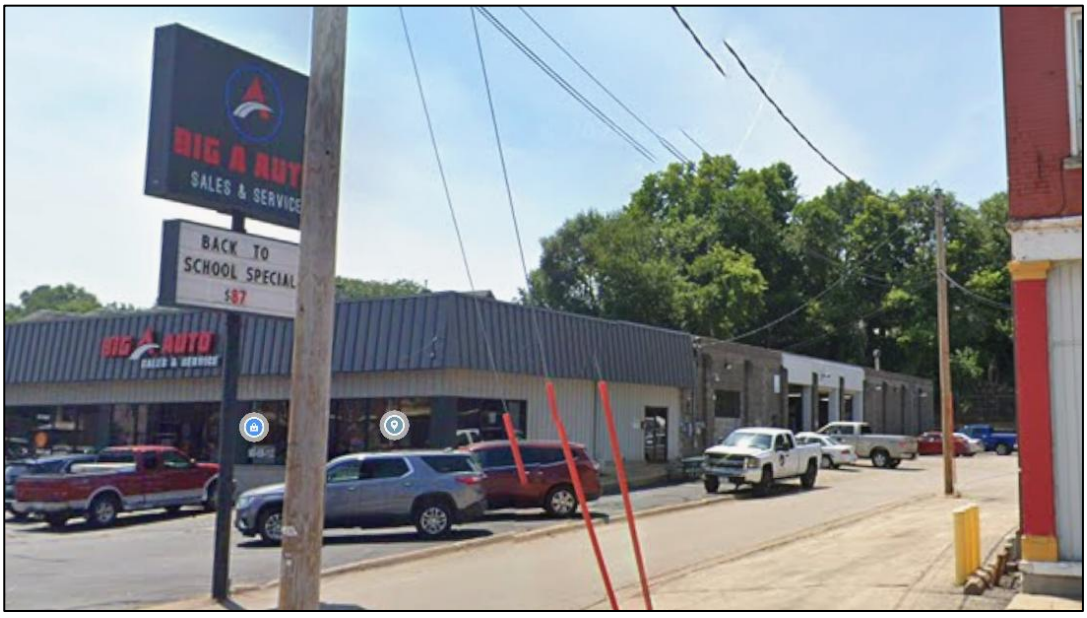
Name of Property: Dan Reavis Properties LLC - owner Site Number: n/a

Address: 2311 Central Avenue Related District Number: n/a

City: Dubuque County: Dubuque

Front/east façade (Google Street View Aug. 2025)



North side of property (Google Street View Aug. 2025)

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Name of Property: Dan Reavis Properties LLC - owner
Site Number: n/a

Address: 2311 Central Avenue
Related District Number: n/a

City: Dubuque
County: Dubuque

Pictometry 2024

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dan Reavis Properties LLC - owner Site Number: n/a

Address: 2311 Central Avenue Related District Number: n/a

City: Dubuque County: Dubuque

Building Permits:

Date	Description of Permitted Construction	Owner	Contractor
11-1-34	Erect one story gasoline station, $1,500	Crown Oil Co.	Frank Henkels
12-29-58	Erect Masonry Bus. Building, $40,000	Ed. B. Tegeler	John Luber
11-12-59	Add. to service station, $5,000	Rainbo Oil Co.	Anton Zwack Inc.
4-24-63	Remodel Int. Service Station, $7,500	Frank's Texaco Service Station	Anton Zwack Inc.
5-8-91	Demolish comm. Bldg..	Tegeler's	Sharkey Wrecking
5-3-93	Install fndn for future addn. comm. Bldg., $ unknown	North Dubuque Auto Parts	Neil Spoden
5-24-93	Erect Steel bldg. addn on exist. Fndn. Comm., $89,900	North Dubuque Auto Parts	Neil Spoden
4-30-24	Install Steel for Front Canopy for Big A Auto, $8,500	Reavis Properties LLC	Davis Construction

Landscaping Notes: The subject property has an irregular lot, totaling approximately 43,550 square feet, or 1.00 acres. The front of the lot is at street level. The lot rises 7.2' in elevation from the front (east) to the rear (west), for a slope of 2.4%. The property is bordered to the south by 2307 Central Avenue (commercial), to the north by 2401 (commercial/City storage building), to the west by 121 W 23rd Street (residence), and to the east by Central Avenue.

Narrative Statement of Significance: The Kriviskey 1978-79 city-wide survey identifies the subject structure as non-supportive. This area was included in Phase I of the early 21st Century surveys led by Jim Jacobsen though none of the structures at the property are noted in any way. The structures are not identified as contributing and no ISIF form exists. Staff analysis of the new 1993 section which is in front of the 1958 section is that it is a non-descript storefront that has neither historic nor architectural value. The removal of the gas station to create the 1993 new section removed context for rear bays, which do not appear to have historic or architectural value.

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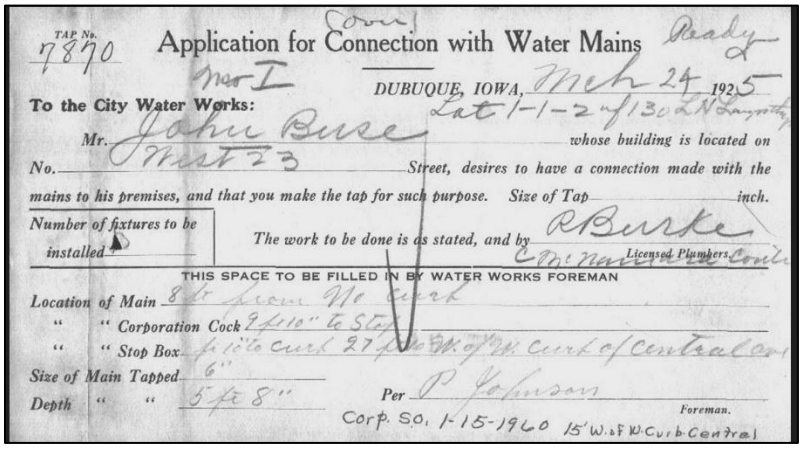
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dan Reavis Properties LLC - owner Site Number: n/a

Address: 2311 Central Avenue Related District Number: n/a

City: Dubuque County: Dubuque

Historical Notes: Sanborn Fire Insurance Maps surveys this area from 1909 to 1970. A now demolished gas station appears on the front portion of the property during that time. The back portion of the existing primary structure first appears in 1964.



TAP No. 7870

Application for Connection with Water Mains

DUBUQUE, IOWA, March 24, 1925

To the City Water Works:

Mr. John Buse whose building is located on

No. West 23 Street, desires to have a connection made with the mains to his premises, and that you make the tap for such purpose. Size of Tap inch.

Number of fixtures to be installed

The work to be done is as stated, and by R Burke Licensed Plumbers.

THIS SPACE TO BE FILLED IN BY WATER WORKS FOREMAN

Location of Main 8" from W. Curb

" " Corporation Cock 2 ft 10" to Stop

" " Stop Box 5 ft to Curb 27 ft W. of W. Curb of Central Ave

Size of Main Tapped 6"

Depth " " 5 ft 8"

Per P Johnson Foreman.

Corp. So. 1-15-1960 15' W. of W. Curb Central

The assessor's data records the date 1963 for the back shop and warehouse. The date for the storefront is listed as 1993.

The water taps records show a tap T7870 made on March 24, 1925 at West 23rd Street for Jonh Buse.

The subject property's legal description is Lot 2 Valeria Place No. 2, Lot 1 of 1 Valeria Place, W 40'-E 165' – N 80' Lot 5 Brewery Addition in the City of Dubuque.

City Directory Notes:
The first City Directory listing for this property is 2323 Central Avenue in 1937 for a previous filling station. The address first appeared as its current address 2311 Central Avenue in the 1998 City Directory.

Name	Date	Address	Notes
Conzett Bros Filling station	1937	2323 Central	
Reckord Chas H fill station	1945	2323 Central	
Reckord Texaco Service Station; Alf P. Huseman (rear); Alex Holzer (rear)	1955	2323 Central	
Chuck's Texaco Gas Station	1965	2323 Central	
Chuck's Texaco	1975	2323 Central	
Chuck's Phillip's 66; Chuck's Phillip's 66 Campers	1985	2323 Central	
Big A Auto Parts	1995	2323 Central	
Ryder Truck Rental	1998	2311 Central	

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

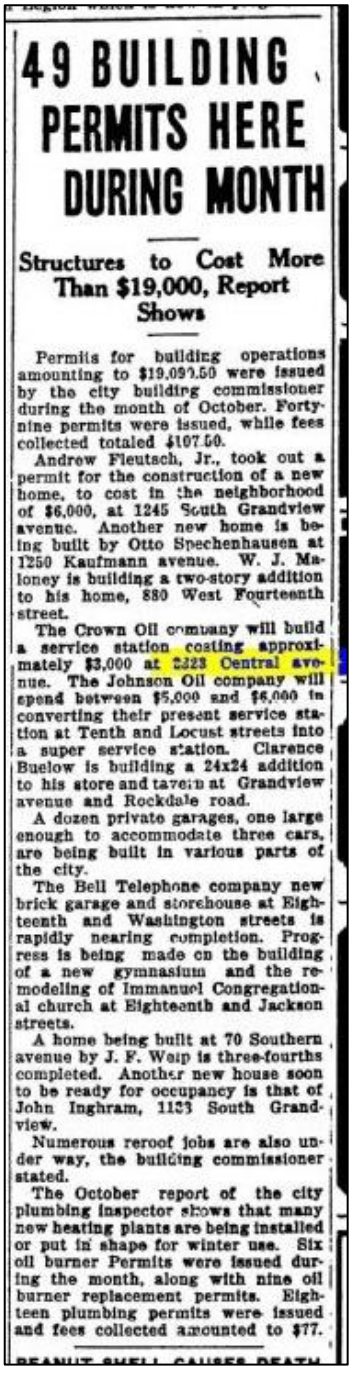
Name of Property: Dan Reavis Properties LLC - owner Site Number: n/a

Address: 2311 Central Avenue Related District Number: n/a

City: Dubuque County: Dubuque

Telegraph Herald Listings:

Building Permits (first listing for 2323 Central)	11-04-1934
Big A Auto Parts (first listing for 2311 Central)	09-12-1993



49 BUILDING PERMITS HERE DURING MONTH

Structures to Cost More Than $19,000, Report Shows

Permits for building operations amounting to $19,097.50 were issued by the city building commissioner during the month of October. Forty-nine permits were issued, while fees collected totaled $107.50.

Andrew Fleutsch, Jr., took out a permit for the construction of a new home, to cost in the neighborhood of $6,000, at 1245 South Grandview avenue. Another new home is being built by Otto Spechenhausen at 1250 Kaufmann avenue. W. J. Maloney is building a two-story addition to his home, 880 West Fourteenth street.

The Crown Oil company will build a service station costing approximately $3,000 at 2323 Central avenue. The Johnson Oil company will spend between $5,000 and $6,000 in converting their present service station at Tenth and Locust streets into a super service station. Clarence Buelow is building a 24x24 addition to his store and tavern at Grandview avenue and Rockdale road.

A dozen private garages, one large enough to accommodate three cars, are being built in various parts of the city.

The Bell Telephone company new brick garage and storehouse at Eighteenth and Washington streets is rapidly nearing completion. Progress is being made on the building of a new gymnasium and the remodeling of Immanuel Congregational church at Eighteenth and Jackson streets.

A home being built at 70 Southern avenue by J. F. Walp is three-fourths completed. Another new house soon to be ready for occupancy is that of John Ingham, 1133 South Grandview.

Numerous reroof jobs are also under way, the building commissioner stated.

The October report of the city plumbing inspector shows that many new heating plants are being installed or put in shape for winter use. Six oil burner Permits were issued during the month, along with nine oil burner replacement permits. Eighteen plumbing permits were issued and fees collected amounted to $77.

PEANUT SHELL CAUSES DEATH

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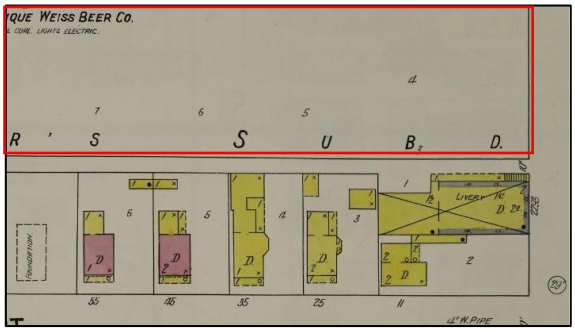
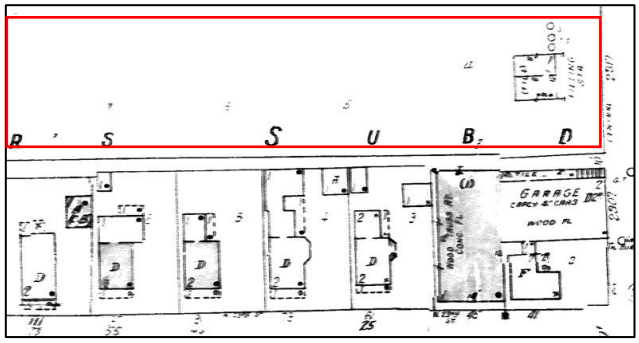
Name of Property: Dan Reavis Properties LLC - owner
Site Number: n/a
Address: 2311 Central Avenue
Related District Number: n/a
City: Dubuque
County: Dubuque

Historical Images:

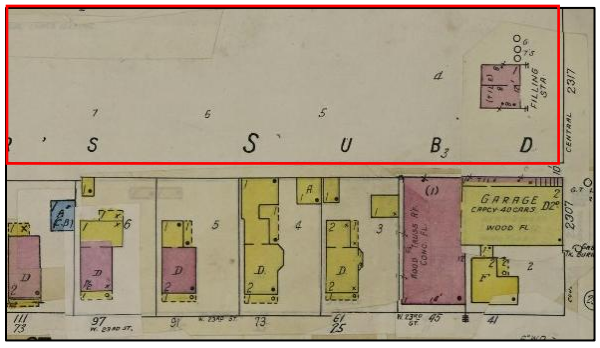
Sanborn Fire Insurance Maps surveyed this area from 1909-1970. The back portion of the existing primary structure first appears in 1964.



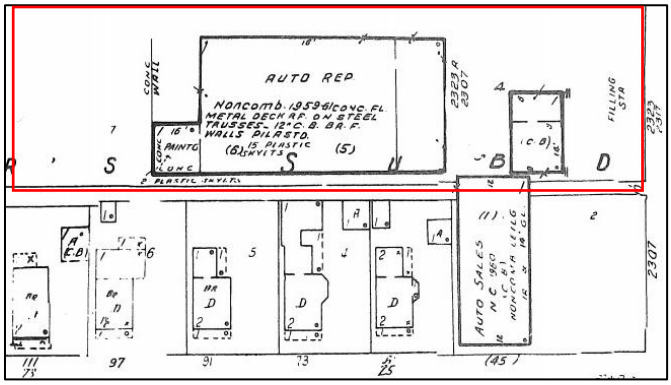
1909 map#10 (not shown)



1936 map#10



1950 map#10



1964 map#10

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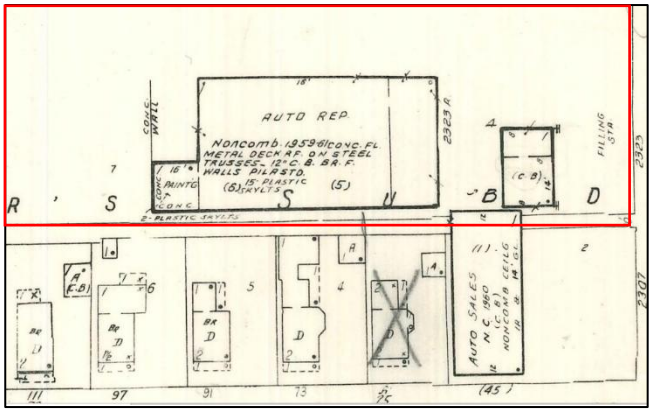
Address: 2311 Central Avenue Related District Number: n/a

City: Dubuque County: Dubuque



1970 map#10

Major Bibliographical References:

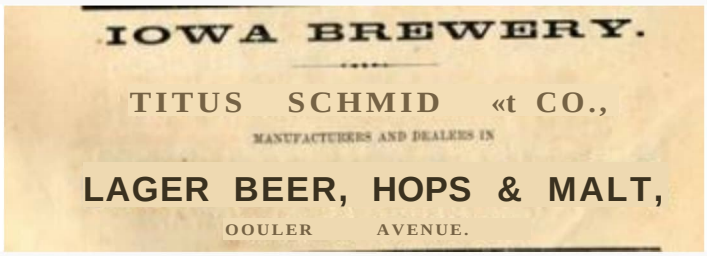
Aerial Image from Pictometry Online
City of Dubuque Building Permit Records
City of Dubuque Geographic Information System Data
Dubuque City Assessor's Data
Dubuque City Directories
Dubuque, Iowa – Architectural Survey 1978/79 – Bruce M. Kriviskey, AICP
Sanborn Fire Insurance Maps – 1884, 1891, 1909, 1936, 1950, 1964, 1970

Additional Documentation:

n/a

IOWA BREWERY

tar



Dubuque City Directory, 1857-1858. Photo courtesy: Bob Reding

IOWA BREWERY. This local brewery located at 2327 and 2329 Couler Avenue was founded in 1855 by Titus SCHMID, Franz SCHERR, and F. Beck using the firm name of SCHMID BREWERY.

Renamed SCHMID BROTHERS AND COMPANY and later the Iowa Brewery, it was the first in Dubuque to bottle beer. At peak production, the brewery produced 7,000 barrels annually with its dozen employees earning weekly wages of about seventy dollars.

The firm operated until October, 1868 when, it members having died, Mrs. B. Scherr purchased a half interest from the survivors and held it one year. At that time, Kiene & Rhomberg became interested and M. Blumenauer conducted the business. Between 1869 and 1878 Joseph H. RHOMBERG was one of the owners.

In 1877 William MEUSER and the heirs of Titus SCHMID purchased the property. The brewery was improved and capacity was raised to 15,000 barrels annually. The company employed twelve workmen, earning a total of $620 per week. In 1887 the Schmid family bought out the Meuser interest and ran the brewery for five years.

In 1892 this company joined with others to form the DUBUQUE BREWING AND MALTING COMPANY. This company closed down in 1896. In 1904 the old Iowa Brewery buildings were reactivated by the DUBUQUE WEISS BEER COMPANY. This company failed in 1912.

The property was then purchased by the ARTESIAN BOTTLING COMPANY. In 1945 a fire destroyed all the buildings except for the old beer hall.

The beer hall originally served as a home for Titus Schmid and his family including his wife and six children. The upper level was the family's quarters while the lower level served as a beer hall and offices.

In 1900 the sons of Titus Schmid and their families moved out of the family home. The DEMKIER BROTHERS BROOM WORKS occupied the lower level with the owners again living on the second floor. From 1912 through the 1930s the lower level hosted a series of taverns while the second level was rented out. Schmid's Hall operated by Gus Meyer occupied the lower level from 1912 to 1918. From 1937 until the early 1960s, William Vander Meullen operated the ARCADE HALL AND TAVERN.

Prior to Fagan's Shoe Repair & Hobbies locating there in 1988 the lower level saw Gordon's Beer Store, Scottie's Tap & Beer, and The Brewery.

Source:

Carlson, Randy. **The Breweries of Iowa.** Arrow Printing: Bemidji, Minnesota, p. 31-32

Gibson, Mike. Yesterday and Today. The *Golden View.* February 2012

Information booklet accompanying Bob Reding's display of Dubuque memorabilia from 2007-2010 at the Old Jail

Central Avenue Block

City of Dubuque Aerial Imagery, 2024

Pictometry Imagery Oblique View Looking West, March 2024

Pictometry Imagery Oblique View Looking East, March 2024

Dubuque County, IA

Summary

Parcel ID	1024126033
Alternate ID	CONSERVATION DISTRICT
Property Address	2311 CENTRAL AVE DUBUQUE IA 52001
Sec/Twp/Rng	N/A
Brief	LOT 2 VALERIA PLACE NO 2, LOT 1-1 VALERIA PLACE, W 40'-E 165' - N 80'
Tax Description	LOT 5 BREWERY ADD (Note: Not to be used on legal documents)
Deed Book/Page	
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Class	C - COMMERCIAL (Note: This is for tax purposes only. Not to be used for zoning.)
District	DUBA - DUBUQUE CITY/DBQ COMM SCH
School District	DUBUQUE COMM. SCHOOL DIST

Owners

Deed Holder
Reavis Properties LLC, Dan
16727 Budd Rd
Dubuque IA 52002
Contract Holder
Mailing Address
Reavis Properties LLC, Dan
16727 Budd Rd
Dubuque IA 52002

Land

Lot Area 1.00 Acres ;43,550 SF

Commercial Buildings

Total GBA 13,765 SF

Building 1: Store - Retail Small, C'Blk or Tile - 8", 1 Story, Built - 1993, 3290 SF, Bsmt - 0 SF,
HVAC - Combination FHA - AC, Roof - Rubber Membrane/Stl, Condition - Above Normal

Addition 1: Shop, C'Blk or Tile - 8", 1 Story, Built - 1963, 9800 SF, Bsmt - 0 SF
HVAC - Vacuum Gas (Radiant) / Suspended Unit Heater (Gas), Roof - Rubber Membrane/Stl
Adjustments: Interior - finish, 1912 SF

Addition 2: Warehouse (Storage), Concrete - 8" Reinforced, 1 Story, Built - 1963, 675 SF, Bsmt - 0 SF
HVAC - No HVAC, Roof - Rubber Membrane/Stl
Adjustments: Heat - none, 675 SF

Building Extras: #1- Door, O.H. - Door - Power, 12 Ft Wide, 12 Ft High, 1963, Qty1
#2- Door, O.H. - Steel Roll - Power, 12 Ft Wide, 12 Ft High, 1963, Qty2
#3- Door, O.H. - Door - Power, 12 Ft Wide, 10 Ft High, 1963, Qty1
#4- Door, O.H. - Door - Manual, 14 Ft Wide, 8 Ft High, 1963, Qty1

Yard Extras

#1 - (1) Paving - Concrete 1,100 SF, Concrete Parking, Average Pricing, Built 1990
#2 - (1) Paving - Asphalt 1,800 SF, Asphalt Parking, Average Pricing, Built 1990
#3 - (1) Paving - Asphalt 20,700 SF, Asphalt Parking, Average Pricing, Built 1980

Permits

Permit #	Date	Description
B24-0457	04/30/2024	Misc
M21-0364	05/04/2021	Misc

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/29/2007			D07-18348	Sale of Two or More Separately Assessed Parcels - Single Consideration	Deed		$600,000.00
10/31/1997			D-97/13197	open	Deed		$450,000.00

⊞ There are other parcels involved in one or more of the above sales:
Recording: D-97/13197 - Parcel: 1024126006
Recording: D-97/13197 - Parcel: 1024126032

Includes sales on or after 1/1/2003

Valuation

		2026	2025	2024	2023
	Classification	Commercial	Commercial	Commercial	Commercial
+	Assessed Land Value	$196,000	$196,000	$156,800	$156,800
+	Assessed Building Value	$600,200	$600,200	$490,800	$490,800
+	Assessed Dwelling Value	$0	$0	$0	$0
=	**Gross Assessed Value**	**$796,200**	**$796,200**	**$647,600**	**$647,600**
-	Exempt Value	$0	$0	$0	$0
=	**Net Assessed Value**	**$796,200**	**$796,200**	**$647,600**	**$647,600**

Tax Statements

2025 (PDF)

2024 Tax Statements

2024 (PDF)

Taxation

		2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
+	Taxable Land Value	$125,660	$125,264	$126,335
+	Taxable Building Value	$393,328	$392,090	$327,278
+	Taxable Dwelling Value	$0	$0	$0
=	**Gross Taxable Value**	**$518,988**	**$517,354**	**$453,613**
-	Homestead 65+ Exemption	$0	$0	$0
-	Military Exemption	$0	$0	$0
=	**Net Taxable Value**	**$518,988**	**$517,354**	**$453,613**
x	Levy Rate (per $1000 of value)	30.31761	30.12380	31.55253
=	**Gross Taxes Due**	**$15,734.48**	**$15,584.67**	**$14,312.64**
-	Ag Land Credit	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
=	**Net Taxes Due**	**$15,734.00**	**$15,584.00**	**$14,312.00**

Tax History

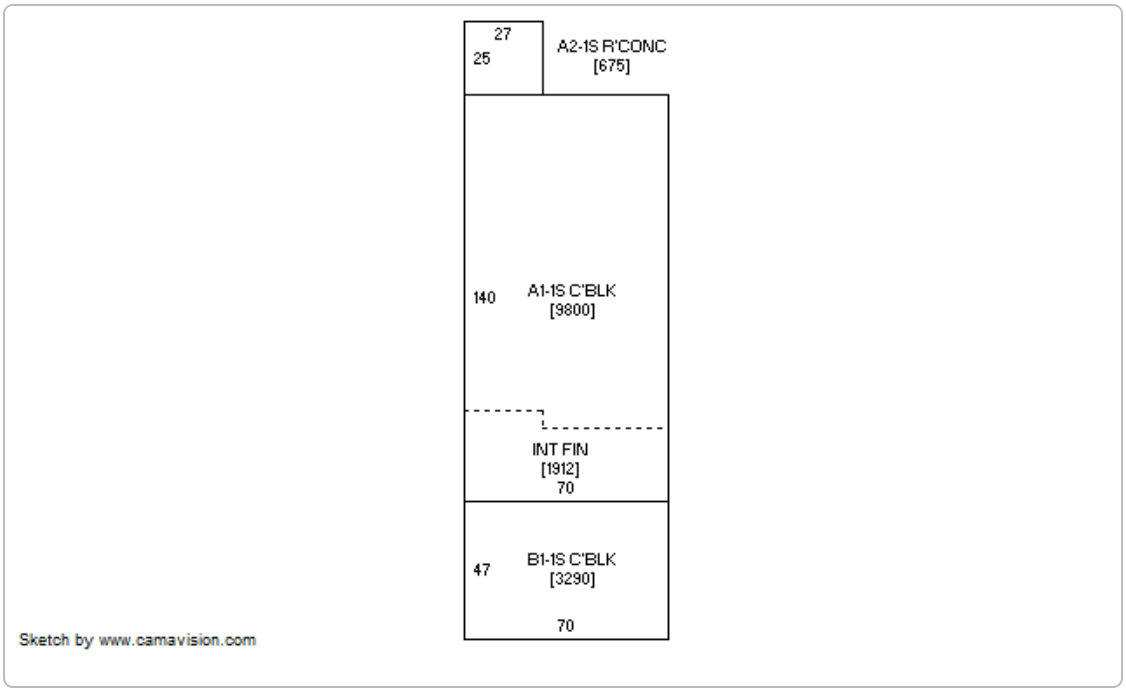
Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	$7,867	Yes	2/27/2026	402390
	September 2025	$7,867	Yes	9/11/2025	
2023	March 2025	$7,792	Yes	3/4/2025	303192
	September 2024	$7,792	Yes	9/12/2024	
2022	March 2024	$7,156	Yes	3/7/2024	244869
	September 2023	$7,156	Yes	9/7/2023	
2021	March 2023	$6,605	Yes	3/1/2023	107050
	September 2022	$6,605	Yes	9/7/2022	

Photos

Show Deed/Contract

Show Deed/Contract

Sketches



City of Dubuque Tax Credit Applications

Apply for Homestead, Military, or Sales Questionnaire

No data available for the following modules: Exempt Acres, Residential Dwellings, Agricultural Buildings, County Treasurer Notes, Tax Sale Certificates, Dubuque County Tax Credit Applications.

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Developed by SCHNEIDER GEOSPATIAL

Dubuque County, IA

Summary

Parcel ID	1013382004
Alternate ID	CONSERVATION DISTRICT
Property Address	2327 CENTRAL AVE DUBUQUE IA 52001
Sec/Twp/Rng	N/A
Brief Tax Description	E 125'-E 165'-N 80'-LOT 5 AND S 4'-LOT 3 BREWERY ADD (Note: Not to be used on legal documents)
Deed Book/Page	2018-6411 (6/12/2018)
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Class	C - COMMERCIAL; M - Residential (MR R3+) (Note: This is for tax purposes only. Not to be used for zoning.)
District	DUBA - DUBUQUE CITY/DBQ COMM SCH
School District	DUBUQUE COMM. SCHOOL DIST

Owners

Deed Holder
Dan Reavis Properties LLC
16727 Budd Rd
Dubuque IA 52002
Contract Holder
Mailing Address
Dan Reavis Properties LLC
16727 Budd Rd
Dubuque IA 52002

Land

Lot Area 0.29 Acres ;12,720 SF

Commercial Buildings

Total GBA 8,261 SF

Building 1: Store - Retail Small, Solid Brick - 8", 2 Story, Built - 1895, 3150 SF, Bsmt - 3150 SF, HVAC - Forced Hot Air, Roof - Asph. Shingle/ Wood Dk, Condition - Below Normal
Adjustments: A/C - no upper, 3150 SF
A/C - deduct, 3150 SF

Addition 1: Warehouse (Storage), Solid Brick - 8", 2 Story, Built - 1895, 736 SF, Bsmt - 0 SF HVAC - No HVAC, Roof - Rubber Membrane/Wood
Adjustments: Heat - none, 1472 SF

Addition 2: Warehouse (Storage), C'Blk or Tile - 8", 1 Story, Built - 1952, 500 SF, Bsmt - 0 SF HVAC - No HVAC, Roof - Metal/ Frm/ Insul (< 50' Wide)
Adjustments: Heat - none, 500 SF
Plumbing - none, 500 SF

Plumbing: 4 - 3-Fixture Bathroom 4 - Sink-Kitchen 1 - Toilet Room

Building Extras:
#1- Porch (Commercial), 39 SF, Wood Deck, Average Pricing, 1895, Qty1
#2- Canopy, 376 SF, Frame, Average Pricing, 1895, Qty1
#3- Porch (Commercial), 376 SF, Wood Deck, Average Pricing, 1895, Qty1
#4- Porch (Commercial), 376 SF, Concrete Patio, Average Pricing, 1895, Qty1
#5- Porch (Commercial), 144 SF, Porch (commercial), Average Pricing, 1895, Qty1
#6- ATT FR SHED, Quantity=144.00, Units=Square Feet, Height=8, 1895, Qty1
#7- Door, O.H. - Door - Manual, 8 Ft Wide, 7 Ft High, 1952, Qty2

Yard Extras

#1 - (1) Paving - Asphalt 1,500 SF, Asphalt Parking, Average Pricing, Built 1970
#2 - (1) Paving - Asphalt 2,200 SF, Asphalt Parking, Average Pricing, Built 1970

Permits

Permit #	Date	Description
B24-0582	05/23/2024	Misc
1108-16	11/07/2016	Misc
1953-12	09/21/2012	T/O & Reroof

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/7/2018	FAGAN, AARON V & FRANCINE A	DAN REAVIS PROPERTIES, LLC	18-6411	Normal	Deed		$135,000.00

Includes sales on or after 1/1/2003

Valuation

	Classification	2026 Commercial / Residential (Mr R3+)	2025 Commercial / Residential (Mr R3+)	2024 Commercial / Residential (Mr R3+)	2023 Commercial / Residential (Mr R3+)
+	Assessed Land Value	$57,200	$57,200	$45,800	$45,800
+	Assessed Building Value	$114,080	$114,080	$89,280	$89,280
+	Assessed Dwelling Value	$69,920	$69,920	$54,720	$54,720
=	**Gross Assessed Value**	**$241,200**	**$241,200**	**$189,800**	**$189,800**
-	Exempt Value	$0	$0	$0	$0
=	**Net Assessed Value**	**$241,200**	**$241,200**	**$189,800**	**$189,800**

Tax Statements

2025 (PDF)

2024 Tax Statements

2024 (PDF)

Taxation

		2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
+	Taxable Land Value	$21,724	$21,226	$25,024
+	Taxable Building Value	$42,347	$41,375	$39,474
+	Taxable Dwelling Value	$25,955	$25,359	$24,193
=	**Gross Taxable Value**	**$90,026**	**$87,960**	**$88,691**
-	Homestead 65+ Exemption	$0	$0	$0
-	Military Exemption	$0	$0	$0
=	**Net Taxable Value**	**$90,026**	**$87,960**	**$88,691**
x	Levy Rate (per $1000 of value)	30.31761	30.12380	31.55253
=	**Gross Taxes Due**	**$2,729.38**	**$2,649.69**	**$2,798.42**
-	Ag Land Credit	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
=	**Net Taxes Due**	**$2,730.00**	**$2,648.00**	**$2,800.00**

Tax History

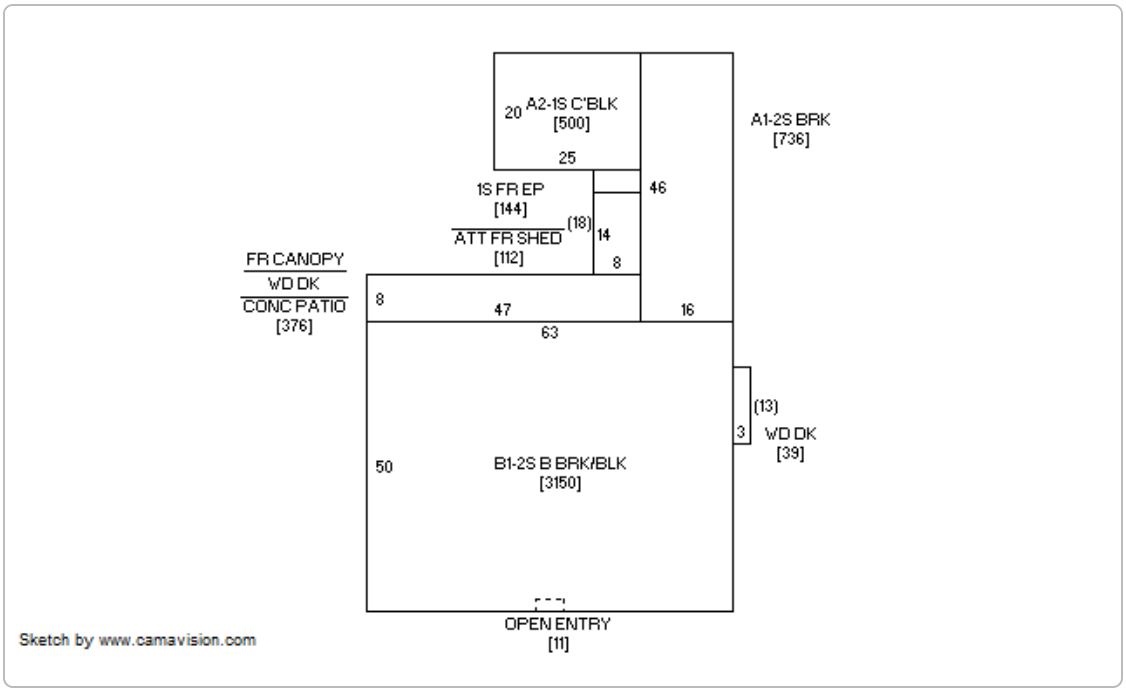
Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	$1,365	Yes	2/27/2026	424745
	September 2025	$1,365	Yes	9/11/2025	
2023	March 2025	$1,324	Yes	3/4/2025	327293
	September 2024	$1,324	Yes	9/12/2024	
2022	March 2024	$1,400	Yes	3/7/2024	223121
	September 2023	$1,400	Yes	9/7/2023	
2021	March 2023	$1,433	Yes	3/1/2023	137291
	September 2022	$1,433	Yes	9/7/2022	

Photos

Show Deed/Contract

Show Deed/Contract

Sketches



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Developed by SCHNEIDER GEOSPATIAL

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 AMENDING ARTICLE 10-8-A-7 PERTAINING TO ALTERATION OF THE BROADWAY STREET NEIGHBORHOOD CONSERVATION DISTRICT TO REMOVE THE PROPERTY AT 2311 CENTRAL AVENUE.

Whereas, the City of Dubuque established conservation districts to allow for the City's review of demolition permits that might impact buildings of historic or architectural significance; and

Whereas, Dan Revis, Owner of Big A has submitted a formal written request to the City Clerk seeking alteration of the Broadway Street Neighborhood Conservation District boundaries to remove the properties a 2311 and 2327 Central Avenue; and

Whereas, the City's Unified Development Code, Chapter 10 (Historic Preservation Commission Applications and Procedures), authorizes any person to request the establishment, expansion, or alteration of a conservation district, and outlines the procedure for City Council consideration of such a request; and

Whereas, the City Council finds that removal of 2311 Central Avenue from the Broadway Street Neighborhood Conservation District will not adversely affect the historical or architectural character of the remaining district.

Whereas, the City Council finds that removal of 2327 Central Avenue from the Broadway Street Neighborhood Conservation District will adversely affect the historical or architectural character of the remaining district.

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

Section 1. Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, Article 10-8-A-7 is hereby amended as follows:

10-8-A-7 Broadway Street Neighborhood Conservation District

Beginning at the intersection of West 23rd Street and Central Avenue thence westerly along West 23rd Street to its intersection with Lewis Street; thence northwesterly along Lewis Street to its intersection with Fulton Street; thence northerly along Fulton Street to its intersection with King Street; thence easterly along King Street and its easterly extension to its intersection with Central Avenue; thence southerly along Central Avenue to its point of origin at the intersection of Central Avenue and West 23rd Street excluding the following areas:

(a) Lot 2 of Valeria Place No. 2 in the City of Dubuque, Iowa

(b) Lot 1 of Sub. of Lot 1 of “Valeria Place” in the City of Dubuque, Iowa

(c) Westerly 40 feet of Easterly 165 feet of Northernly 80 feet of Lot No.5 in Brewery Addition. Dubuque Iowa

Section 2. The ordinance will become effective upon publication.

Passed, approved and adopted this day of May, 2026.

_____
Brad M. Cavanaugh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

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 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.

Whereas, the City of Dubuque established conservation districts to allow for the City's review of demolition permits that might impact buildings of historic or architectural significance; and

Whereas, Dan Revis, Owner of Big A has submitted a formal written request to the City Clerk seeking alteration of the Broadway Street Neighborhood Conservation District boundaries to remove the properties a 2311 and 2327 Central Avenue; and

Whereas, the City's Unified Development Code, Chapter 10 (Historic Preservation Commission Applications and Procedures), authorizes any person to request the establishment, expansion, or alteration of a conservation district, and outlines the procedure for City Council consideration of such a request; and

Whereas, the City Council finds that removal of 2311 & 2327 Central Avenue from the Broadway Street Neighborhood Conservation District will not adversely affect the historical or architectural character of the remaining district.

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

Section 1. Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, Article 10-8-A-7 is hereby amended as follows:

10-8-A-7 Broadway Street Neighborhood Conservation District

Beginning at the intersection of West 23rd Street and Central Avenue thence westerly along West 23rd Street to its intersection with Lewis Street; thence northwesterly along Lewis Street to its intersection with Fulton Street; thence northerly along Fulton Street to its intersection with King Street; thence easterly along King Street and its easterly extension to

its intersection with Central Avenue; thence southerly along Central Avenue to its point of origin at the intersection of Central Avenue and West 23rd Street excluding the following areas:

(a) Lot 2 of Valeria Place No. 2

(b) Lot 1 of Sub. of Lot 1 of “Valeria Place” in the City of Dubuque, Iowa

(c) Westerly 40 feet of Easterly 165 feet of Northernly 80 feet of Lot No.5 in Brewery Addition Dubuque Iowa

(d) Easterly 125 feet of Easterly 165 feet of Northerly 80 feet of Lot No.5 in Brewery Addition Dubuque Iowa

Section 2. The ordinance will become effective upon publication.

Passed, approved and adopted this day of May, 2026.

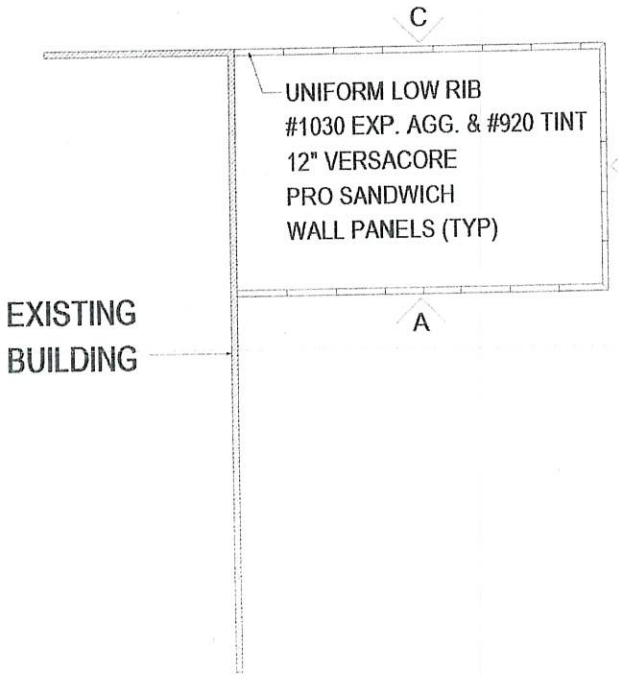
_____
Brad M. Cavanaugh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

BIG A AUTO ADDITION

DUBUQUE, IA



LOW-01

REVISED

3 WALLS

ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
PH	PH	PH
EMAIL	EMAIL	EMAIL

FABCON CONTACTS

PROJECT MANAGER
PH
EMAIL
ENGINEER
PH
EMAIL
DRAFTER
PH
EMAIL
SALESMAN
PH
EMAIL
FIELD SUP
PH
EMAIL

NOT FOR CONSTRUCTION

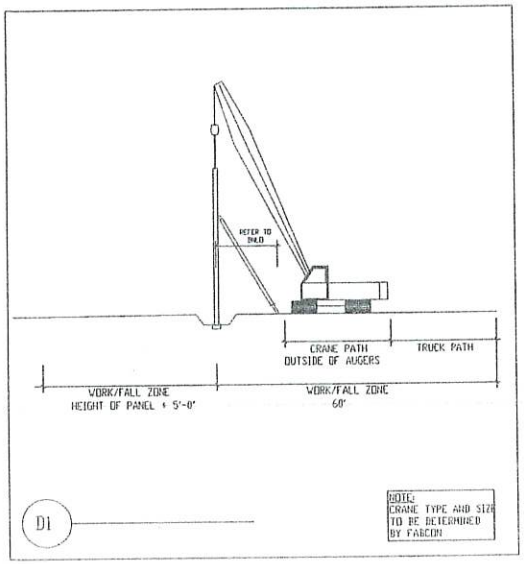
JOB NO.	SHEET
171897	T1.01

BIG A AUTO ADDITION

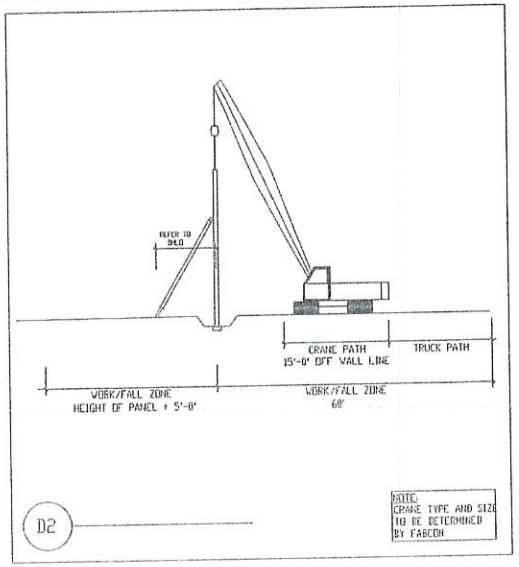
SITE ACCESS PLAN

This document represents an agreed upon sequence and requirements for erection.

Failure to comply with any of the noted conditions may result in delays, including site shut down at the discretion of the Fabcon Field Foreman/Superintendent.



D1



D2

Access Requirements

1. Fabcon requires a stabilized, level access area for crane and truck safety into the jobsite, up to the work zone/fall zone, and movement around and within the fall zone, for the duration of erection.
2. The compacted surface to support the crane and trucks must be a minimum of 60' in width and capable of accommodating up to 90,000 lbs. gross weight allowing continuous access around the building.
3. All equipment, including but not limited to cranes, forklifts, man lifts, and trucks, must be capable of moving under their own power and in an unobstructed manner throughout the work/fall zone for the duration of Fabcon's work on site.
4. GC/CM shall meet all requirements set forth by OSHA
5. All overhead wires or obstructions are to be moved prior to crane assembly onsite.
6. Permits, manpower, and warning barricades, when job site conditions require Fabcon's equipment to occupy city streets are to be furnished by the GC and/ or CM.
7. GC/ CM are to provide job site security.

Erection Requirements

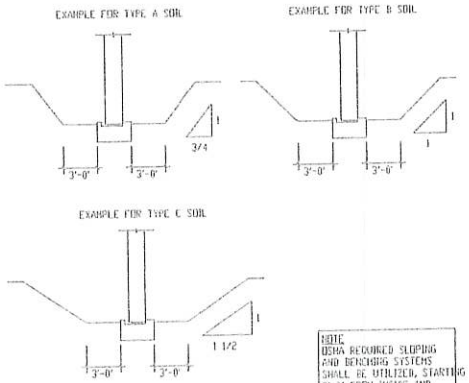
1. Fabcon requires all foundations be completed, properly cured, and ready to receive precast panels per approved erection sequence and durations.
2. Fabcon requires the GC and/or CM to provide removal of snow, water, and debris from the footings prior to and during the installation of the Fabcon product. GC/CM shall provide appropriate space for safe access at the footing. This includes meeting the conditions prior to a panel being set as well as after the panel is set.
3. It is the responsibility of the GC and/or CM to establish and maintain control points and benchmarks in an undisturbed condition for the use of the erector until final completion and acceptance of the project. Fabcon requires control points consisting of permanent pins to be inserted into the top of the footing by the Surveyor of Record at all building corners at a max. of 75' intervals, along the footing foundations, and at tops and bottoms of all steps in foundation. Benchmark finished floor elevation markers are required to be permanently established within the building pad.

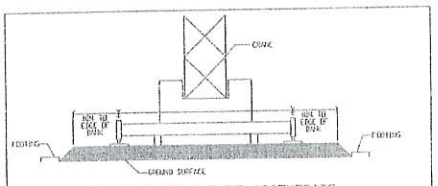
SITE SPECIFICATIONS

1. Brace Location:
   Interior Exterior Both N/A
2. Access Requirement Internal: _____
3. Access Requirement External: _____
   Access must be maintained throughout the duration of the erection process by the G.C. The access roads shown on this drawing are the minimum requirements for crane and truck access.
4. Fall Zone: _____
   Fall zone must be the greater of 40 feet or the height of the panel plus 5 feet to the interior and exterior of erection location.
5. Access Panels to be left out?
   Y N
   If yes, approximate location? (See Drawing)
6. Erection Sequence (See Drawing)

ON SITE MEETING MINUTES:

DATE:
TIME:
FABCON REP.:
GC REP.:





60' CLEAR ACCESS TO ACCOMODATE OUTRIGGER SPREAD OF CRANE

TITLE: FABCON ERECTION GUIDE
GC/CM APPROVAL
SIGN OFF REQUIRED

JOB BIG A AUTO ADDITION
ADDRESS: BISMARCK, NORTH DAKOTA
DRAWN BY: PAW
ENGINEER
DATE: 6/4/2021
CHK'D
REVISION
DATE
REVISION
DATE

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FABCON
(701) 839-4444
1-800-527-4444
500 WEST BROADWAY ST
FARGO, ND 58102

FILE:

JOB NO. 171897
SHEET -

GENERAL NOTES

1. ALL PRECAST SHALL BE SHIPPED TO JOBSITE IN WIDTHS SHOWN IN PRECAST SCHEDULE.
2. ALL BEARING SURFACES SHALL BE LEVEL, TRUE TO LINE AND FREE OF DEBRIS BEFORE ANY PRECAST CAN BE ERECTED.
3. NO MATERIAL OF ANY KIND SHALL BE SET ABOVE THE PRECAST UNTIL THE PRECAST HAS BEEN ERECTED.
4. IF SUITABLE ROADWAY AND APPROACHES ARE NOT PROVIDED AND MAINTAINED BY THE PURCHASER, SUCH THAT TRUCKS AND CRANES CAN OPERATE UNDER THEIR OWN POWER, FABCON RESERVES THE RIGHT TO STOP DELIVERY UNTIL THE SITUATION IS REMEDIED.
5. APPROVAL OF THESE SHOP DRAWINGS AUTHORIZES FABCON TO PRODUCE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.
6. ALL DIMENSIONS ON APPROVED SHOP DRAWINGS WILL BE ASSUMED CORRECT.
7. ONLY OPENINGS SHOWN ON SHOP DRAWINGS WILL BE CUT / CAST BY FABCON.
8. PURCHASER RESPONSIBLE FOR PROVIDING INFORMATION FOR ALL OPENINGS 12" OR LARGER PRIOR TO PRODUCTION OF PRECAST.
9. FABCON RESERVES THE RIGHT TO SAWCUT OPENINGS AS REQUIRED. FABCON IS RESPONSIBLE FOR SCRAP REMOVAL UNLESS OTHERWISE NOTED.
10. FIRE PROOFING OF ALL EXPOSED STRUCTURAL STEEL BY G.C., WHEN REQUIRED.
11. CORES WILL BE FILLED SOLID WITH CONCRETE 3" @ TOP AND BOTTOM OF ALL OPENINGS. JAMBS WILL BE FILLED AS REQUIRED BASED ON LOCATION OF THE PANEL WEBS.
12. INSULATION ON SANDWICH PANELS WILL BE HELD BACK 3" ON ALL SIDES OF ALL OPENINGS.
13. OPENINGS THAT ARE ADDED AFTER APPROVAL MAY HAVE FOAM EXPOSED AT CORES AND AT THE INSULATION LAYER.
14. NO OPENINGS SHALL BE CUT IN FABCON PRODUCTS THAT ARE NOT SHOWN ON SHOP DRAWINGS WITHOUT PRIOR APPROVAL FROM FABCON'S ENGINEERING DEPARTMENT.
15. DEVIATION BETWEEN THE APPROVED SHOP DRAWINGS AND THE BID DOCUMENTS NOTED IN FABCON'S PROPOSAL, MAY RESULT IN ADDITIONAL COSTS.
16. PURCHASER RESPONSIBLE FOR PROVIDING DECKING AND/OR CABLE BRACING SUFFICIENT FOR STABILITY OF STRUCTURE DURING CONSTRUCTION.
17. ALTERNATE DETAILS TO COMMONLY OBSERVED SITUATIONS/CONNECTIONS APPROVED BY FABCON'S ENGINEERING DEPT., ARE LOCATED IN FABCON'S "FIELD DETAIL MANUAL" AND MAY BE USED AS APPLICABLE BY FABCON'S FOREMAN.
18. FABCON IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY AND SERVICEABILITY OF THE BUILDING DESCRIBED WITHIN THE DRAWINGS, IF THE DETAILS, SPECIFICATIONS, DIMENSIONS, AND THE LIKE ARE ALTERED WITHOUT FABCON'S WRITTEN CONSENT.

TYPICAL NOTES:

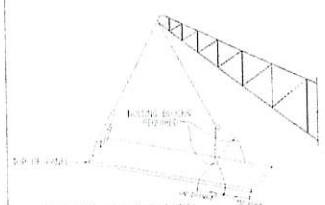
- (A) PANEL TO HAVE A MIN. STRAND SERIES OF 8805-85
- (B) PANEL TO HAVE A MIN. STRAND SERIES OF 8806-86
- (C) PANEL TO HAVE A MIN. STRAND SERIES OF 8807-87
- (D) PANEL TO HAVE R-11 MESH PLACED @ TOP OF PANEL @ FACE & FORM
- (E) PANEL TO HAVE R-11 MESH PLACED @ BTM. OF PANEL @ FACE & FORM
- (F) PANEL TO BE MADE LONGER AND RECUT IN THE FIELD
- (P) PANEL TO BE MADE LONGER AND RECUT IN THE PLANT
- 4'-0" CORE FILLED IN PLANT FOR DEADMAN BRACE INDICATED THUS

SPECIAL REQUIREMENTS

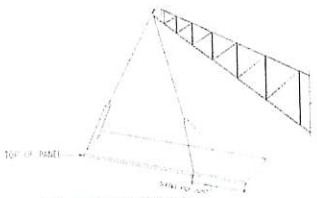
OPENING SCHEDULE

WALL	OPENING #	R.O. WIDTH	R.O. HEIGHT	FROM LEFT EDGE	INSULOUT @ JAMB	INSULOUT @ HEAD	INSULOUT @ SILL	NOTES
A	1A	12'-0"	x 12'-8"	4'-0"	6"	6"	3"	
A	2A	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	
A	3A	12'-0"	x 12'-8"	0	6"	6"	3"	
A	4A	12'-0"	x 12'-8"	8'-0"	6"	6"	3"	
A	5A	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
A	6A	4'-0"	x 4'-8"	2'-0"	3"	3"	3"	
B	1B	4'-0"	x 4'-8"	2'-0"	3"	3"	3"	
B	2B	4'-0"	x 4'-8"	2'-0"	3"	3"	3"	
C	1C	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	

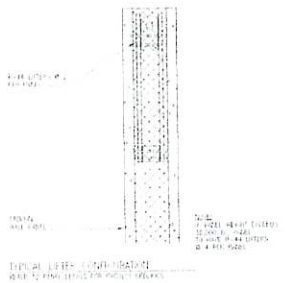
TOTAL OPENINGS = 9



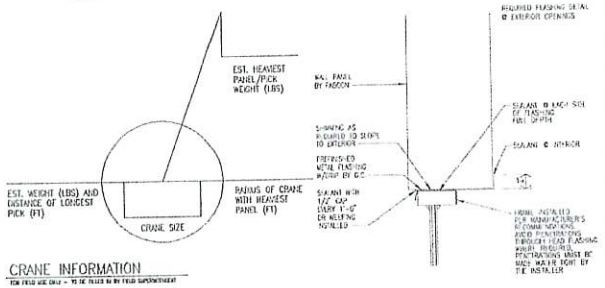
DOUBLE PICK FROM TRUCK DIAGRAM



DOUBLE PICK FROM TRUCK DIAGRAM



TYPICAL JOINT CONFIGURATION



CRANE INFORMATION

FOR FIELD USE ONLY - TO BE FILLED IN BY FIELD SUPERINTENDENT

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF _____

SIGNATURE: _____

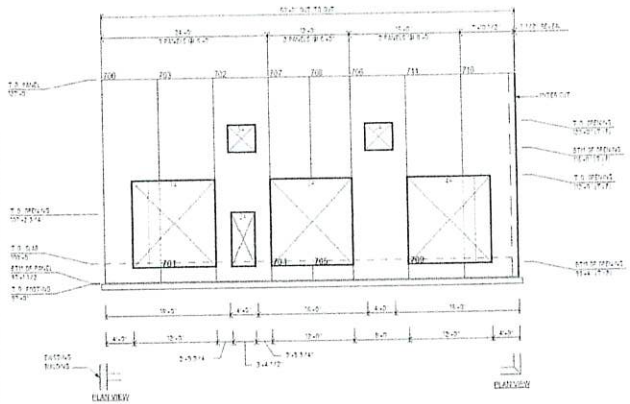
PRINTED NAME: _____

DATE: _____ LIC. NO: _____

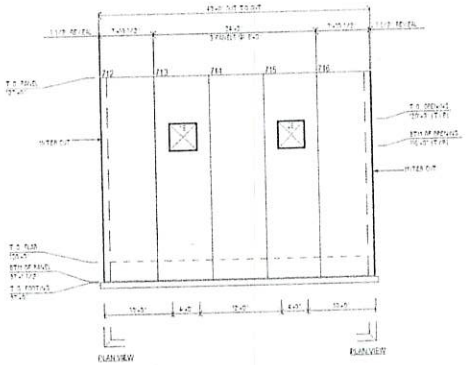
FABCON

JOB NO. 171897

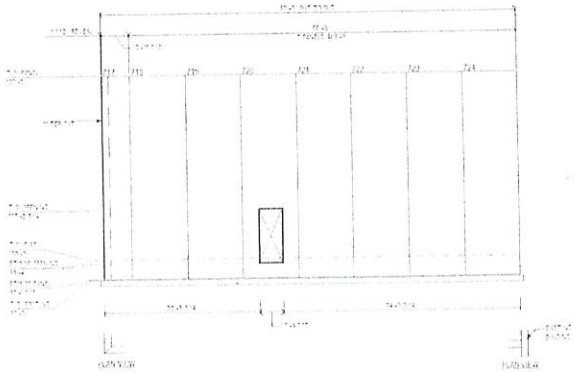
SHEET T1.02



ELEVATION WALL "A"
1/8" = 1'-0"



ELEVATION WALL "B"
1/8" = 1'-0"



ELEVATION WALL "C"
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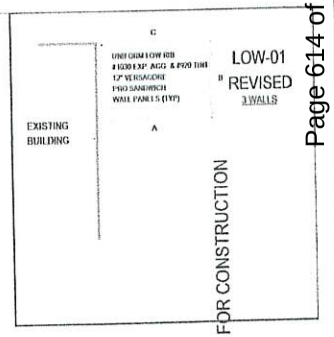
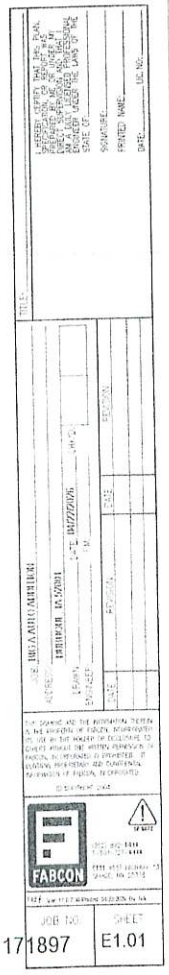




JOB NO.
171897

SHEET
E1.01

Land Records
Dubuque Co. Real Estate Information
Assessor Page
GIS Page
Find Address or PIN
VALERIA PLACE, SUB. OF LOT 1
VALERIA PLACE
1024126006
1024126016
1024126033
30
115
40
280
299.75
100
196.71
158
208
98.98
192.25
-90.67317...
50 ft
Selected features: 0
Dubuque County GIS Powered by Esri

Dear Members of the City Council,

I am writing to formally request approval to remove the properties located at 2311 and 2327 Central Avenue from the conservation district.

The structure at 2327 Central Avenue is severely dilapidated and no longer retains the historic character it may once have had. Years of neglect and alterations by previous owners have significantly compromised its integrity and appearance. At this point, the building is in advanced decay and does not reflect the standards typically associated with historically significant structures.

The Historic Preservation Commission has already approved the partial demolition of the rear portion of the building. While this has helped mitigate some immediate concerns, the remaining structure continues to present ongoing safety and liability risks due to its condition.

Although the property may have once held historic value, its current state limits any practical opportunity for restoration or adaptive reuse. The extent of deterioration and prior modifications has diminished its historical authenticity.

We propose constructing a 60 x 40 (2,400 square foot) addition to the 2311 building, along with creating additional off-street parking by removing the obsolete structure at 2327 Central Avenue. This investment will generate clear financial benefits for the City, including increased property value and corresponding property tax revenue, higher sales tax generation through expanded operations, and the creation of new local jobs. Expanding our fleet service capacity will also support other Dubuque businesses by reducing downtime for commercial vehicles, helping them operate more efficiently and contribute more consistently to the local economy. Additionally, improved parking and site layout will enhance customer access and overall functionality, making the property more productive and economically viable long-term while improving the appearance and usability of the block.

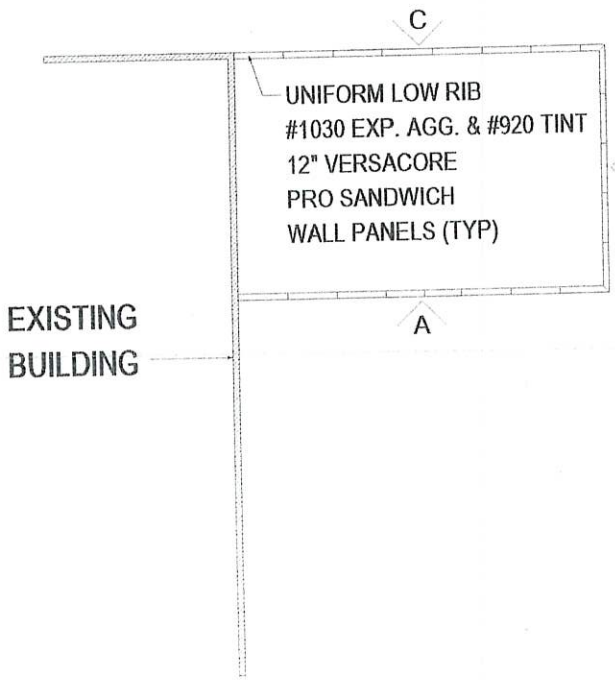
For these reasons, I respectfully request that the City Council approve the removal of both 2311 and 2327 Central Avenue from the conservation district.

Thank you for your time and consideration.

Sincerely, Dan Reavis Owner, Big A Auto 2311 Central Avenue Dubuque, IA 563-599-5742
Dan@Bigaautodbq.com

BIG A AUTO ADDITION

DUBUQUE, IA



LOW-01

REVISED

3 WALLS

ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
PH	PH	PH
EMAIL	EMAIL	EMAIL

FABCON CONTACTS

PROJECT MANAGER
PH
EMAIL
ENGINEER
PH
EMAIL
DRAFTER
PH
EMAIL
SALESMAN
PH
EMAIL
FIELD SUP
PH
EMAIL

NOT FOR CONSTRUCTION

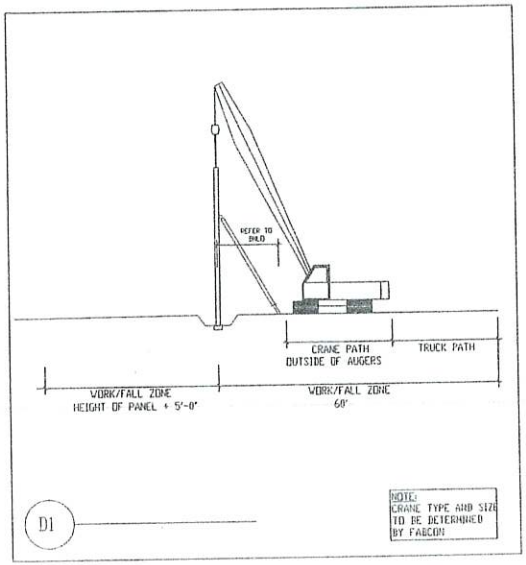
JOB NO.	SHEET
171897	T1.01

BIG A AUTO ADDITION

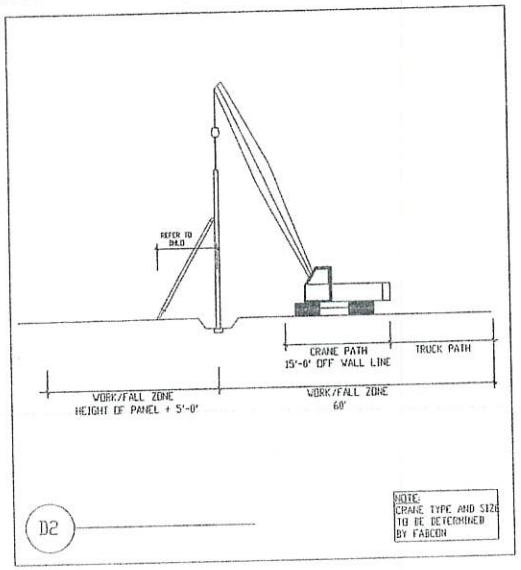
SITE ACCESS PLAN

This document represents an agreed upon sequence and requirements for erection.

Failure to comply with any of the noted conditions may result in delays, including site shut down at the discretion of the Fabcon Field Foreman/Superintendent.



D1



D2

Access Requirements

1. Fabcon requires a stabilized, level access area for crane and truck safety into the jobsite, up to the work zone/fall zone, and movement around and within the fall zone, for the duration of erection.
2. The compacted surface to support the crane and trucks must be a minimum of 60' in width and capable of accommodating up to 90,000 lbs. gross weight allowing continuous access around the building.
3. All equipment, including but not limited to cranes, forklifts, man lifts, and trucks, must be capable of moving under their own power and in an unobstructed manner throughout the work/fall zone for the duration of Fabcon's work on site.
4. GC/CM shall meet all requirements set forth by OSHA
5. All overhead wires or obstructions are to be moved prior to crane assembly onsite.
6. Permits, manpower, and warning barricades, when job site conditions require Fabcon's equipment to occupy city streets are to be furnished by the GC and/ or CM.
7. GC/ CM are to provide job site security.

Erection Requirements

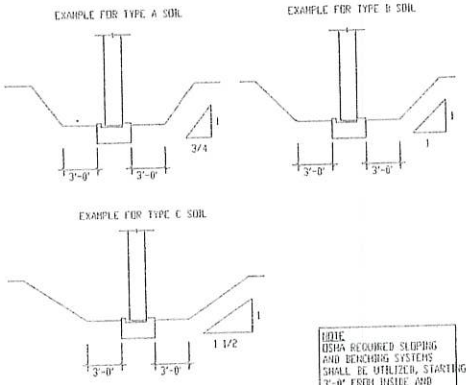
1. Fabcon requires all foundations be completed, properly cured, and ready to receive precast panels per approved erection sequence and durations.
2. Fabcon requires the GC and/or CM to provide removal of snow, water, and debris from the footings prior to and during the installation of the Fabcon product. GC/CM shall provide appropriate space for safe access at the footing. This includes meeting the conditions prior to a panel being set as well as after the panel is set.
3. It is the responsibility of the GC and/or CM to establish and maintain control points and benchmarks in an undisturbed condition for the use of the erector until final completion and acceptance of the project. Fabcon requires control points consisting of permanent pins to be inserted into the top of the footing by the Surveyor of Record at all building corners at a max. of 75' intervals, along the footing foundations, and at tops and bottoms of all steps in foundation. Benchmark finished floor elevation markers are required to be permanently established within the building pad.

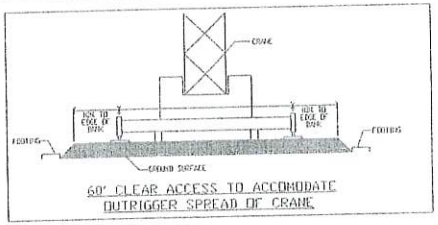
SITE SPECIFICATIONS

1. Brace Location:
   Interior Exterior Both N/A
2. Access Requirement Internal: _____
3. Access Requirement External: _____
   Access must be maintained throughout the duration of the erection process by the G.C. The access roads shown on this drawing are the minimum requirements for crane and truck access.
4. Fall Zone: _____
   Fall zone must be the greater of 40 feet or the height of the panel plus 5 feet to the interior and exterior of erection location.
5. Access Panels to be left out?
   Y N
   If yes, approximate location? (See Drawing)
6. Erection Sequence (See Drawing)

ON SITE MEETING MINUTES:

DATE:
TIME:
FABCON REP.:
GC REP.:





60' CLEAR ACCESS TO ACCOMODATE OUTRIGGER SPREAD OF CRANE

TITLE: FABCON ERECTION GUIDE
GC/CM APPROVAL SIGN OFF REQUIRED

JOB BIG A AUTO ADDITION
ADDRESS: DUBOISE, LA 70767
DRAWN: PW
ENGINEER: CHK'D:
DATE: 08/28/2015

REVISION	DATE
REVISION	DATE

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FABCON
(903) 939-4444
1-800-527-4144
500 WEST HIGHWAY 82
GAINES, TX 75578

FILE:

JOB NO.	SHEET
171897	-

GENERAL NOTES

1. ALL PRECAST SHALL BE SHIPPED TO JOBSITE IN SIZES AS SHOWN IN PRECAST SCHEDULE.
2. ALL BEARING SURFACES SHALL BE LEVEL, TRUE TO LINE AND FREE OF DEBRIS BEFORE ANY PRECAST CAN BE ERECTED.
3. NO MATERIAL OF ANY KIND SHALL BE SET ABOVE THE PRECAST UNTIL THE PRECAST HAS BEEN ERECTED.
4. IF SUITABLE ROADWAY AND APPROACHES ARE NOT PROVIDED AND MAINTAINED BY THE PURCHASER, SUCH THAT TRUCKS AND CRANES CAN OPERATE UNDER THEIR OWN POWER, FABCON RESERVES THE RIGHT TO STOP DELIVERY UNTIL THE SITUATION IS REMEDIED.
5. APPROVAL OF THESE SHOP DRAWINGS AUTHORIZES FABCON TO PRODUCE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.
6. ALL DIMENSIONS ON APPROVED SHOP DRAWINGS WILL BE ASSUMED CORRECT.
7. ONLY OPENINGS SHOWN ON SHOP DRAWINGS WILL BE CUT / CAST BY FABCON.
8. PURCHASER RESPONSIBLE FOR PROVIDING INFORMATION FOR ALL OPENINGS 12" OR LARGER PRIOR TO PRODUCTION OF PRECAST.
9. FABCON RESERVES THE RIGHT TO SAWCUT OPENINGS AS REQUIRED. FABCON IS RESPONSIBLE FOR SCRAP REMOVAL UNLESS OTHERWISE NOTED.
10. FIRE PROOFING OF ALL EXPOSED STRUCTURAL STEEL BY G.C., WHEN REQUIRED.
11. CORES WILL BE FILLED SOLID WITH CONCRETE 3" @ TOP AND BOTTOM OF ALL OPENINGS. JAMBS WILL BE FILLED AS REQUIRED BASED ON LOCATION OF THE PANEL WEBS.
12. INSULATION ON SANDWICH PANELS WILL BE HELD BACK 3" ON ALL SIDES OF ALL OPENINGS.
13. OPENINGS THAT ARE ADDED AFTER APPROVAL MAY HAVE FOAM EXPOSED AT CORES AND AT THE INSULATION LAYER.
14. NO OPENINGS SHALL BE CUT IN FABCON PRODUCTS THAT ARE NOT SHOWN ON SHOP DRAWINGS WITHOUT PRIOR APPROVAL FROM FABCON'S ENGINEERING DEPARTMENT.
15. DEVIATION BETWEEN THE APPROVED SHOP DRAWINGS AND THE BID DOCUMENTS NOTED IN FABCON'S PROPOSAL, MAY RESULT IN ADDITIONAL COSTS.
16. PURCHASER RESPONSIBLE FOR PROVIDING DECKING AND/OR CABLE BRACING SUFFICIENT FOR STABILITY OF STRUCTURE DURING CONSTRUCTION.
17. ALTERNATE DETAILS TO COMMONLY OBSERVED SITUATIONS/CONNECTIONS APPROVED BY FABCON'S ENGINEERING DEPT. ARE LOCATED IN FABCON'S "FIELD DETAIL MANUAL" AND MAY BE USED AS APPLICABLE BY FABCON'S FOREMAN.
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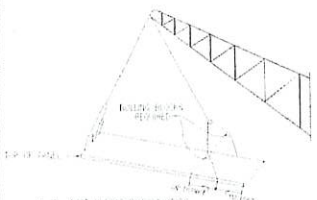
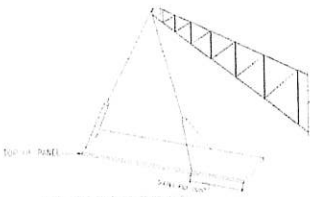
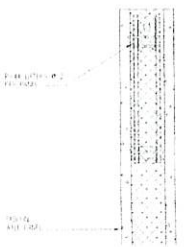
TOTAL OPENINGS = 9



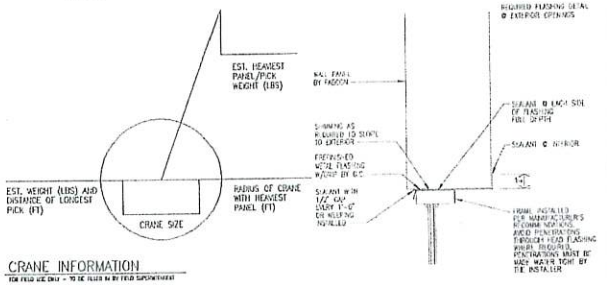
SINGLE PICK FROM TRUCK DIAGRAM



DOUBLE PICK FROM TRUCK DIAGRAM



TYPICAL LIFTER CONFIGURATION



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SIGNATURE:

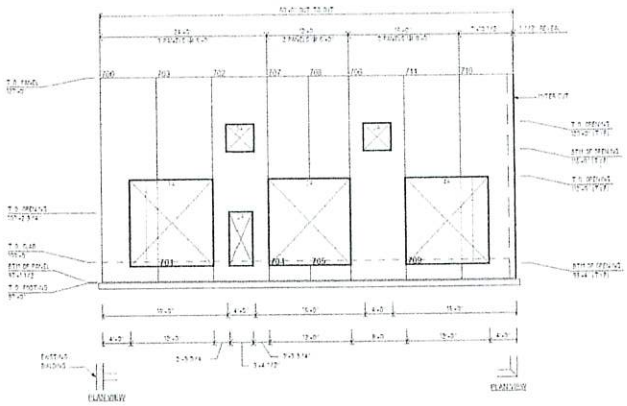
PRINTED NAME:

DATE: LIC. NO.

FABCON

JOB NO. 171897

SHEET T1.02



ELEVATION WALL "A"
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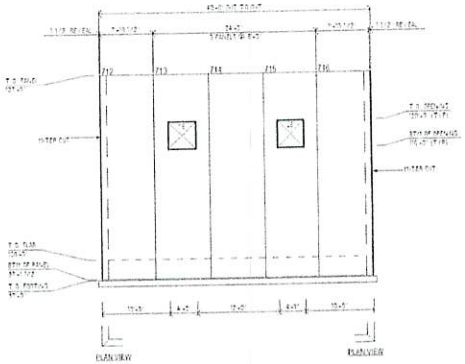

ELEVATION WALL "B"
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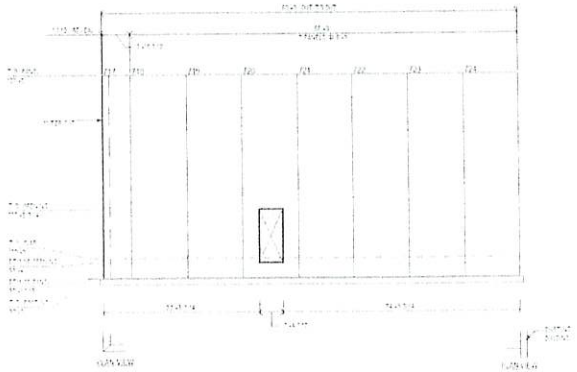

ELEVATION WALL "C"
1/8" = 1'-0"

C

EXISTING BUILDING

A

UNIFORM LOW RIB
#1030 EXP. AGG. & #920 BNT
12" VERSACORE
P90 SANDWICH
WALL PANELS (TYP)

B

LOW-01
REVISED
3 WALLS

NOT FOR CONSTRUCTION

FABCON

JOB NO. 171897

SHEET E1.01

Land Records
Dubuque Co. Real Estate Information
Assessor Page
GIS Page
Find Address or PIN
VALERIA PLACE, SUB. OF LOT 1
VALERIA PLACE
1024126006
1024126033
1024126016
30
115
40
280
299.75
100
196.71
158
208
192.25
2
1
Selected features: 0
-90.67317...
50 ft
Dubuque County GIS Powered by Esri

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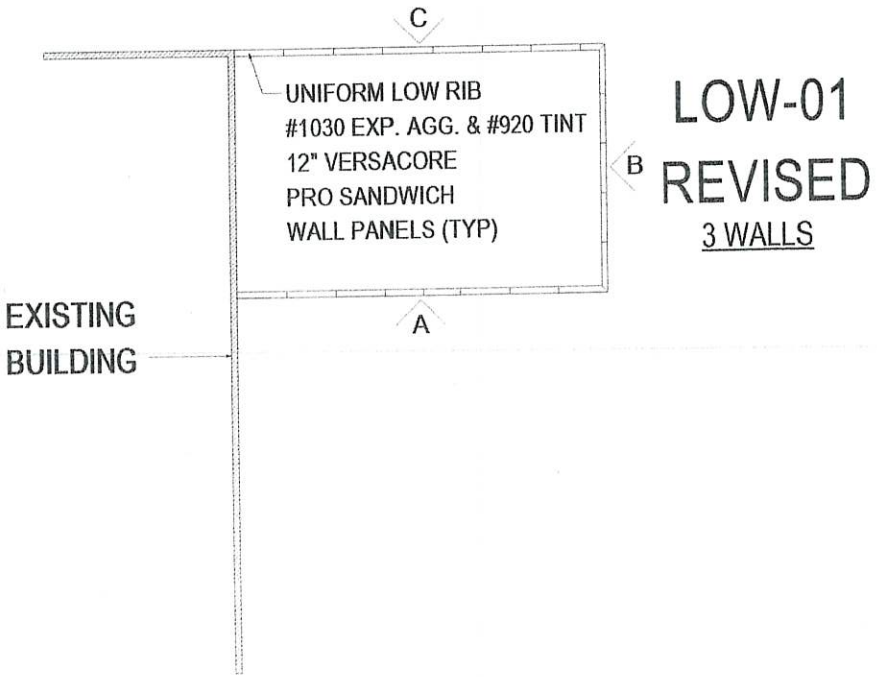
Sincerely, Dan Reavis Owner, Big A Auto 2311 Central Avenue Dubuque, IA 563-599-5742
Dan@Bigaautodbq.com

BIG A AUTO ADDITION

DUBUQUE, IA



LOW-01

REVISED

3 WALLS

ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
PH	PH	PH
EMAIL	EMAIL	EMAIL

FABCON CONTACTS

PROJECT MANAGER
PH
EMAIL
ENGINEER
PH
EMAIL
DRAFTER
PH
EMAIL
SALESMAN
PH
EMAIL
FIELD SUP
PH
EMAIL

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

SIGNATURE
PRINTED NAME
DATE
LIC NO.

TITLE

JOB BIG A AUTO ADDITION
ADDRESS DUBUQUE, IA 52001
DRAWN
ENGINEER
DATE 04/27/2026
CHK'D
PM

NO.	DESCRIPTION	DATE

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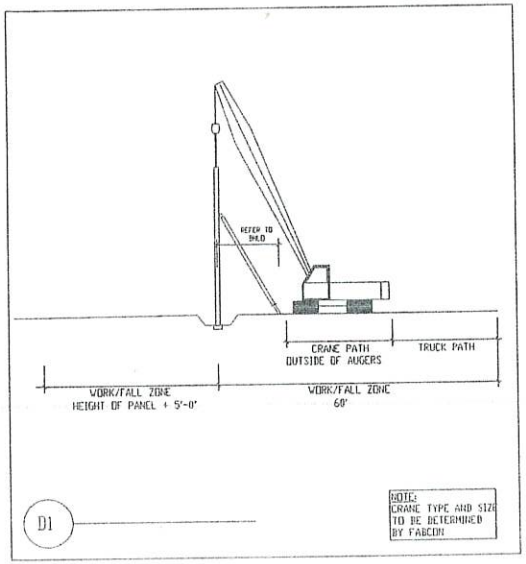
1-800-727-6444
6111 WEST HIGHWAY 72
GARNER, IA 50438

JOB NO.	SHEET
171897	T1.01

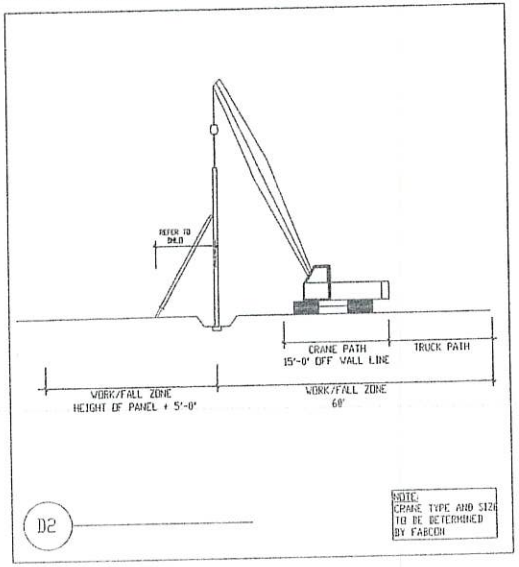
BIG A AUTO ADDITION

SITE ACCESS PLAN

This document represents an agreed upon sequence and requirements for erection.
Failure to comply with any of the noted conditions may result in delays, including site shut down at the discretion of the Fabcon Field Foreman/Superintendent.



D1



D2

Access Requirements

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3. Access Requirement External: _____
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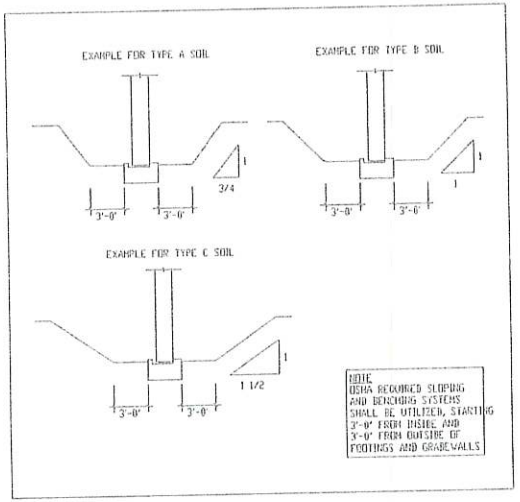
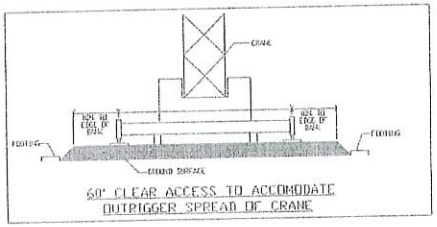
   Fall zone must be the greater of 40 feet or the height of the panel plus 5 feet to the interior and exterior of erection location.
5. Access Panels to be left out?
   Y N
   If yes, approximate location? (See Drawing)
6. Erection Sequence (See Drawing)

ON SITE MEETING MINUTES:

DATE:
TIME:
FABCON REP.:
GC REP.:





60' CLEAR ACCESS TO ACCOMODATE OUTRIGGER SPREAD OF CRANE

TITLE: FABCON ERECTION GUIDE
GC/CM APPROVAL SIGN OFF REQUIRED

JOB BIG A AUTO ADDITION
ADDRESS DURANGO, CALIFORNIA
SPRAYER
ENGINEER
DATE
REVISION
CHK'D
DATE
REVISION

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5161 WEST HIGHWAY 17
SAVAGE, MN 55378

FILE#

JOB NO. 171897
SHEET -

GENERAL NOTES

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2. ALL BEARING SURFACES SHALL BE LEVEL, TRUE TO LINE AND FREE OF DEBRIS BEFORE ANY PRECAST CAN BE ERECTED.
3. NO MATERIAL OF ANY KIND SHALL BE SET ABOVE THE PRECAST UNTIL THE PRECAST HAS BEEN ERECTED.
4. IF SUITABLE ROADWAY AND APPROACHES ARE NOT PROVIDED AND MAINTAINED BY THE PURCHASER, SUCH THAT TRUCKS AND CRANES CAN OPERATE UNDER THEIR OWN POWER, FABCON RESERVES THE RIGHT TO STOP DELIVERY UNTIL THE SITUATION IS REMEDIED.
5. APPROVAL OF THESE SHOP DRAWINGS AUTHORIZES FABCON TO PRODUCE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.
6. ALL DIMENSIONS ON APPROVED SHOP DRAWINGS WILL BE ASSUMED CORRECT.
7. ONLY OPENINGS SHOWN ON SHOP DRAWINGS WILL BE CUT / CAST BY FABCON.
8. PURCHASER RESPONSIBLE FOR PROVIDING INFORMATION FOR ALL OPENINGS 12" OR LARGER PRIOR TO PRODUCTION OF PRECAST.
9. FABCON RESERVES THE RIGHT TO SAWCUT OPENINGS AS REQUIRED. FABCON IS RESPONSIBLE FOR SCRAP REMOVAL UNLESS OTHERWISE NOTED.
10. FIRE PROOFING OF ALL EXPOSED STRUCTURAL STEEL BY G.C., WHEN REQUIRED.
11. CORES WILL BE FILLED SOLID WITH CONCRETE 3" @ TOP AND BOTTOM OF ALL OPENINGS. JAMBS WILL BE FILLED AS REQUIRED BASED ON LOCATION OF THE PANEL WEBS.
12. INSULATION ON SANDWICH PANELS WILL BE HELD BACK 3" ON ALL SIDES OF ALL OPENINGS.
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14. NO OPENINGS SHALL BE CUT IN FABCON PRODUCTS THAT ARE NOT SHOWN ON SHOP DRAWINGS WITHOUT PRIOR APPROVAL FROM FABCON'S ENGINEERING DEPARTMENT.
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TYPICAL NOTES:

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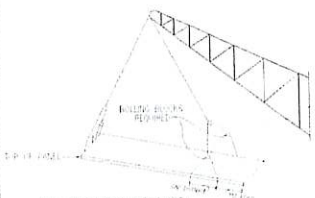
- (B) PANEL TO HAVE A MIN. STRAND SERIES OF 8806-86
- (C) PANEL TO HAVE A MIN. STRAND SERIES OF 8807-87
- (D) PANEL TO HAVE R-11 MESH PLACED @ TOP OF PANEL @ FACE & FORM
- (E) PANEL TO HAVE R-11 MESH PLACED @ BTM OF PANEL @ FACE & FORM
- (F) PANEL TO BE MADE LONGER AND RECUT IN THE FIELD
- (P) PANEL TO BE MADE LONGER AND RECUT IN THE PLANT
- 4'-0" CORE FILLED IN PLANT FOR DEADMAN BRACE INDICATED THUS

SPECIAL REQUIREMENTS

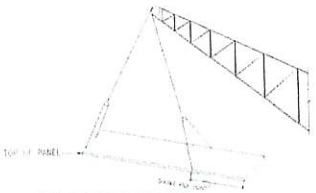
OPENING SCHEDULE

WALL	OPENING #	R.O. WIDTH	R.O. HEIGHT	FROM LEFT EDGE	INSULOUT @ JAMB	INSULOUT @ HEAD	INSULOUT @ SILL	NOTES
A	1A	12'-0"	x 12'-0"	4'-0"	5"	5"	3"	
A	2A	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	
A	3A	12'-0"	x 12'-0"	0	5"	5"	3"	
A	4A	12'-0"	x 12'-0"	8'-0"	5"	5"	3"	
A	5A	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
A	6A	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
B	1B	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
B	2B	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
C	1C	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	

TOTAL OPENINGS = 9



DOUBLE PICK FROM TRUCK DIAGRAM



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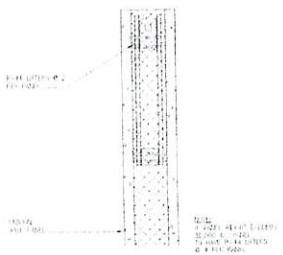
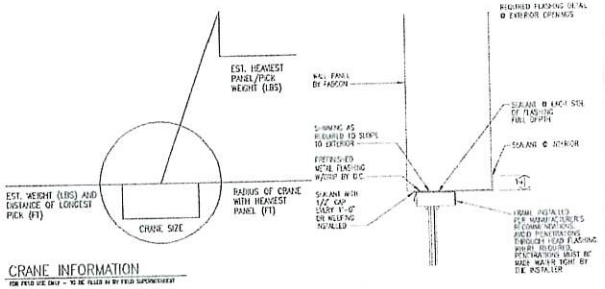


TYPICAL LIFTER CONFIGURATION



CRANE INFORMATION

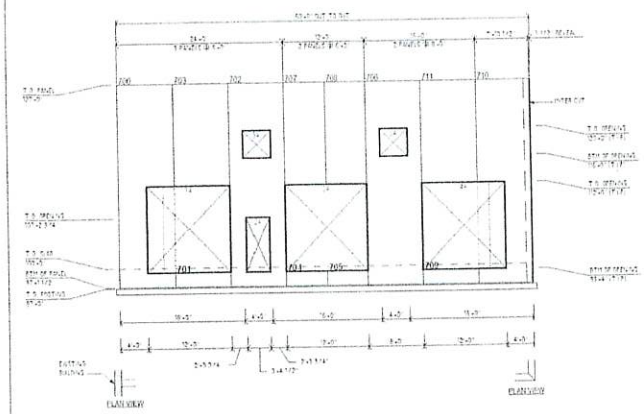
FOR FIELD USE ONLY - TO BE FILLED IN BY FIELD SUPERINTENDENT

NOT FOR CONSTRUCTION

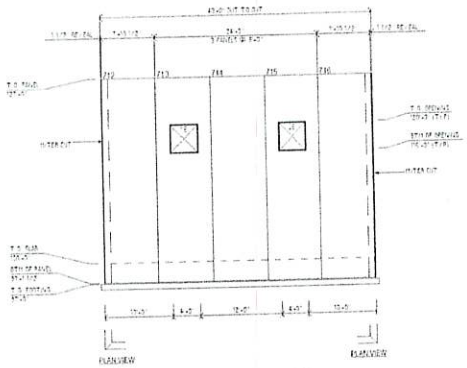
FABCON

JOB NO. 171897

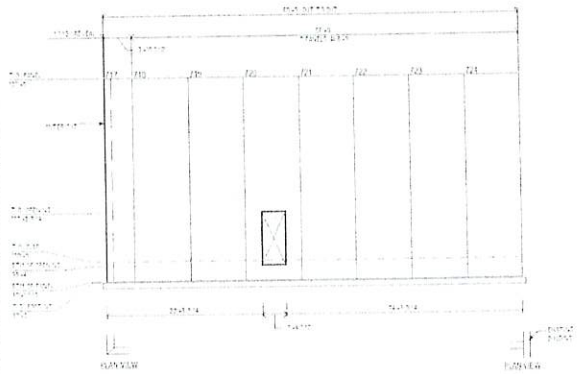
SHEET T1.02



ELEVATION WALL "A"
1/8" = 1'-0"



ELEVATION WALL "B"
1/8" = 1'-0"



ELEVATION WALL "C"
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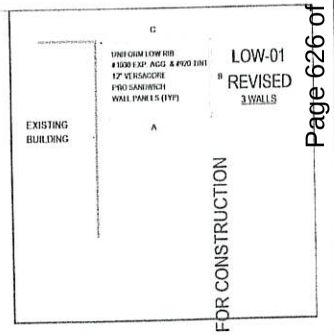
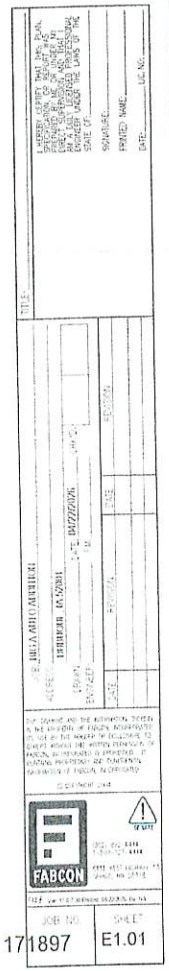




JOB NO. 171897
SHEET E1.01

Land Records
Dubuque Co. Real Estate Information
Assessor Page
GIS Page
Find Address or PIN
VALERIA PLACE, SUB. OF LOT 1
VALERIA PLACE
1024126006
1024126016
1024126033
30
115
40
280
299.75
100
196.71
158
208
99.98
192.25
-90.67317...
50 ft
Selected features: 0
Dubuque County GIS Powered by Esri

Dear Members of the City Council,

I am writing to formally request approval to remove the properties located at 2311 and 2327 Central Avenue from the conservation district.

The structure at 2327 Central Avenue is severely dilapidated and no longer retains the historic character it may once have had. Years of neglect and alterations by previous owners have significantly compromised its integrity and appearance. At this point, the building is in advanced decay and does not reflect the standards typically associated with historically significant structures.

The Historic Preservation Commission has already approved the partial demolition of the rear portion of the building. While this has helped mitigate some immediate concerns, the remaining structure continues to present ongoing safety and liability risks due to its condition.

Although the property may have once held historic value, its current state limits any practical opportunity for restoration or adaptive reuse. The extent of deterioration and prior modifications has diminished its historical authenticity.

We propose constructing a 60 x 40 (2,400 square foot) addition to the 2311 building, along with creating additional off-street parking by removing the obsolete structure at 2327 Central Avenue. This investment will generate clear financial benefits for the City, including increased property value and corresponding property tax revenue, higher sales tax generation through expanded operations, and the creation of new local jobs. Expanding our fleet service capacity will also support other Dubuque businesses by reducing downtime for commercial vehicles, helping them operate more efficiently and contribute more consistently to the local economy. Additionally, improved parking and site layout will enhance customer access and overall functionality, making the property more productive and economically viable long-term while improving the appearance and usability of the block.

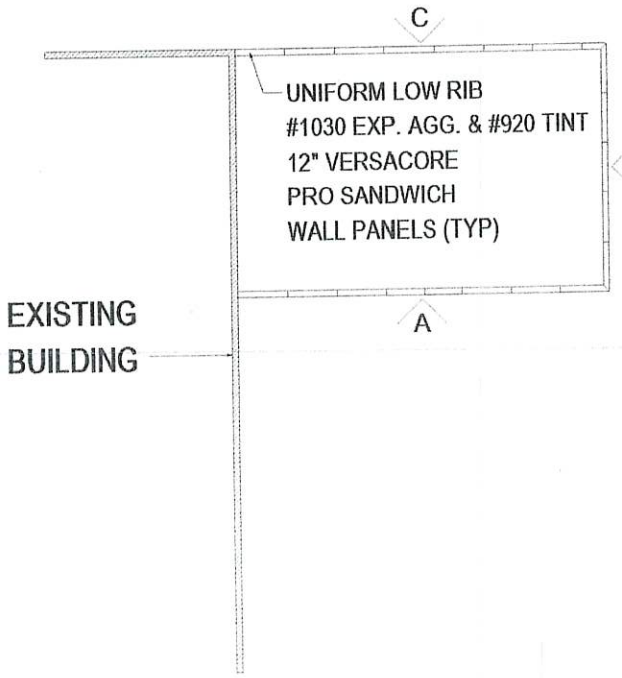
For these reasons, I respectfully request that the City Council approve the removal of both 2311 and 2327 Central Avenue from the conservation district.

Thank you for your time and consideration.

Sincerely, Dan Reavis Owner, Big A Auto 2311 Central Avenue Dubuque, IA 563-599-5742
Dan@Bigaautodbq.com

BIG A AUTO ADDITION

DUBUQUE, IA



LOW-01

REVISED

3 WALLS

ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
PH	PH	PH
EMAIL	EMAIL	EMAIL

FABCON CONTACTS

PROJECT MANAGER
PH
EMAIL
ENGINEER
PH
EMAIL
DRAFTER
PH
EMAIL
SALESMAN
PH
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FIELD SUP
PH
EMAIL

NOT FOR CONSTRUCTION

JOB NO.	SHEET
171897	T1.01

BIG A AUTO ADDITION

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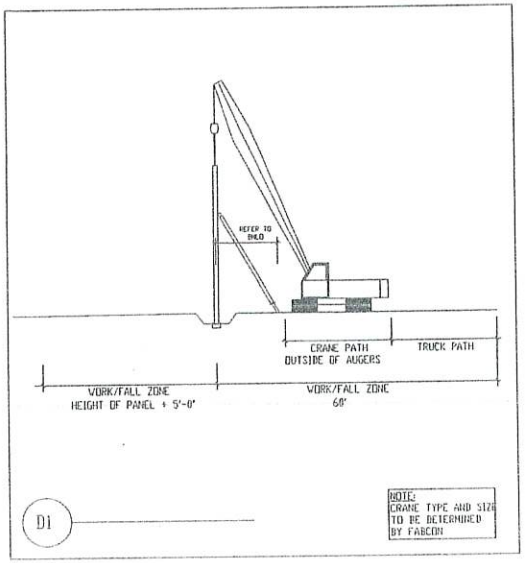

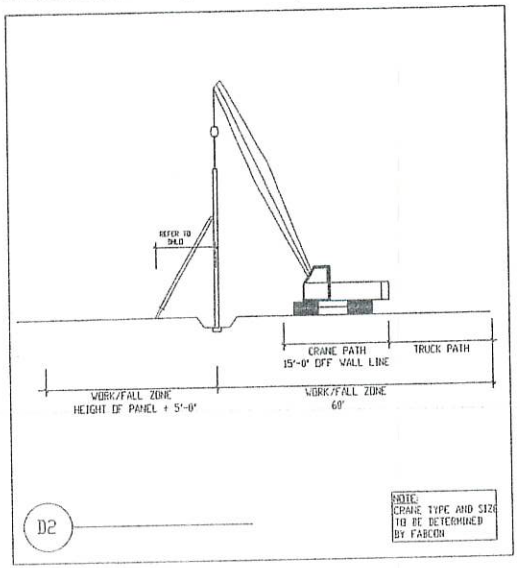

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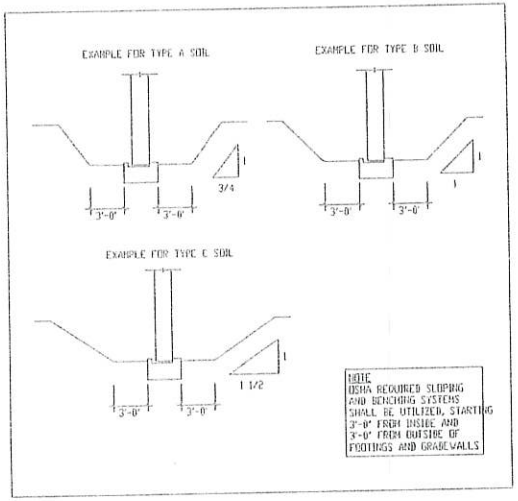
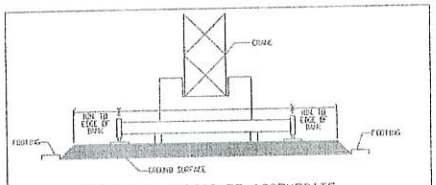
FABCON REP.:
GC REP.:





60' CLEAR ACCESS TO ACCOMODATE OUTRIGGER SPREAD OF CRANE

TITLE: FABCON ERECTION GUIDE
GC/CM APPROVAL SIGN OFF REQUIRED

JOB: BIG A AUTO ADDITION
ADDRESS: -
DRAWN: DATE: CHK'D:
ENGINEER: DATE:
REVISION DATE
REVISION DATE

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(800) 831-4418
(605) 427-7444
605 WEST HIGHWAY 34
SAVAGE, MN 55378

FILE:

JOB NO. 171897
SHEET -

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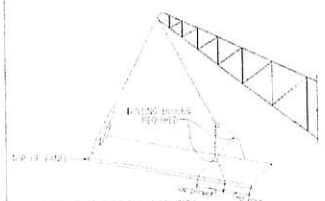
- (P) PANEL TO BE MADE LONGER AND RECUT IN THE PLANT
- 4'-0" CORE FILLED IN PLANT FOR DEADMAN BRACE INDICATED THUS

SPECIAL REQUIREMENTS

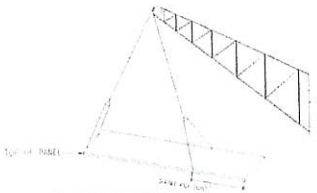
OPENING SCHEDULE

WALL	OPENING #	R.O. WIDTH	R.O. HEIGHT	FROM LEFT EDGE	INSULOUT @ JAMB	INSULOUT @ HEAD	INSULOUT @ SILL	NOTES
A	1A	12'-0"	x 12'-0"	4'-0"	5"	5"	3"	
A	2A	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	
A	3A	12'-0"	x 12'-0"	0	5"	5"	3"	
A	4A	12'-0"	x 12'-0"	8'-0"	5"	5"	3"	
A	5A	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
A	6A	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
B	1B	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
B	2B	4'-0"	x 4'-0"	2'-0"	3"	3"	3"	
C	1C	3'-4 1/2"	x 7'-10 3/4"	2'-3 3/4"	3"	3"	3"	

TOTAL OPENINGS = 9



DOUBLE PICK FROM TRUCK DIAGRAM



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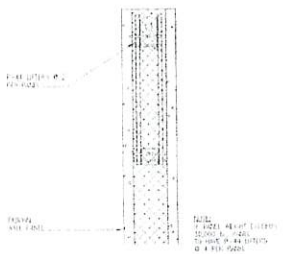
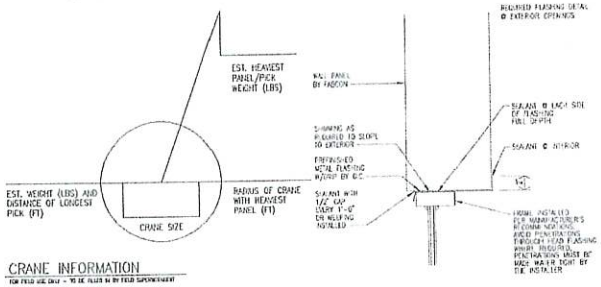


TYPICAL LIFTER CONFIGURATION



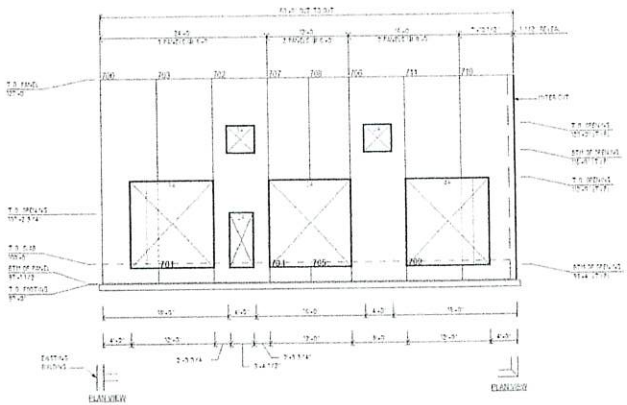
CRANE INFORMATION

NOT FOR CONSTRUCTION

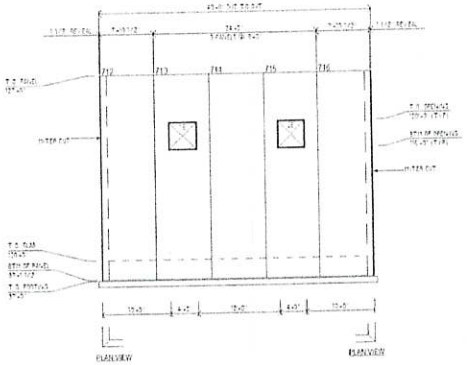
FABCON

JOB NO. 171897

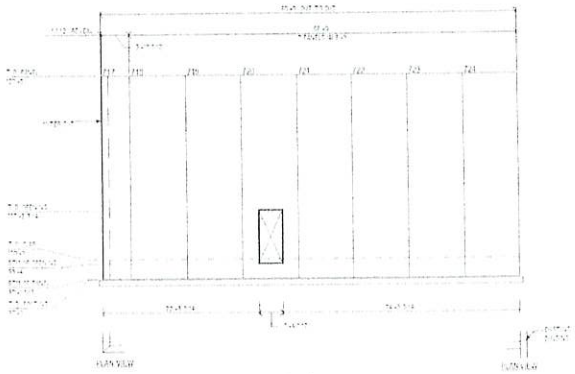
SHEET T1.02



ELEVATION WALL "A"
1/8" = 1'-0"



ELEVATION WALL "B"
1/8" = 1'-0"



ELEVATION WALL "C"
1/8" = 1'-0"

C

UNIFORM LOW RIB
#1930 EXP. AGG. & PVD RIB
12" VERSACORE
P60 SANDWICH
WALL PANELS (TYP)

B

EXISTING BUILDING

A

LOW-01
REVISED
3 WALLS

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, DESIGN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FL

SIGNATURE: _____
PRINTED NAME: _____
DATE: _____ LIC. NO.: _____

FABCON

JOB NO.
171897

SHEET
E1.01

Land Records
Dubuque Co. Real Estate Information
Assessor Page
GIS Page
Find Address or PIN
VALERIA PLACE, SUB. OF LOT 1
VALERIA PLACE
1024126006
1024126016
1024126033
30
115
40
280
299.75
100
196.71
158
208
100
98.98
192.25
2
1
-90.67317...
50 ft
Selected features: 0
Dubuque County GIS Powered by Esri

Dear Members of the City Council,

I am writing to formally request approval to remove the properties located at 2311 and 2327 Central Avenue from the conservation district.

The structure at 2327 Central Avenue is severely dilapidated and no longer retains the historic character it may once have had. Years of neglect and alterations by previous owners have significantly compromised its integrity and appearance. At this point, the building is in advanced decay and does not reflect the standards typically associated with historically significant structures.

The Historic Preservation Commission has already approved the partial demolition of the rear portion of the building. While this has helped mitigate some immediate concerns, the remaining structure continues to present ongoing safety and liability risks due to its condition.

Although the property may have once held historic value, its current state limits any practical opportunity for restoration or adaptive reuse. The extent of deterioration and prior modifications has diminished its historical authenticity.

We propose constructing a 60 x 40 (2,400 square foot) addition to the 2311 building, along with creating additional off-street parking by removing the obsolete structure at 2327 Central Avenue. This investment will generate clear financial benefits for the City, including increased property value and corresponding property tax revenue, higher sales tax generation through expanded operations, and the creation of new local jobs. Expanding our fleet service capacity will also support other Dubuque businesses by reducing downtime for commercial vehicles, helping them operate more efficiently and contribute more consistently to the local economy. Additionally, improved parking and site layout will enhance customer access and overall functionality, making the property more productive and economically viable long-term while improving the appearance and usability of the block.

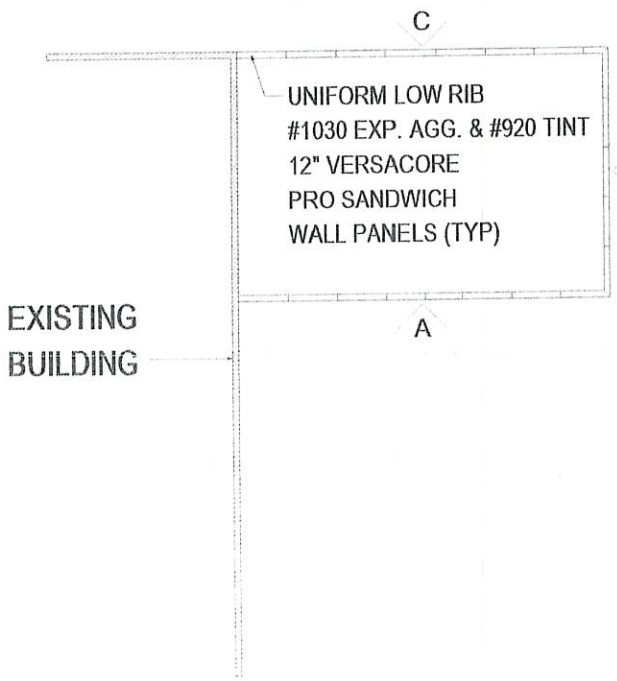
For these reasons, I respectfully request that the City Council approve the removal of both 2311 and 2327 Central Avenue from the conservation district.

Thank you for your time and consideration.

Sincerely, Dan Reavis Owner, Big A Auto 2311 Central Avenue Dubuque, IA 563-599-5742
Dan@Bigaautodbq.com

BIG A AUTO ADDITION

DUBUQUE, IA



LOW-01

REVISED

3 WALLS

ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
PH	PH	PH
EMAIL	EMAIL	EMAIL

FABCON CONTACTS

PROJECT MANAGER
PH
EMAIL
ENGINEER
PH
EMAIL
DRAFTER
PH
EMAIL
SALESMAN
PH
EMAIL
FIELD SUP
PH
EMAIL

NOT FOR CONSTRUCTION

FABCON

JOB NO. 171897

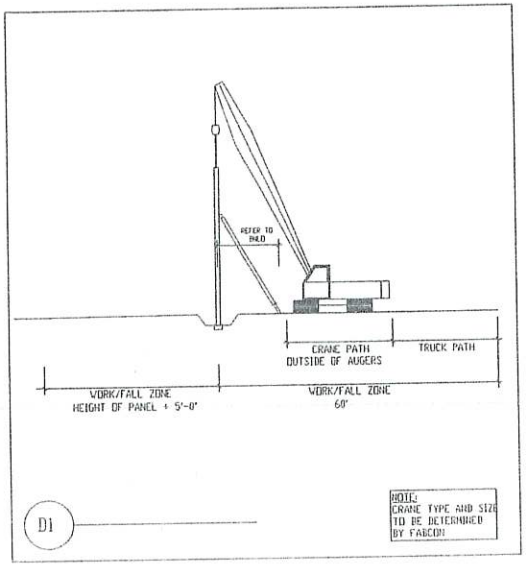
SHEET T1.01

BIG A AUTO ADDITION

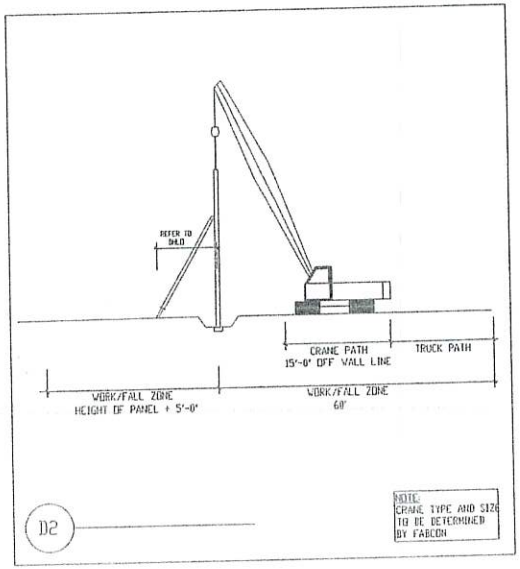
SITE ACCESS PLAN

This document represents an agreed upon sequence and requirements for erection.

Failure to comply with any of the noted conditions may result in delays, including site shut down at the discretion of the Fabcon Field Foreman/Superintendent.



D1



D2

Access Requirements

1. Fabcon requires a stabilized, level access area for crane and truck safety into the jobsite, up to the work zone/fall zone, and movement around and within the fall zone, for the duration of erection.
2. The compacted surface to support the crane and trucks must be a minimum of 60' in width and capable of accommodating up to 90,000 lbs. gross weight allowing continuous access around the building.
3. All equipment, including but not limited to cranes, forklifts, man lifts, and trucks, must be capable of moving under their own power and in an unobstructed manner throughout the work/fall zone for the duration of Fabcon's work on site.
4. GC/CM shall meet all requirements set forth by OSHA.
5. All overhead wires or obstructions are to be moved prior to crane assembly onsite.
6. Permits, manpower, and warning barricades, when job site conditions require Fabcon's equipment to occupy city streets are to be furnished by the GC and/ or CM.
7. GC/ CM are to provide job site security.

Erection Requirements

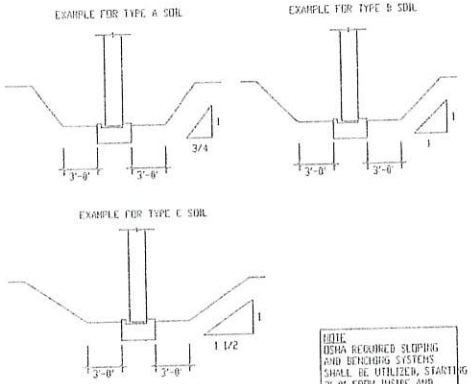
1. Fabcon requires all foundations be completed, properly cured, and ready to receive precast panels per approved erection sequence and durations.
2. Fabcon requires the GC and/or CM to provide removal of snow, water, and debris from the footings prior to and during the installation of the Fabcon product. GC/CM shall provide appropriate space for safe access at the footing. This includes meeting the conditions prior to a panel being set as well as after the panel is set.
3. It is the responsibility of the GC and/or CM to establish and maintain control points and benchmarks in an undisturbed condition for the use of the erector until final completion and acceptance of the project. Fabcon requires control points consisting of permanent pins to be inserted into the top of the footing by the Surveyor of Record at all building corners at a max. of 75' intervals, along the footing foundations, and at tops and bottoms of all steps in foundation. Benchmark finished floor elevation markers are required to be permanently established within the building pad.

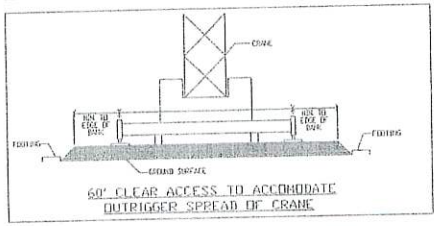
SITE SPECIFICATIONS

1. Brace Location:
   Interior Exterior Both N/A
2. Access Requirement Internal: _____
3. Access Requirement External: _____
   Access must be maintained throughout the duration of the erection process by the G.C. The access roads shown on this drawing are the minimum requirements for crane and truck access.
4. Fall Zone: _____
   Fall zone must be the greater of 40 feet or the height of the panel plus 5 feet to the interior and exterior of erection location.
5. Access Panels to be left out?
   Y N
   If yes, approximate location? (See Drawing)
6. Erection Sequence (See Drawing)

ON SITE MEETING MINUTES:

DATE:
TIME:
FABCON REP.:
GC REP.:





60' CLEAR ACCESS TO ACCOMODATE OUTRIGGER SPREAD OF CRANE

TITLE: FABCON ERECTION GUIDE
GC/CM APPROVAL SIGN OFF REQUIRED

JOB: BIG A AUTO ADDITION
ADDRESS: DOWNTOWN, LA 70000
DRAWN: DATE: 06/22/2025
ENGINEER: CHK'D:
PM:

REVISION	DATE
REVISION	DATE

THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF FABCON, INCORPORATED. ITS USE BY THE HOLDER OR DISCLOSURE TO OTHERS WITHOUT THE WRITTEN PERMISSION OF FABCON, INCORPORATED IS PROHIBITED. IT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION OF FABCON, INCORPORATED.
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FABCON
(252) 522-4108
1-800-527-4108
6161 WEST HIGHWAY 17
SAVAGE, MN 55378

FILE:

JOB NO.	SHEET
171897	-

GENERAL NOTES

1. ALL PRECAST SHALL BE SHIPPED TO JOBSITE IN WIDTHS SHOWN IN PRECAST SCHEDULE.
2. ALL BEARING SURFACES SHALL BE LEVEL, TRUE TO LINE AND FREE OF DEBRIS BEFORE ANY PRECAST CAN BE ERECTED.
3. NO MATERIAL OF ANY KIND SHALL BE SET ABOVE THE PRECAST UNTIL THE PRECAST HAS BEEN ERECTED.
4. IF SUITABLE ROADWAY AND APPROACHES ARE NOT PROVIDED AND MAINTAINED BY THE PURCHASER, SUCH THAT TRUCKS AND CRANES CAN OPERATE UNDER THEIR OWN POWER, FABCON RESERVES THE RIGHT TO STOP DELIVERY UNTIL THE SITUATION IS REMEDIED.
5. APPROVAL OF THESE SHOP DRAWINGS AUTHORIZES FABCON TO PRODUCE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.
6. ALL DIMENSIONS ON APPROVED SHOP DRAWINGS WILL BE ASSUMED CORRECT.
7. ONLY OPENINGS SHOWN ON SHOP DRAWINGS WILL BE CUT/CAST BY FABCON.
8. PURCHASER RESPONSIBLE FOR PROVIDING INFORMATION FOR ALL OPENINGS 12" OR LARGER PRIOR TO PRODUCTION OF PRECAST.
9. FABCON RESERVES THE RIGHT TO SAWCUT OPENINGS AS REQUIRED. FABCON IS RESPONSIBLE FOR SCRAP REMOVAL UNLESS OTHERWISE NOTED.
10. FIRE PROOFING OF ALL EXPOSED STRUCTURAL STEEL BY G.C., WHEN REQUIRED.
11. CORES WILL BE FILLED SOLID WITH CONCRETE 3" @ TOP AND BOTTOM OF ALL OPENINGS. JAMBS WILL BE FILLED AS REQUIRED BASED ON LOCATION OF THE PANEL WEBS.
12. INSULATION ON SANDWICH PANELS WILL BE HELD BACK 3" ON ALL SIDES OF ALL OPENINGS.
13. OPENINGS THAT ARE ADDED AFTER APPROVAL MAY HAVE FOAM EXPOSED AT CORES AND AT THE INSULATION LAYER.
14. NO OPENINGS SHALL BE CUT IN FABCON PRODUCTS THAT ARE NOT SHOWN ON SHOP DRAWINGS WITHOUT PRIOR APPROVAL FROM FABCON'S ENGINEERING DEPARTMENT.
15. DEVIATION BETWEEN THE APPROVED SHOP DRAWINGS AND THE BID DOCUMENTS NOTED IN FABCON'S PROPOSAL, MAY RESULT IN ADDITIONAL COSTS.
16. PURCHASER RESPONSIBLE FOR PROVIDING DECKING AND/OR CABLE BRACING SUFFICIENT FOR STABILITY OF STRUCTURE DURING CONSTRUCTION.
17. ALTERNATE DETAILS TO COMMONLY OBSERVED SITUATIONS/CONNECTIONS APPROVED BY FABCON'S ENGINEERING DEPT. ARE LOCATED IN FABCON'S "FIELD DETAIL MANUAL" AND MAY BE USED AS APPLICABLE BY FABCON'S FOREMAN.
18. FABCON IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY AND SERVICEABILITY OF THE BUILDING DESCRIBED WITHIN THE DRAWINGS, IF THE DETAILS, SPECIFICATIONS, DIMENSIONS, AND THE LIKE ARE ALTERED WITHOUT FABCON'S WRITTEN CONSENT.

TYPICAL NOTES:

- (A) PANEL TO HAVE A MIN. STRAND SERIES OF 8805-85
- (B) PANEL TO HAVE A MIN. STRAND SERIES OF 8806-86
- (C) PANEL TO HAVE A MIN. STRAND SERIES OF 8807-87
- (D) PANEL TO HAVE R-11 MESH PLACED @ TOP OF PANEL @ FACE & FORM
- (E) PANEL TO HAVE R-11 MESH PLACED @ BTM. OF PANEL @ FACE & FORM
- (F) PANEL TO BE MADE LONGER AND RECUT IN THE FIELD
- (P) PANEL TO BE MADE LONGER AND RECUT IN THE PLANT
- 4'-0" CORE FILLED IN PLANT FOR DEADMAN BRACE INDICATED THUS

SPECIAL REQUIREMENTS

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WALL	OPENING #	R.O. WIDTH	R.O. HEIGHT	FROM LEFT EDGE	INSULOUT @ JAMB	INSULOUT @ HEAD	INSULOUT @ SILL	NOTES
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A	3A	12'-0"	X 12'-0"	0	3"	3"	3"	
A	4A	12'-0"	X 12'-0"	0'-0"	3"	3"	3"	
A	5A	4'-0"	X 4'-0"	2'-0"	3"	3"	3"	
A	6A	4'-0"	X 4'-0"	2'-0"	3"	3"	3"	
B	1B	4'-0"	X 4'-0"	2'-0"	3"	3"	3"	
B	2B	4'-0"	X 4'-0"	2'-0"	3"	3"	3"	
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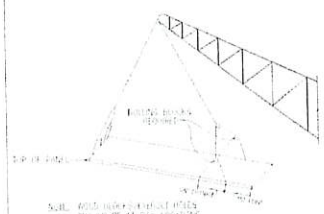
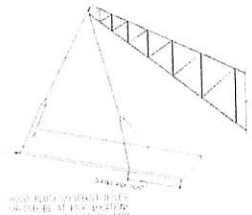
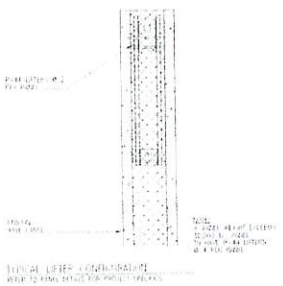
TOTAL OPENINGS = 9



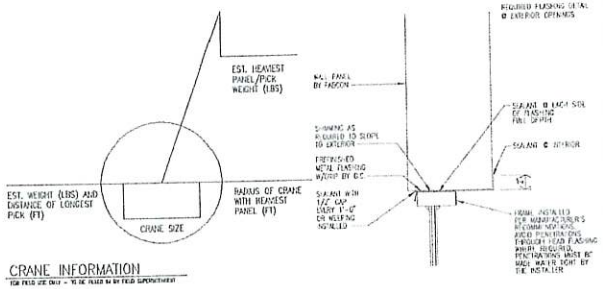
DOUBLE PICK FROM TRUCK DIAGRAM



DOUBLE PICK FROM TRUCK DIAGRAM



TYPICAL LIFTER CONFIGURATION



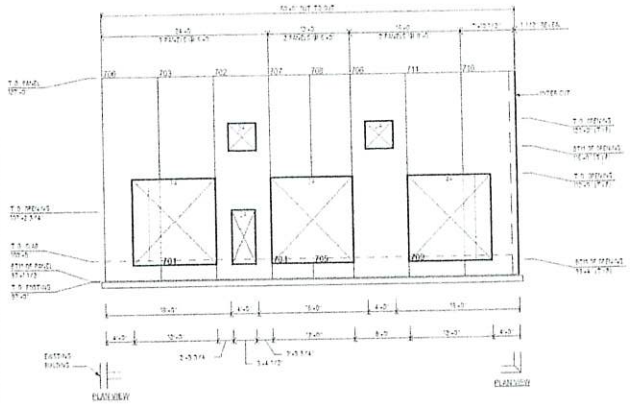
CRANE INFORMATION

NOT FOR CONSTRUCTION

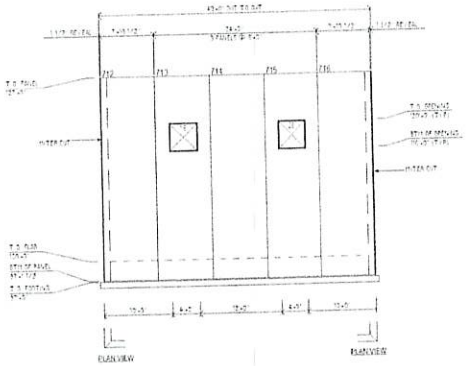
FABCON

JOB NO. 171897

SHEET T1.02



ELEVATION WALL "A"
1/8" = 1'-0"



ELEVATION WALL "B"
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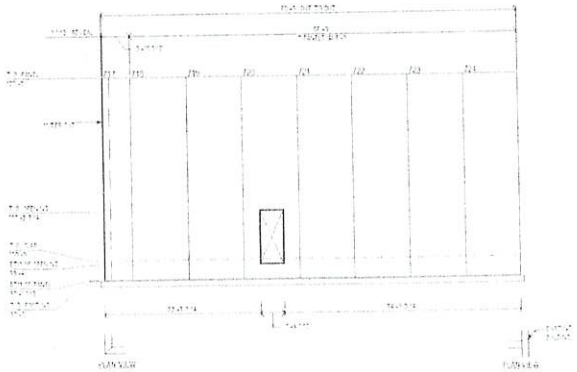
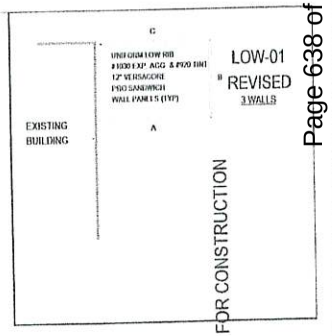
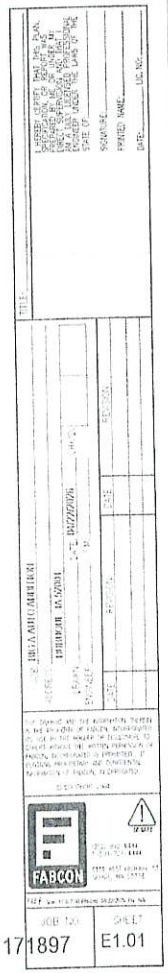


ELEVATION WALL "C"
1/8" = 1'-0"





Find Address or PIN
VALERIA PLACE, SUB. OF LOT 1
VALERIA PLACE
1024126006
1024126016
1024136033
10133381005
30
115
40
280
299.75
100
196.71
158
208
100
99.98
192.25
2
1
5
-90.67317...
50 ft
Selected features: 0
Dubuque County GIS Powered by Esri

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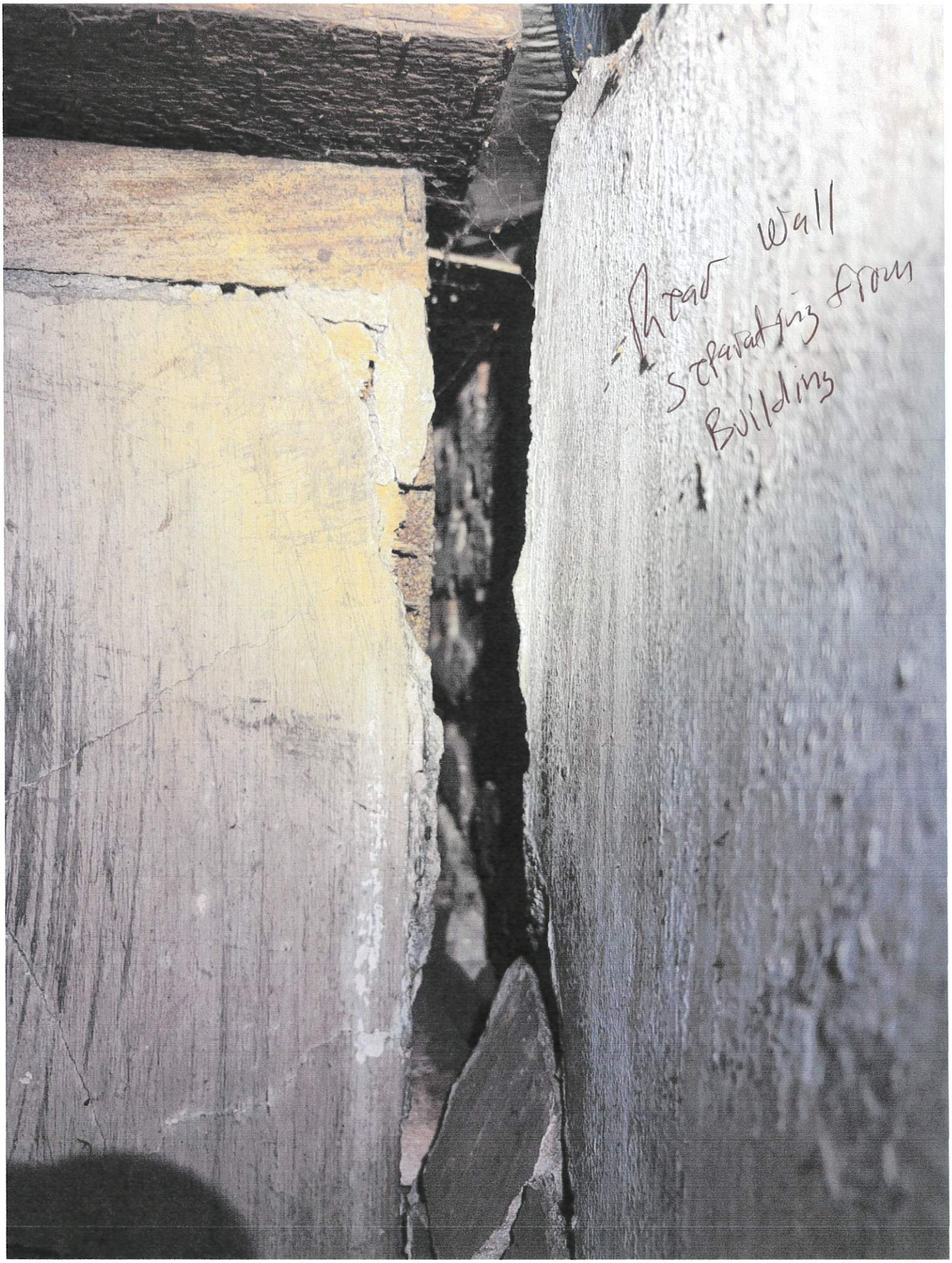
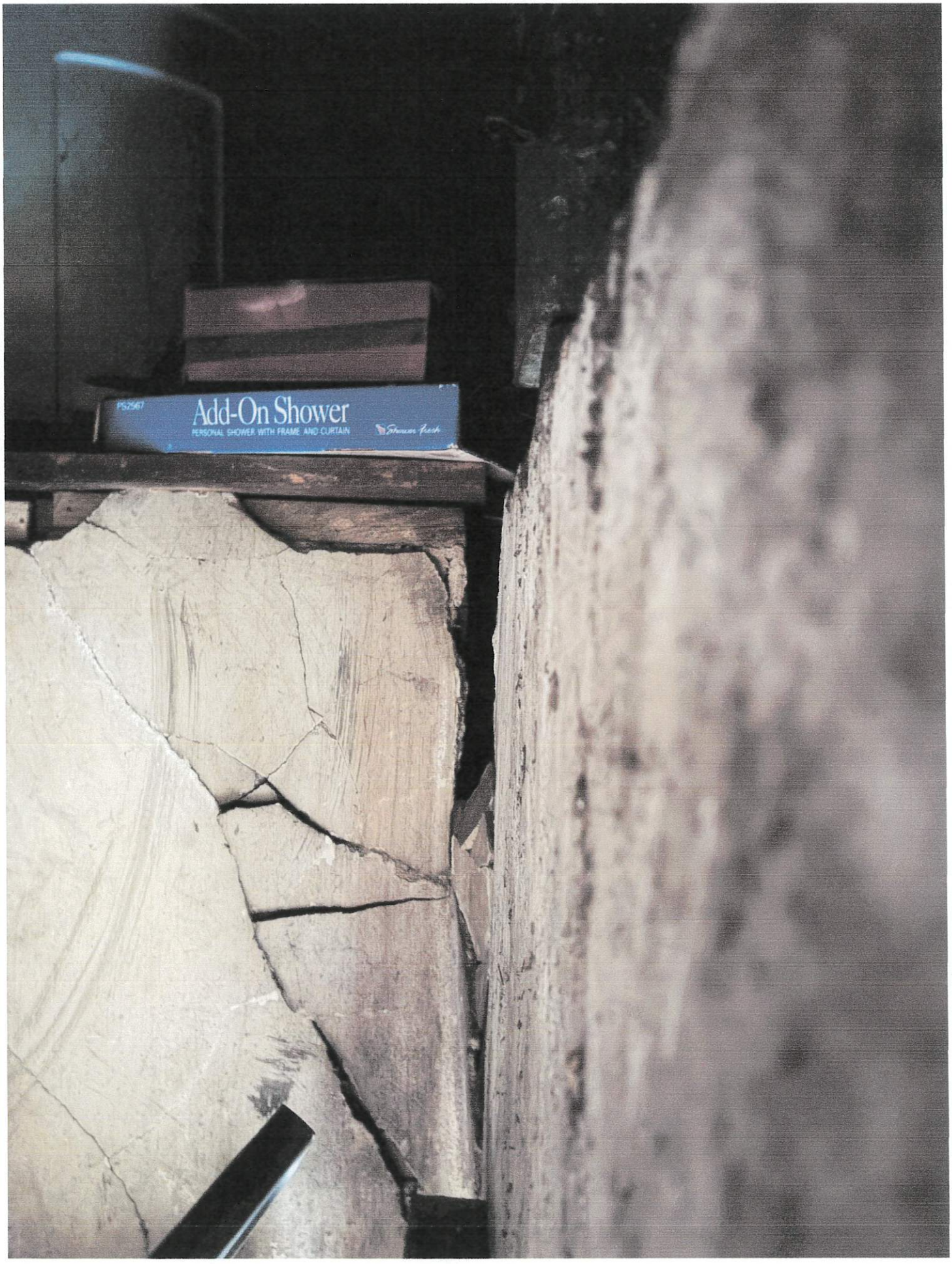
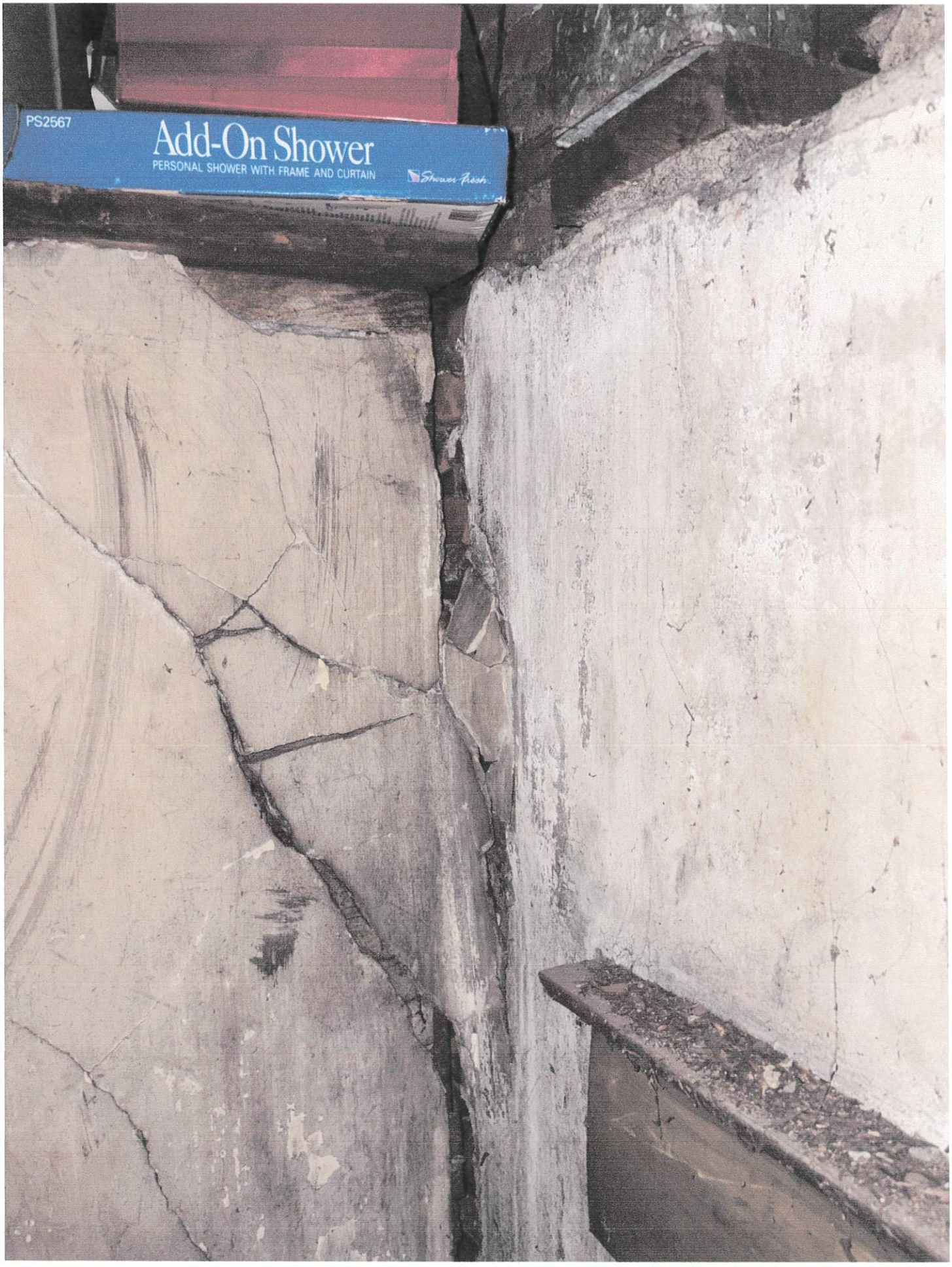
Thank you for your time and consideration.

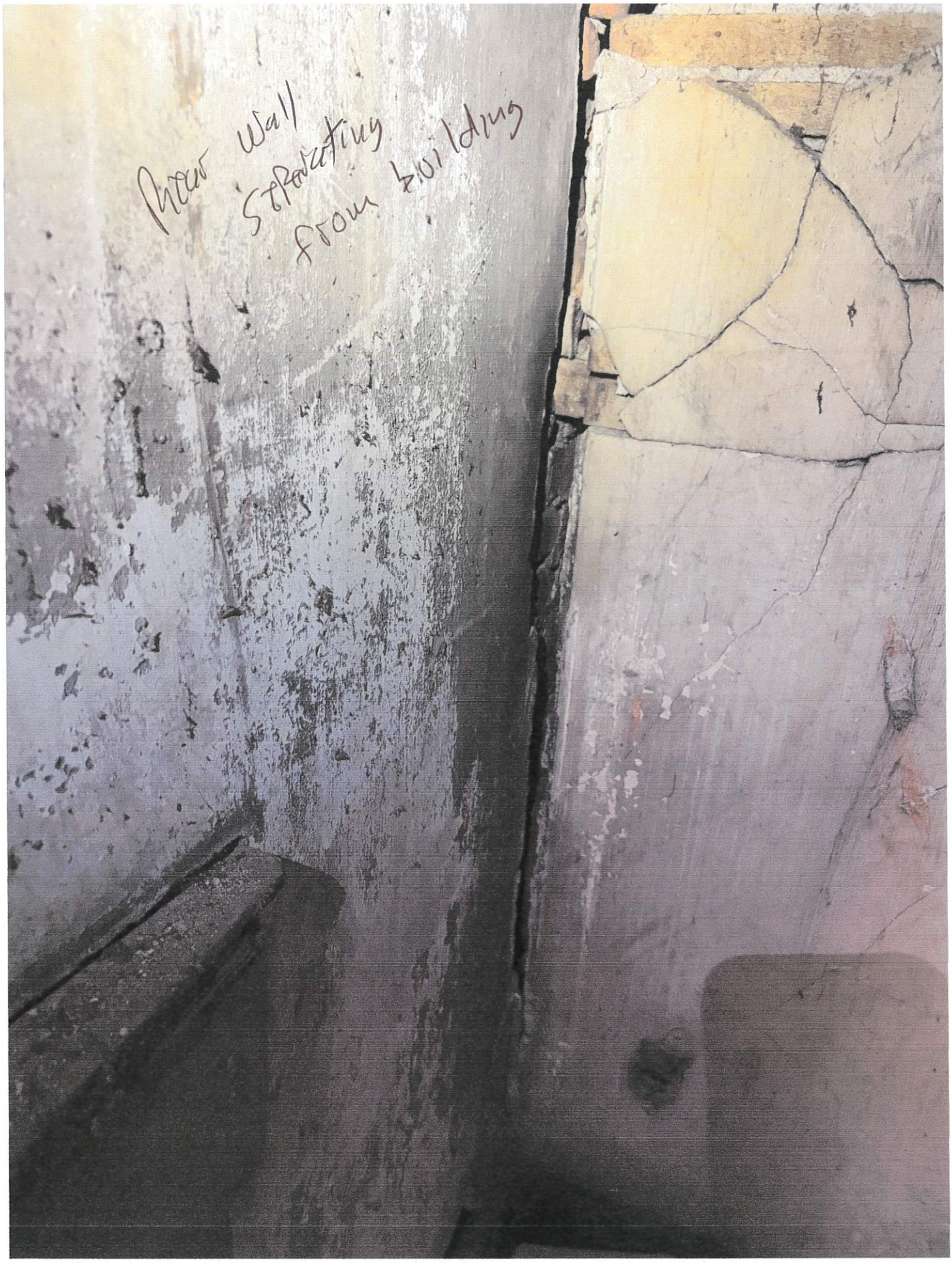
Sincerely, Dan Reavis Owner, Big A Auto 2311 Central Avenue Dubuque, IA 563-599-5742
Dan@Bigaautodbq.com

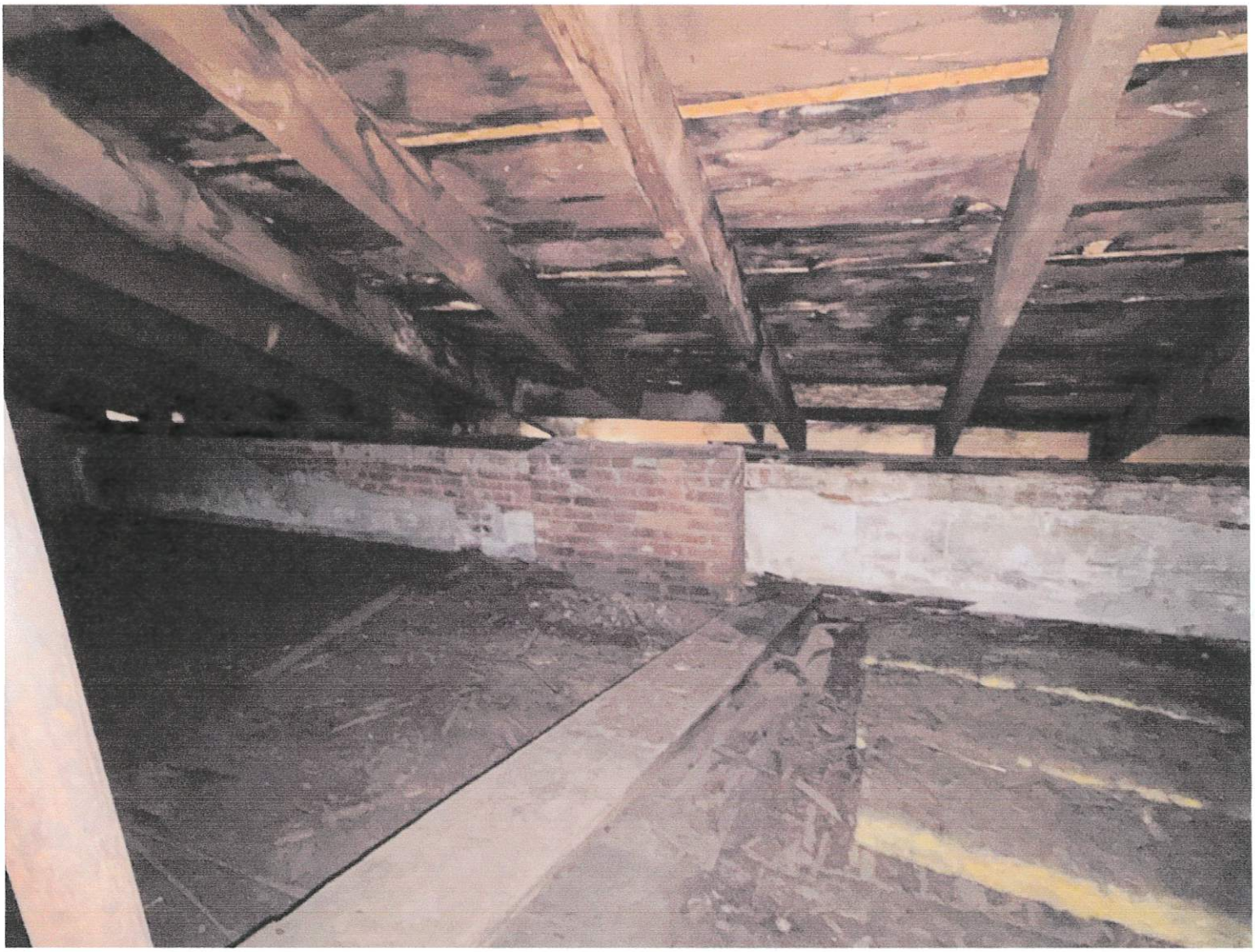
Cant expand no room


Rear Wall
Separating from
Building


PSZ567
Add-On Shower
PERSONAL SHOWER WITH FRAME AND CURTAIN
Shower Fresh


PS2567
Add-On Shower
PERSONAL SHOWER WITH FRAME AND CURTAIN
Shower Fresh


Rear wall
separating
from building



Missing chimney X 4

Guessing
what's left
of the upper
story that is no
longer there

Patched
poorly by
previous
owners

FRT foundation

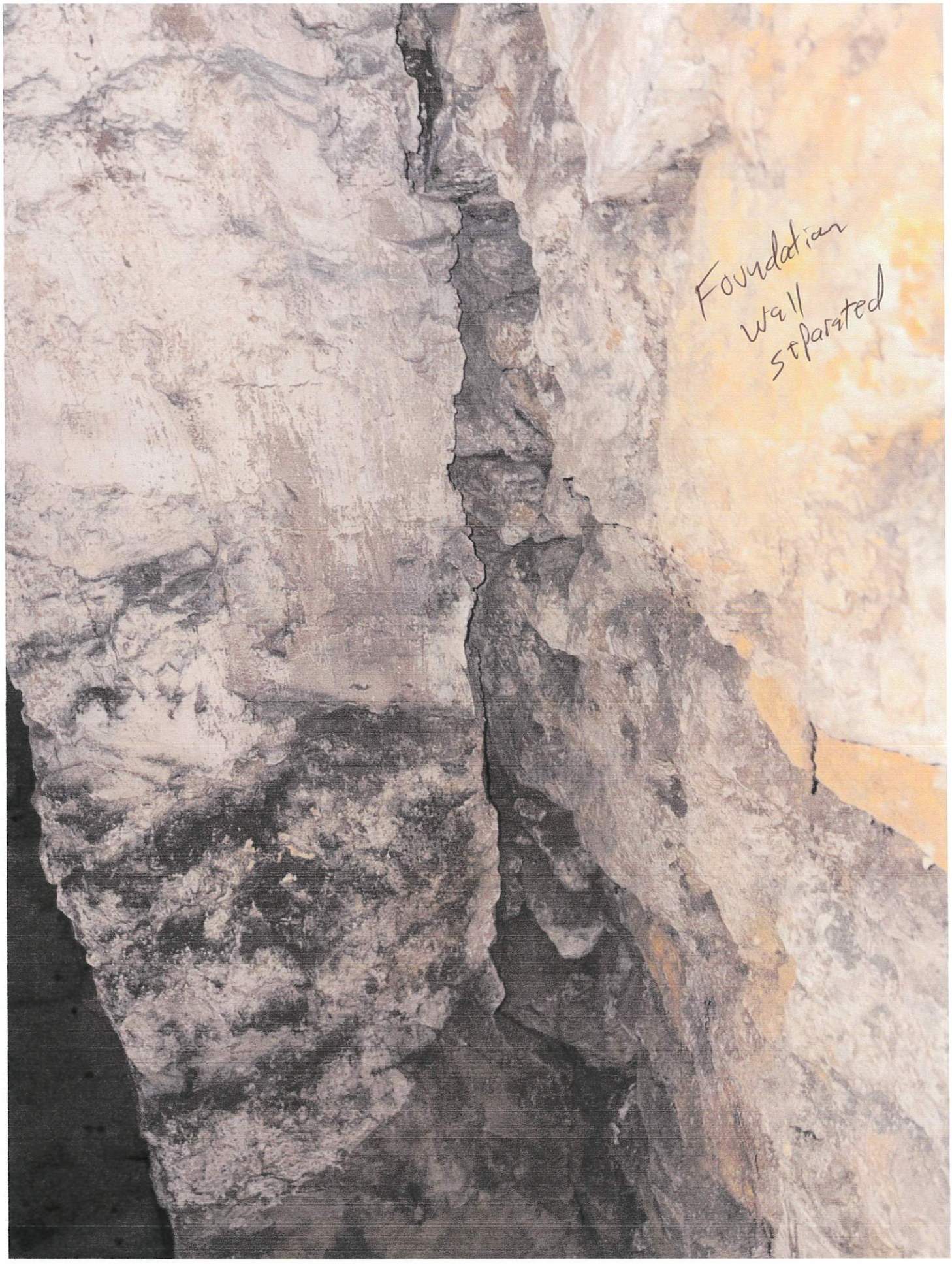
FRT Wall
Deteriorating

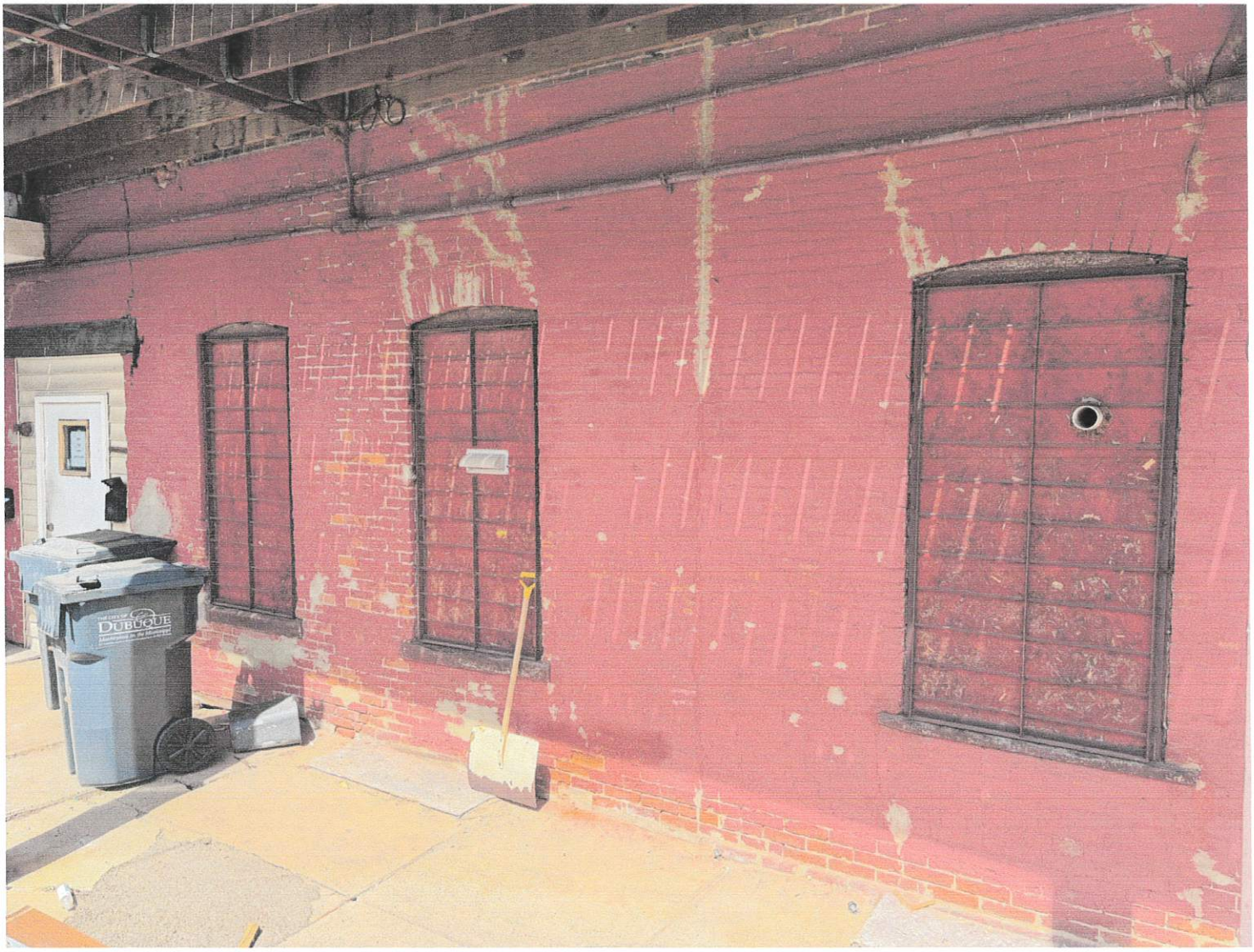
FRT Left Corner
crumbling away

Foundation

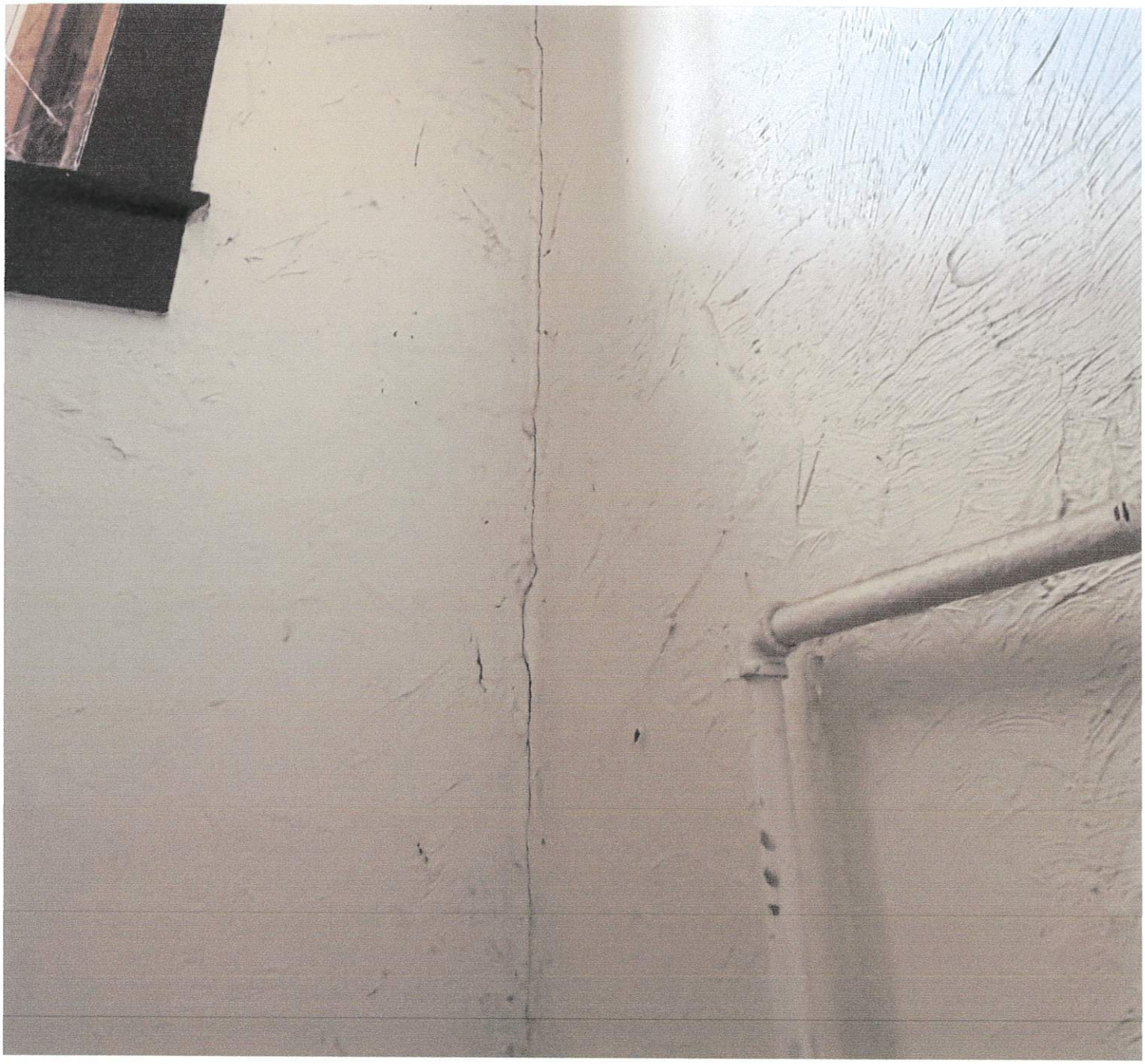
Load wall
Deteriorated

Load Wall
Deteriorated


Foundation
wall
separated



Historic Windows Gone



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City of Dubuque
City Council

ACTION ITEMS # 2.

ITEM TITLE:	2026 Ken Kringle Awards Presentation
SUMMARY:	Historic Preservation Commission and Assistant Planner Chris Olson will make a presentation on the 2026 Ken Kringle Historic Preservation Award.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. MVM Memo 2026 Ken Kringle Awards Presentation
2. Staff Memo
3. 2026 HPC Awards - Presentation

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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 Ken Kringle Awards Presentation

DATE: April 29, 2026

Planning Services Director Wally Wernimont is sharing information on the 2026 Ken Kringle Historic Preservation Award. Assistant Planner Chris Olson will be present to give a brief presentation at the May 4, 2026, City Council meeting.

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Wally Wernimont, Planning Services Director
Janice Esser, Historic Preservation Commission Chairperson
Chris Happ Olson, Assistant Planner

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Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
TTY/TRS: 711 or 800-735-2942
planning@cityofdubuque.org

TO: Michael C. Van Milligan, City Manager

FROM: Wally Wernimont, Planning Services Director

DATE: April 29, 2026

RE: **2026 Ken Kringle Awards Presentation**

INTRODUCTION

Annually the Historic Preservation Commission celebrates the community's accomplishments through their Historic Preservation Awards ceremony during Preservation Month in May.

BACKGROUND

The Ken Kringle Historic Preservation Award was created by the Historic Preservation Commission in 2002. The Duane Hagerty Preservation Excellence Award was created in 2025. These awards are made annually during Architecture Days to the best rehabilitation projects located in the City of Dubuque, and for the Duane Hagerty Award, to the person, organization or effort that merits a special recognition.

The late Ken Kringle is remembered for his dedication to historic preservation through his involvement as a member and past Chairperson of the Historic Preservation Commission, President of the Bluff Street Neighborhood Association, resident of the Cathedral Historic District and member of the Old House Enthusiasts Club. The late Duane Hagerty is remembered for the founding and leadership of Heritage Works and his dedication for ecclesiastical and modern architecture in Dubuque and the region.

DISCUSSION
This year's award ceremony will be held on Tuesday May 19 at 6:00 pm at 360 W. 11th Street at the Carnegie-Stout Public Library in the third floor auditorium. A tour of the library starts at 5:30 in the rotunda. The event is free and open to the public.

The following are this year's Ken Kringle award winners:

2241 Shiras Avenue
Mathias Ham House
Dubuque County Historic Society

2901 Central Avenue
Holy Ghost School
HG Apt LLC

890 W. 3rd Street
Jacob Rich House
GT Development LLC

346-348 W. Locust Street
Weaver Castle
Gary & Chris Stepflug

1706 Central
Rider Lacey Block
Chris & Allison Richard

The following is this year's Duane Hagerty award winner:

Encyclopedia Dubuque
Randy Lyon

I have attached the PowerPoint presentation that shows the before and after images of these projects.

REQUESTED ACTION
There is no request for action. This memo is for information purposes only and to inform that Assistant Planner Chris Happ Olson will be present to give a brief presentation at the May 4, 2026 City Council meeting.

Enclosure

Cc: Janice Esser, Historic Preservation Commission Chairperson
Chris Happ Olson, Assistant Planner

twenty fourth annual

HISTORIC PRESERVATION AWARDS

recognizing excellence in historic preservation

CITY OF DUBUQUE

HISTORIC PRESERVATION COMMISSION

Janice Esser
Chairperson

Tim Gau
Vice-Chairperson

Bill Doyle
Commissioner

Adam Schwendinger
Commissioner

Christy Monk
Commissioner

Chad Witthoeft
Commissioner

Richard Stuter
Commissioner

Heidi Pettitt
Commissioner

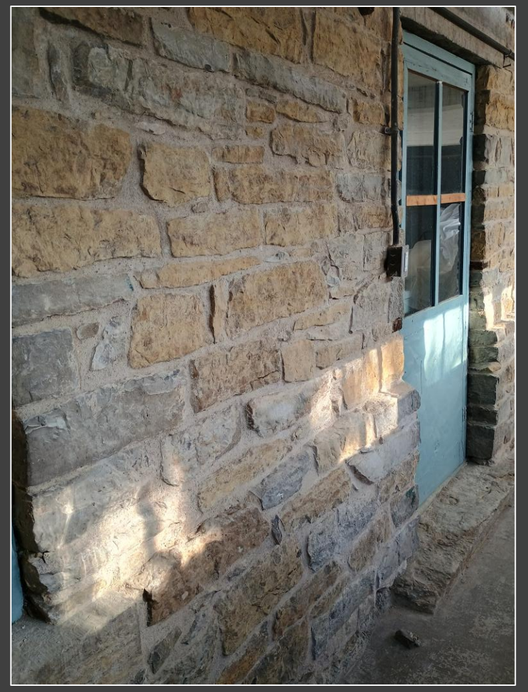
Chris Happ Olson
Staffmember

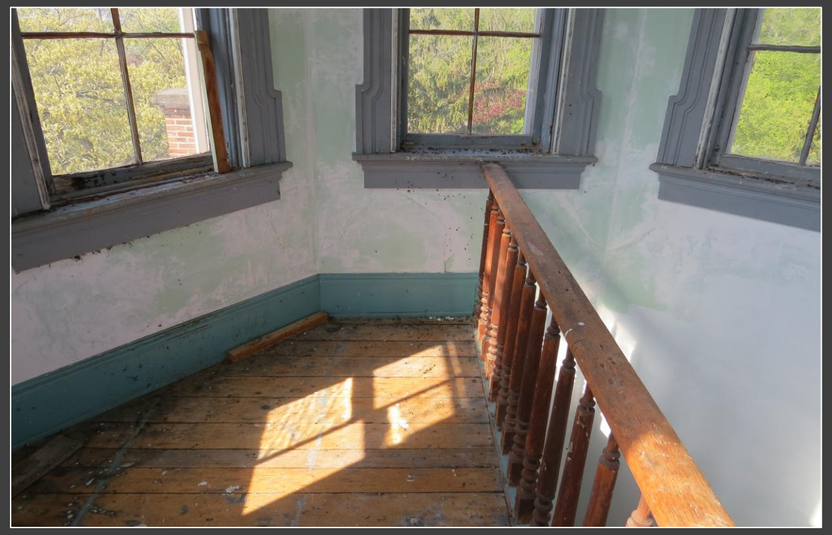
2026 KEN KRINGLE AWARDEES

Mathias Ham House

Dubuque County Historical Society- 2241 Lincoln Avenue

2026 KEN KRINGLE AWARDEES





Restoration and Rehabilitation Team

Dubuque County Historical Society

$560,000 fundraised from 63 unique donors including a $270,000 Challenge Grant from the Jeffris Family Foundation

Gronen - Project and Construction Management

Terri Droessler – Lead

Stickley Morton Architects

Tammy Black – Lead

2026 KEN KRINGLE AWARDEES

HOLY GHOST SCHOOL

Josh, Jenna & Jace Manders - 2901 Central Avenue

2026 KEN KRINGLE AWARDEES

Restoration and Rehabilitation Team

HG Apt LLC

Bellevue State Bank

Boyle Electric

Freiburger Heating and Cooling

MIT Plumbing

2026 KRINGLE AWARDEES

JACOB RICH HOUSE

Gary Carner & Tom Kelzer – 890 W. 3rd Street

2026 KEN KRINGLE AWARDEES

Restoration and Rehabilitation Team

GT Development

All Seasons Heating and Cooling

Midwest Storm Company

Mike Brade Plumbing

Brimeyer Electric

2026 KEN KRINGLE AWARDEES

ISAAC BIGELOW HOUSE

Chris & Gary Stelpflug – 346-348 W. Locust Street

2026 KEN KRINGLE AWARDEES

Restoration and Rehabilitation Team

Todd Kielley, River Ridge Builders – Contractor

Jeffrey Stelpflug – Second-in-command

Adam Johnson – Architect

Rebecca Lawin McCarley – Historic Consultant

Felty Miller – Work Crew Lead

All Seasons Heating & Cooling

Bennett Plumbing

Huseman Electric

Midwest Architectural Sheet Metal

2026 KEN KRINGLE AWARDEES

RIDER LACY BLOCK

Chris & Allison Richard – 1706 Central Avenue

2026 KEN KRINGLE AWARDEES

Restoration and Rehabilitation Team

Carich Properties

All Seasons Heating and Cooling

B. Kuhl Plumbing

Runde Electric

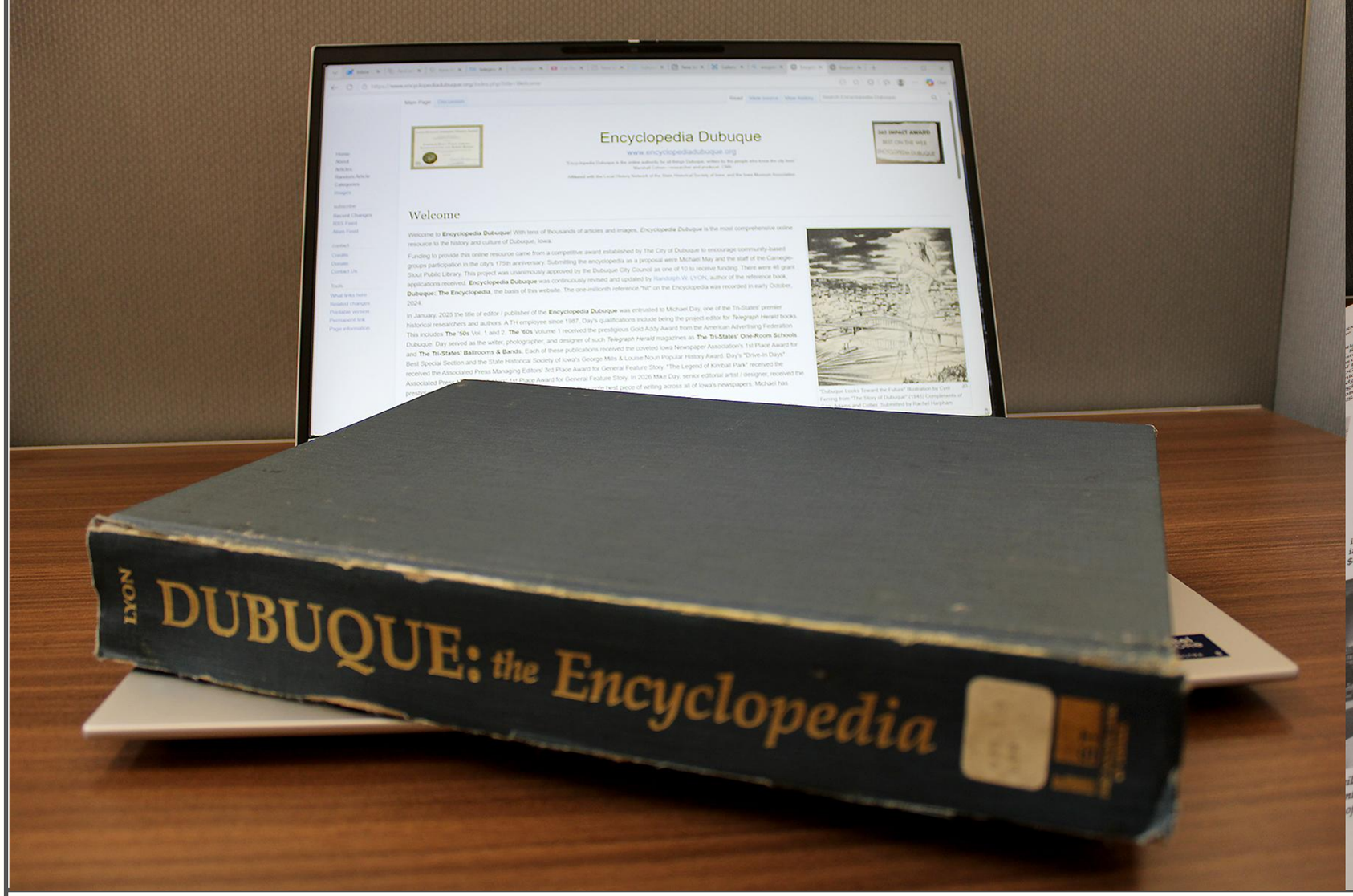
Giese Roofing

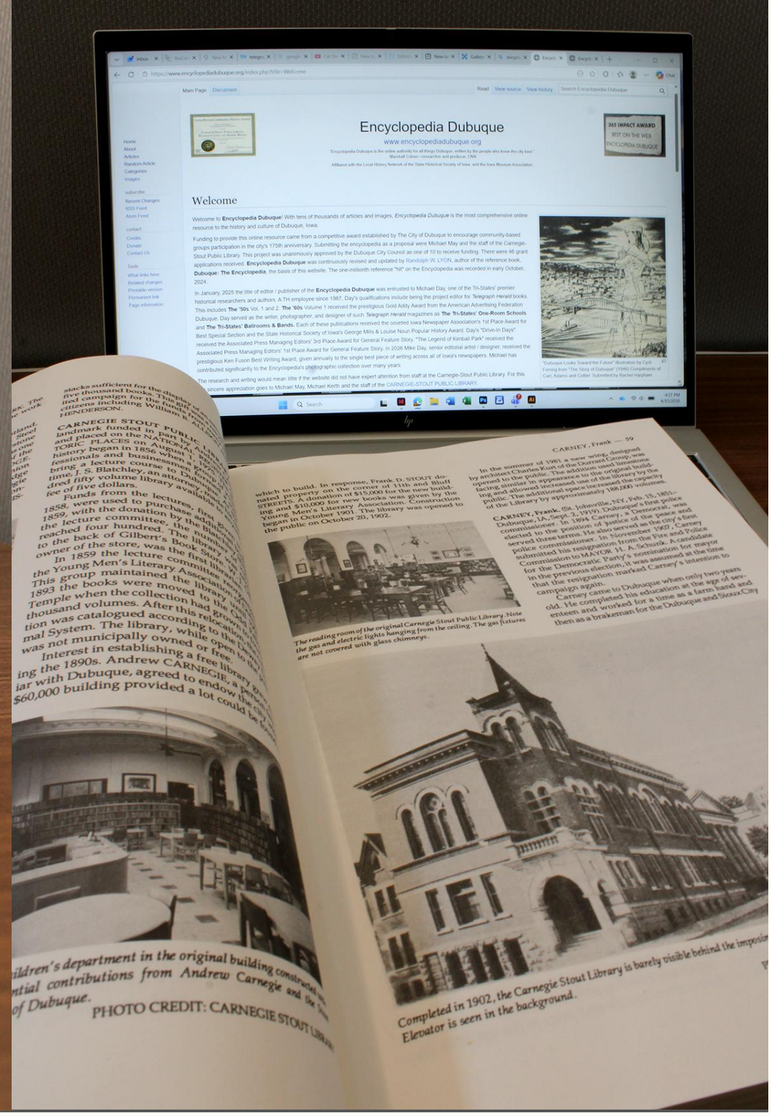
CITY OF DUBUQUE
DUANE
HAGERTY
AWARD
EST. 2025
HISTORIC PRESERVATION COMMISSION

ENCYCLOPEDIA DUBUQUE

Randy Lyon

2026 DUANE HAGERTY AWARD





ENCYCLOPEDIA DUBUQUE

Randy Lyon

Congratulations to our Awardees!

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May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 3.

ITEM TITLE:	Concrete Banding and Crack Sealing Project Award Public Improvement Contract
SUMMARY:	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
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Public Works Concrete Banding and Crack Sealing Project Award Public Improvement Contract
2. 2026-04-24_PennLorasPaveRehab-AwardMemo
3. PennLorasPaveRehab- - Council Award Resolution
4. PennLoras_CrackSealingBanding_BidTabulation
5. PennLoras_CrackSealingBanding_Award

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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: Public Works Concrete Banding and Crack Sealing Project
Award Public Improvement Contract

DATE: April 26, 2026

Public Works Assistant Director – Project Manager Max O'Brien is recommending City Council award 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, through the adoption of the attached resolution. This amount is 22.05% less than the engineer's estimate of $228,494.

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
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Arielle Swift, Public Works Director
Max O'Brien, Public Works Assistant Director – Project Manager

THE CITY OF DUBUQUE
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TO: Michael C. Van Milligen, City Manager

FROM: Max O'Brien, Assistant Public Works Director – Project Manager

DATE: April 24, 2026

SUBJECT: Public Works Concrete Banding and Crack Sealing Project
Award Public Improvement Contract

INTRODUCTION

The attached resolution authorizes the award of the public improvement contract for the Public Works Concrete Banding and Crack Sealing Project.

BACKGROUND

This project includes the rehabilitation of approximately 0.52 centerline miles of concrete pavement along Pennsylvania Avenue and approximately 0.88 centerline miles of concrete pavement along Loras Boulevard. Rehabilitation will consist of providing 4" sealant for any cracks or joints under 3" in width. For any cracks or joints over 3" in width a 6" mastic banding will be provided.

This project was originally identified as needed and was planned for completion in late 2026 or early 2027, however the project was rescheduled to accommodate the upcoming RAGBRAI event for safety purposes. While not specifically budgeted, the project is utilizing general recurring pavement rehabilitation CIP's that are budgeted each year.

The project was initiated for bid by City Council on April 6, 2026. The project was publicly advertised for bid April 8, 2026. There was a Public Hearing held during the April 20, 2026 City Council hearing.

BID RESULTS

The City received sealed bids on April 23, 2026 for the Public Works Concrete Banding and Crack Sealing Project. The City received 3 bids for the project with Eastern Iowa Asphalt Maintenance, Inc. of Farley, Iowa submitting the low bid in the amount of $178,120.00. This amount is 22.05% less than the engineer's estimate of $228,494. A summary of the 3 bid proposals received is as follows:

Contractor Name	Total Bid Amount
Eastern Iowa Excavating & Concrete, Inc	$178,120.00
Thunder Road, LLC	$455,735.00
Fahrner Asphalt Sealers, LLC	$668,536.47

BUDGET IMPACT

The estimate of probable cost for the Public Works Concrete Banding and Crack Sealing Project is summarized as follows:

Description	Estimate	Award
Construction	$ 228,494.00	$ 178,120.00
Contingency (10%)	$ 22,849.40	$ 17,812.00
Engineering (10%)	$ 22,849.40	$ 17,812.00
Total Project Cost	**$ 274,192.80**	**$ 213,744.00**

The construction of the Public Works Concrete Banding and Crack Sealing Project will be covered by the funding sources as described below:

Project No.	Fund Description	Fund Amount
5521000034-110-67990	Pave Press Joint Seal	$45,000.00
5521000034-301-67990	Pave Press Joint Seal	$200,000.00

ACTION STEP

The City Council is requested to award 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, through the adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Arielle Swift, Public Works Director

Prepared by Max O'Brien City of Dubuque Public Works, 925 Kerper Ct. Dubuque, IA 52001 (563)589-4250
Return to Adrienne N. Breitfelder City Clerk City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. -26

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE PUBLIC WORKS CONCRETE BANDING AND CRACK SEALING PROJECT

Whereas, sealed proposals have been submitted by contractors for the Public Works Concrete Banding and Crack Sealing Project, (the Project) pursuant to Resolution No. 113-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 8th day of April 2026; and

Whereas, said sealed proposals were opened and read on the 23rd day of April 2026 and it has been determined that Eastern Iowa Asphalt Maintenance, Inc. of Farley Iowa, in the bid amount of $178,120.00, is the lowest responsive, responsible bidder for the Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Eastern Iowa Asphalt Maintenance, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 4th day of May 2026.

Attest:

Brad M. Cavanagh, Mayor

Trish L. Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa

Bid Tabulation

Project Title: Public Works Concrete Banding and Crack Sealing Project

							Bid Date	**Engineer's Estimate**		**Eastern Iowa Asphalt Maintenance, Inc**		**Thunder Road, LLC**		**Fahrner Asphalt Sealers, LLC**	
							23-Apr-26								
LINE NO.	**REFERENCE NUMBER**	**BID ITEM DESCRIPTION**	**PLAN QUANTITY**	**UNIT**	**ESTIMATED UNIT PRICE**	**TOTAL PRICE**		**BID UNIT PRICE**	**TOTAL PRICE**	**BID UNIT PRICE**	**TOTAL PRICE**	**BID UNIT PRICE**	**TOTAL PRICE**	**BID UNIT PRICE**	**TOTAL PRICE**
		Division 11,020 - Mobilization													
1	11020-108-A-0	Mobilization	1	LS	$ 20,000.00	$ 20,000.00		$ 9,500.00	$ 9,500.00	$ 60,000.00	$ 60,000.00	$ 85,000.00	$ 85,000.00		
					Sub Total	$ 20,000.00		**Sub Total**	$ 9,500.00	**Sub Total**	$ 60,000.00	**Sub Total**	$ 85,000.00		
		Special Provisions - Non-Standard Project Items													
2	SP	Crack and Joint Cleaning and Filling, Hot Pour Tar Seal	2739	CF	$ 18.00	$ 49,302.00		$ 20.00	$ 54,780.00	$ 85.00	$ 232,815.00	$ 122.37	$ 335,171.43		
3	SP	Crack and Joint Cleaning and Filling, Mastic Banding	1336	CF	$ 72.00	$ 96,192.00		$ 65.00	$ 86,840.00	$ 95.00	$ 126,920.00	$ 160.64	$ 214,615.04		
4	SP	Traffic Control - Work Area 10 (Pennsylvania Ave)	1	DAY	$ 3,500.00	$ 3,500.00		$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 1,875.00	$ 1,875.00		
5	SP	Traffic Control - Work Area 9 (Pennsylvania Ave)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
6	SP	Traffic Control - Work Area 8 (Pennsylvania Ave)	1	DAY	$ 3,500.00	$ 3,500.00		$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 1,875.00	$ 1,875.00		
7	SP	Traffic Control - Work Area 7 (Pennsylvania Ave)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
8	SP	Traffic Control - Work Area 6 (Loras Blvd)	1	DAY	$ 3,500.00	$ 3,500.00		$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 1,875.00	$ 1,875.00		
9	SP	Traffic Control - Work Area 5 (Loras Blvd)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
10	SP	Traffic Control - Work Area 4 (Loras Blvd)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
11	SP	Traffic Control - Work Area 3 (Loras Blvd)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
12	SP	Traffic Control - Work Area 2 (Loras Blvd)	2	DAY	$ 3,500.00	$ 7,000.00		$ 1,500.00	$ 3,000.00	$ 2,000.00	$ 4,000.00	$ 1,875.00	$ 3,750.00		
13	SP	Traffic Control - Work Area 1 (Loras Blvd)	3	DAY	$ 3,500.00	$ 10,500.00		$ 1,500.00	$ 4,500.00	$ 2,000.00	$ 6,000.00	$ 1,875.00	$ 5,625.00		
					Sub Total	$ 208,494.00		**Sub Total**	$ 168,620.00	**Sub Total**	$ 395,735.00	**Sub Total**	$ 583,536.47		
		Total Bid Amount:				$ 228,494.00			$ 178,120.00		$ 455,735.00		$ 668,536.47		
							Total Bid		$ 178,120.00	**Total Bid**	$ 455,735.00	**Total Bid**	$ 668,536.47		
		% Over / Under (-)							-22.05%		99.45%		192.58%		

City of Dubuque, Iowa
Construction Contract Award

Award Date: 4-May-26

Project Title: Public Works Concrete Banding and Crack Sealing Project

Contractor Name: Eastern Iowa Asphalt Maintenance, Inc

Address 104 Rose Ct

City, State, Zip Farley, IA 52406

Contract Award Item	LINE NO.	REFERENCE NUMBER	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
			Division 11,020 - Mobilization				
Award	1	11020-108-A-0	Mobilization	1	LS	$ 9,500.00	$ 9,500.00
						Sub Total	$ 9,500.00
			Special Provisions - Non-Standard Project Items				
Award	2	SP	Crack and Joint Cleaning and Filling, Hot Pour Tar Seal	2739	CF	$ 20.00	$ 54,780.00
Award	3	SP	Crack and Joint Cleaning and Filling, Mastic Banding	1336	CF	$ 65.00	$ 86,840.00
Award	4	SP	Traffic Control - Work Area 10 (Pennsylvania Ave)	1	DAY	$ 1,500.00	$ 1,500.00
Award	5	SP	Traffic Control - Work Area 9 (Pennsylvania Ave)	2	DAY	$ 1,500.00	$ 3,000.00
Award	6	SP	Traffic Control - Work Area 8 (Pennsylvania Ave)	1	DAY	$ 1,500.00	$ 1,500.00
Award	7	SP	Traffic Control - Work Area 7 (Pennsylvania Ave)	2	DAY	$ 1,500.00	$ 3,000.00
Award	8	SP	Traffic Control - Work Area 6 (Loras Blvd)	1	DAY	$ 1,500.00	$ 1,500.00
Award	9	SP	Traffic Control - Work Area 5 (Loras Blvd)	2	DAY	$ 1,500.00	$ 3,000.00
Award	10	SP	Traffic Control - Work Area 4 (Loras Blvd)	2	DAY	$ 1,500.00	$ 3,000.00
Award	11	SP	Traffic Control - Work Area 3 (Loras Blvd)	2	DAY	$ 1,500.00	$ 3,000.00
Award	12	SP	Traffic Control - Work Area 2 (Loras Blvd)	2	DAY	$ 1,500.00	$ 3,000.00
Award	13	SP	Traffic Control - Work Area 1 (Loras Blvd)	3	DAY	$ 1,500.00	$ 4,500.00
						Sub Total	$ 168,620.00
						TOTAL	$ 178,120.00
						Contract Award Amount:	$ 178,120.00

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May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 4.

ITEM TITLE:	Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo - Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request
2. 2026-05-04 Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request MEMO
3. BSNA Minutes 2-19-26
4. Hills & Dales Mobility Street Mural RFQ
5. Mayor CC letter - Hills Dales Mural - HPC 02-19-2026[72]
6. Minutes HPC 02-19-2026 Approved
7. Mobility Mural Informational Flyer
8. 2026-03-27 Hills & Dales Email -- Work completed

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

DATE: April 27, 2026

City Engineer Gus Psihoyos is recommending City Council authorize the Hills and Dales mural project to proceed under an interim administrative approval process, subject to the policy considerations. Staff further recommends that City Council 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.

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, Civil Engineer - Traffic
Wally Wernimont, Planning Director
Chris Happ-Olson, Assistant Planner
Arielle Swift, Public Works Director
Jill Connors, Economic Development Director
Bonnie Spurling, Arts & Cultural Affairs Manager
Randy Gehl, Communications Director
Ryan Knuckey, Transportation Director
Dave Ness, Civil Engineer III - Traffic

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TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request

DATE: April 23, 2026

INTRODUCTION

The purpose for this memo is to seek City Council direction on establishing a policy framework for the placement of street murals within the public right-of-way (ROW). This policy would guide future requests and eliminate the need for individual project approvals by Council.

BACKGROUND

A request has been initiated by Hills and Dales to install a painted street mural at 4th Street between Bluff Street and the Fenelon Elevator. As similar placemaking efforts continue to emerge, there is a need to define a consistent approach for evaluating and approving such installation within the City ROW.

DISCUSSION

Proposed Policy Considerations:

Staff recommends that Council consider a policy framework that includes the following parameters:

- **Location Criteria:**
  Murals may be permitted only in low-volume traffic areas, such as local residential streets, cul-de-sacs, or parking lots, where impacts to traffic operations and safety are minimal.
- **Design Review and Approval:**
  Final mural designs shall be reviewed by a staff committee consisting of Engineering, Planning, Transportation (Parking), Parks, Economic Development, Communications and Public Works to ensure the installation does not create safety hazards or conflicts with traffic control devices, visibility, accessibility or other concerns. Once reviewed by staff, a recommendation will be sent to the City Manager or other designee for approval.
- **Community Engagement:**
  Applicants should demonstrate neighborhood support and coordination with relevant stakeholders prior to approval.

- **Coordination with Existing Processes:**
  Projects may require review or coordination with boards or commissions, such as the Historic Preservation Commission, depending on location.
- **Maintenance Responsibility:**
  The City shall not assume responsibility for maintenance, repair, or replacement of the mural. These responsibilities shall remain with the requesting organization or sponsoring entity. A formal agreement or contract shall be required, outlining the duration of the mural, maintenance expectations, and responsibilities for repair or removal at the end of its lifecycle, and shall be executed with the City prior to installation.
- **Liability and Insurance:**
  The requesting entity shall provide appropriate liability coverage and agree to indemnify the City as part of the approval process.

Based on this proposed policy considerations, the current request with Hills and Dales has gone through a majority of these items to consider this artwork in the ROW. Our next steps would be getting final design approval and a maintenance responsibility contract.

Attached are the current requests supporting documents like the Historic Preservations Commissions vote on this proposed artwork, Hills and Dale's Request for Qualification for an artist to complete the work , and the neighborhood support in the area for the continuation of the project.

RECOMMENDATION

It is recommended that City Council authorize the Hills and Dales mural project to proceed under an interim administrative approval process, subject to the policy considerations outlined above. Staff further recommends that City Council 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.

Prepared by Justine Hull, Civil Engineer - Traffic
Cc: Wally Wernimont, Planning Director
Chris Happ-Olson, Assistant Planner
Crenna Brumwell, City Attorney
Arielle Swift, Public Works Director
Jill Connors, Economic Development Director
Bonnie Spruling, Arts & Cultural Affairs Manager
Randy Gehl, Communications Director
Ryan Knuckey, Transportation Director
Dave Ness, Civil Engineer III - Traffic

Dear neighbors,

GREAT to see so many of you at our meeting Thursday night. Thanks for coming! Lots to report.

Gary Stoppelman updated us on the rebirth of the **Dubuque Museum of Art.** Starting on March 9th and lasting 2 to 3 weeks, they will sink a ton of columns 20' deep to support the new buildings. The columns are called geopiers (pronounced GEE-oh-peers), and they are inserted into soft, loose, or compressible soils to support structures. Vibration monitors are on site, so while nearby neighbors will hear and feel the work, it shouldn't rattle things too much. Geopiers also support the adjacent childcare center. If you have an urgent concern, call Conlon's main number, listed on all the signs around the work site.

Branching Out is the free tree program of the City of Dubuque. You can qualify for a tree based on your location or your income. Street trees break up the heat island effect, reduce pollution, beautify neighborhoods, and never ask for raises or vacations. They just love the work. Apply for a tree now, at that link, and you can have it installed by the end of the year. There's also a need for folks who want to volunteer to plant trees.

Officer Lembke was not able to be with us last night. So everybody behave until we can get a police report from him next month.

Mark Murphy is the Environmental Sanitarian/**Emergency Preparedness** Planner for the city of Dubuque. He renewed his offer of an emergency preparedness presentation. We will take him up on that in the next couple of months. He'll also discuss how to deal with neighbors who leave trash out, don't pick up after their pets (even if they pretend to – THAT was a story!), and generally create problems for the neighborhood.

Eric Whitfield, owner of **Bluff Street Books**, reported that he hopes to open his store in May. We bibliophiles can hardly wait! It will be at the corner of 4th and Bluff.

Our neighbors from **Hills & Dales** joined us. It was good to meet Julia, Kelly, Caleb, Kerry, Levi, Stacey, Deanne, and Jack, the CEO. (I hope I caught everyone's names.) They are working on creating a street mural for 4th Street between Bluff and the Fenelon elevator. Collaborating with muralists, the arts commission, the historical preservation commission, and city engineering, they hope to install the mural in May. Meeting attendees gave them an enthusiastic and unanimous endorsement for the project. (It will look great from the elevator!) One of the best things about last night's meeting was that Gary, from the museum, was there and offered the museum's and his support, even proposing an

introduction to an artist who could help with the project. Synergy like this is a delight to see take shape.

Author **David Gamble** joined us last night and conveyed to us a marvelous vision of Dubuque's future. He is a Lecturer in the Department of Urban Planning and Design at the Graduate School of Design at Harvard University. He's working with DBQ Forward on a stunning and more functional and appealing vision of the downtown area. The city will have a new master plan next year. The Butler College of Osteopathic Medicine and the new Museum – and an active neighborhood association – give the Bluff Street area a lot to build on. We can be where Dubuque's downtown begins its transformation. Mr. Gamble's books are Rebuilding the American City and Rebuilding the American Town, among others. He laid out a large map of the downtown area, showing underutilized areas, impediments to usefulness – and the lack of inviting green spaces and trees. He also showed what was working, highlighted the beautiful old architecture (including the Cathedral), and how they could all be drawn together into something more coherent. It was enthralling. Our meeting went well over our usual 60 minutes because we were all transfixed by what could be.

If you are new to Dubuque, or have a friend who is, the next **City Life** course starts soon. It's a terrific way of getting to know your new hometown, meeting governmental and city department leadership, and other new residents. I will send out the updated brochure with the dates and sign-up deadlines. Also – they feed you! So you get to know local restaurants as well.

If you look closely, buds are already forming on some bushes and trees. We had a taste of the Spring to come, but we're right back into Winter now. Next month's meeting is March 19, the day before the Spring Equinox on March 20. We wish you a good Equinox, Lent, or Ramadan, however you observe this time of year. Welcome to a time of planting seeds, hearing water flow again, anticipating the return of migrating or hibernating critters, and creating times of food and fellowship together as we emerge from our dens. We have such good work to do every year, and good company with whom to do it. Let's look after one another – our children, elders, newcomers and visitors – and make the Bluff Street neighborhood home for each other.

Best regards,

John McAndrew

BSNA Secretary

Please check out and share our Facebook page

The Goal of the Bluff Street Neighborhood Association: To build community, support present and future businesses, residents, and visitors, and enhance the beauty and safety of the neighborhood on and around Bluff Street.

REQUEST FOR QUALIFICATIONS

Artist Payment: Design stipend of $500 paid to up to 3 short-listed artists, $5,000 paid to selected final artist with 50% paid upon signing contract and 50% paid upon project completion. All materials and supplies are provided separately; the artist is responsible for their own travel and lodging. Artists must supply a W-9 and not otherwise be barred from doing business with a Medicaid-funded entity.
Eligibility: Artists or Artist Teams residing in the United States
DEADLINE: 11:59 PM CST, March 22, 2026

Introduction

Hills & Dales seeks to commission an artist to design and oversee the community installation of a temporary, inclusive, mobility-themed community streetway mural in Dubuque, Iowa in May of 2026. The mural will be installed on 4th Street, a dead-end roadway in front of the city's historic Fenelon Place Elevator. A large portion of the installation will happen at a community painting day for people of all abilities on May 16, 2026 (rain date likely on June 13, 2026). The mural will be painted on the roadway, rather than a traditional vertical wall, to allow for the inclusive participation of artists, no matter their mobility. The proposed section of roadway measures approximately 2000 sq ft, but designs do not need to cover the entire available area. A portion of this space may need to be sectioned off and go unused to ensure vehicle access for local neighbors.

This commission opportunity is a two-phase design process, beginning with a Request for Qualifications (RFQ) that will expand to an invitation and stipend-based Request for Proposal (RFP) for up to three selected finalists.

About Hills & Dales

Founded in 1973 due to a mother's love for her son, Hills & Dales is a 501 (c) (3) non-profit human services organization that provides services to children and adults with disabilities, from 26 counties throughout Iowa.

The organization values a quality of life that enhances dignity, upholds rights and encourages choices. Hills & Dales maintains a focus on developing a culture of acceptance where we as a community should appreciate and value others no matter their ability.

Hills & Dales services:

- Residential services with 24-hour nursing care
- Home & Community-based services
- Residential-Based Supported Community Living

- Supported Employment
- Autism programs and Applied Behavior Analysis (ABA) Therapy
- Inclusive Childcare Center and Childcare Medical Services
- Developmental & Behavioral Health Clinic
- LifeTime Program

Hills & Dales values – We Are:

- Advocates
- Accountable
- Collaborators
- Genuine
- Resourceful

Visit www.hillsdales.org to learn more about services and those supported by Hills & Dales.

Important Goals and Considerations

This is a unique project that stems from Hills & Dales' vision to increase accessibility for individuals with various mobility needs in the Dubuque area and to not only appreciate art, but actively participate in the creation of the mural. Important goals and considerations for the project:

- Create an inclusive, mobility-created streetway mural on 4th Street
- Create a **colorful** and **bold** design that fits visually into Dubuque's extensive collection of other public artworks
- **Create a design that people with various mobility needs can, at least in part, actively participate in creating at our community painting event. We are very open to how this might look, but imagine it could include sections of the design featuring marks made using a wheelchair, walker, cane, stamp, etc. Hills & Dales is open to adjusting the project budget to include adaptive supplies or materials based on the chosen proposal. Below are some links to help artists understand and imagine what might be possible:**
    - **https://zotartz.com/**
    - **https://techowlpa.org/dogs-page/adaptive-art/**
- Create a design that can be, at least in part, painted at a community painting event. This will likely mean a design with somewhat simple, solid shapes and forms that can be outlined in a paint-by-number style and filled in by community members. We hope to collaborate with the chosen artist to plan the specifics of this event based around their design, but currently imagine:
    - An all-day event on Saturday, May 16, 2026

    - A hired team of local artists to aid the selected artist in outlining the design in the days before the event, managing volunteers during the event, and finishing painting details and touch-ups in the days following the event
    - About 100 volunteer participants, including Hills & Dales clients in addition to the broader Dubuque community. Volunteers will pre-register for 20-30 minute painting slots, followed by breaks for the lead artists to reset between groups.
    - City collaboration to manage parking and roadway barriers for safety.
    - A block party-style celebration happening alongside the painting, including food trucks and vendors, music, etc.
- Hills & Dales to provide all project supplies and materials.
- The artwork itself should not focus on disability rights or be an overt statement about disability inclusion.
- The selected artist must be available to install in the Dubuque area May 14-19, 2026.
- The selected artist must be a very strong communicator and willing to collaborate closely with a variety of local partners.
- Hills & Dales staff are available to consult on the project's accessibility needs throughout the project's planning and implementation.
- While we expect this mural to hold up better than many roadway murals due to the street's very low traffic volume, this installation will be temporary. We have committed to either a) professionally removing the mural or b) installing a new mural design by May of 2027. Extensive information on roadway murals is available here:
    - https://asphaltart.bloomberg.org/guide/

Timeline

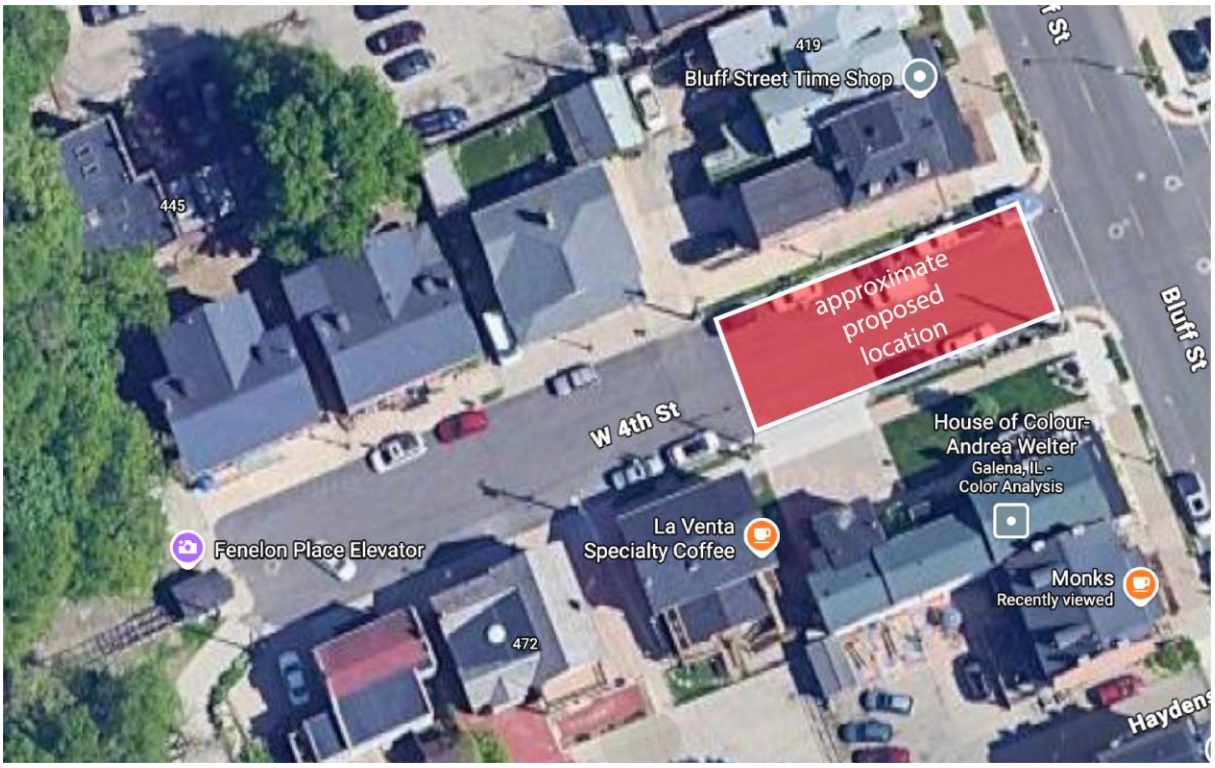
- March 4, 2026: RFQ launches
- Midnight, March 22, 2026: RFQ applications due
- March 25, 2026: Up to three shortlisted artists are identified (each granted $500)
- April 12, 2026: Proposed designs from shortlisted artists are due
- April 15, 2026: Selected Artists chosen; Artist contracts developed.
- May 14-19, 2026: Artwork is installed, with public event on May 16

Location

The roadway mural will be installed near the intersection of historic 4th St. and Bluff St. in Dubuque, IA and within the Cathedral Historic Preservation District. Please note that the design does not need to cover the entire proposed area. The mural will be placed near the iconic Fenelon Place Elevator and will be highly visible from the top of the bluff.

About the Fenelon Place Elevator:

The Fenelon Place Elevator (also known as the 4th Street Elevator) is a narrow-gauge funicular railway located in Dubuque, Iowa. It was listed in the National Register of Historic Places in 1978, and may be the steepest and shortest railway in the US and possibly the world.



Application Details

This project is open to artists residing in the United States. We encourage applicants at various stages in their careers and applicants that practice a variety of artistic disciplines. The applicant may be an individual or team of artists, but should note that the project stipend will not change if a team is selected.

Using the Google Form below, applicants should submit:

1. **5-10 digital images of past work** (Examples of past work should represent your experience, style, and ability as it relates to this project. Name your submitted digital files according to the following format: FirstLast_01.jpg, FirstLast_02.jpg, etc… Digital files should be in .jpg, .png, or .pdf format and not exceed 1MB per image.)
2. **Résumé or CV**
3. **Statement of interest** (No longer than 2,000 characters, should specifically outline why this project interests you and why you think that you would be a good fit.)

From these applications, the selection panel will choose up to three finalists who will be invited to create site-specific proposals and be interviewed in person or virtually. Artists will be paid an honorarium for this work. The selected artist or artist team will work with Hills & Dales when finalizing their designs for installation.

Project Selection Panel and Selection Process

The selection panel will be tasked with reviewing all submissions and selecting both the short-listed and final artists. This panel is made up of local stakeholders, including employees and clients of Hills & Dales, local arts non-profit professionals and artists, and city officials.

The selection committee reserves the right to request additional information from the proposers. Such information could include clarification of the information requested in the original proposal. The selection committee may take all actions deemed necessary to investigate the qualifications of each proposer. The selection committee reserves the right to qualify or disqualify proposers because of lack of similar project experience and/or any other information obtained from its investigation.

The selection committee reserves the right to reject all proposals. The selection committee reserves the right to waive technical defects in the proposals and to accept the proposal which, in the judgment of the selection committee, best serves the project goals. Organizers also reserve the right to terminate or re-advertise the RFQ at any point. The decision of the Selection Panel is final.

Application Delivery and Deadline

Submissions must be received by March 22, 2026, at 11:59 PM CST. Incomplete and/or late applications will not be accepted. Applications must be submitted via Google Forms. Emailed, faxed or mailed applications will not be accepted. It is your responsibility to ensure the application package is complete and submitted by the posted deadline.

Questions and requests for clarification may be emailed to Lyric Morris-Latchaw at lyric@studiolyric.com until March 18. Please allow up to 48 business hours to receive responses to these questions. Applicants who need accommodation or support applying for this opportunity are encouraged to contact Lyric at least 7 business days before the application deadline to allow us to appropriately accommodate your needs and to discuss alternate formats for submitting your application.

****Art installation/event dates are subject to change.*

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2007 · 2012 2013 · 2017

Planning Services Department
City Hall - 50 West 13th Street
Dubuque, IA 52001-4845
(563) 589-4210 phone
(563) 589-4221 fax
planning@cityofdubuque.org

March 6, 2026

Mayor and City Council
City of Dubuque
50 W. 13th Street
Dubuque, IA 52001

Honorable Mayor Cavanagh and City Council Members,

On February 19, 2026 at the Historic Preservation Commission's (HPC) regularly scheduled meeting, the Commission heard a proposal from Hill & Dales. The organization reached out to Planning Staff following discussion with our Engineering Department about the possibility of painting a mural on the West 4th Street surface between Bluff Street and the Fenelon Place elevator, in the locally designated Cathedral Historic District. As this project is in the Public Right of Way (PROW), the request came before the Commission for advisory review.

In most cases, the Commission's advisory review for a project in the PROW would come into play when the City is undertaking a project, but in this case, the City is considering providing permission to Hills & Dales to take on this project on City property.

After hearing a presentation from Planning staff and Hills & Dales representatives, the Commission found that this mural request does not impact visibility of historic resources in the district, it is not being applied to a historic surface or resource and is planned as a temporary installation with a plan for removal after one year. It will not permanently affect or damage any historic resources.

The Commission agreed with staff's recommendation that it meets the Architectural Guidelines under the "Public Art" section. With a vote of 8-0 in favor, the Commission recommends to the City Council approval of this project as it meets those guidelines.

Sincerely,

Janice Esser

Janice Esser, HPC Chair

cc: Wally Wernimont, Planning Services Director
Chris Happ Olson, Assistant Planner
Gus Psihoyos, City Engineer
Justine Hull, Traffic Engineer

Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, February 19, 2026
City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Janice Esser; Commissioners, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Adam Schwendinger, Christy Monk, Chad Witthoeft

Commissioners Excused: None

Commissioners Unexcused: None

Staff Members Present: Wally Wernimont, Chris Happ Olson

CALL TO ORDER: The meeting was called to order by Chairperson Janice Esser at 5:30 p.m.

MINUTES: Motion by Witthoeft, seconded by Pettitt, to approve the minutes of January 15, 2026, meeting as submitted. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger, Christy Monk; Nay – none.

ACTION ITEMS:

ADVISORY REVIEW

Location:	4th Street between Bluff Street and the Fenelon Place elevator
Applicant:	Hills & Dales, 1101 Davis St.
Owner:	*located on a City of Dubuque street*
Project:	Temporary mural on street surface in the public right of way
District:	Cathedral Historic District

Staff member Happ Olson introduced the project. Hills & Dales seeks to paint a mural on the West 4th Street surface between Bluff Street and the Fenelon Place elevator, in the locally designated Cathedral Historic District. As this project is in the Public Right of Way (PROW), the organization brings the request to the Historic Preservation Commission for advisory review.

She described that Hills & Dales reached out to Planning Staff following discussion with our Engineering Department about the possibility of painting a mural on the West 4th

Street surface between Bluff Street and the Fenelon Place elevator. The project is described in an enclosed brochure, proposed for the PROW along 4th Street. The PROW is a piece of land, including streets, sidewalks, alleys, and utility corridors, over which the public has a legal right of passage or use.

Happ Olson presented imagery from the staff report for the location and surrounds to give context. She stated that in most cases, the Commission's advisory review for a project in the Public Right of Way would come into play when the City is undertaking a project, but in this case, the City is considering providing permission to Hills & Dales to take on this project. The Commission should review the project and make a recommendation to City Council for consideration.

She stated that the mural request does not impact visibility of historic resources in the district, it is not being applied to a historic surface or resource and is planned as a temporary installation with a plan for removal after one year. It will not permanently affect or damage any historic resources.

She then referred to the architectural guideline analysis, which only related to the public art section. She stated that the project meets the recommendations in those guidelines.

Happ Olson stated that her report was complete and reminded the Commission that they should evaluate the project and will be making a recommendation directly to City Council. She referred to the applicant.

Jack Mescher, CEO of Hills & Dales, spoke at the podium. He described the organization, their mission and role in the community, and described the mural project as one that anyone, even someone using a wheelchair, can participate in. He stated they are currently seeking an artist to lead the project and have a local coordinator that is versed in murals and community engagement. He stated that it would be a project which welcomes the community to be involved in, in addition to the Hills and Dales community.

Commissioners led questions and comments for the applicant.

- Schwendinger ask if there is going to be any signage describing the mural, and the applicant replied that issue had yet had not been determined, and they would take the idea into consideration.
- Doyle stated his belief that this is the kind of project the Commission would like to encourage, which was generally agreed upon by the Commission.
- Witthoeft expressed his desire that when it is removed, the organization research an environmentally neutral approach to doing so.

Motion by Schwendinger, seconded by Witthoeft, to provide findings to City Council that the planned project follows the City's Architectural Guidelines for public art. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger, Christy Monk; Nay – none.

ITEMS FROM PUBLIC: None

ITEMS FROM COMMISSION:

- Commissioner Adam Schwendinger asked about the state of enforcement on the property on Highland Terrace that switched out curved windows with replacement windows. Staff member Happ Olson noted explained the enforcement after notification and that the owner had been issued a violation. She said there is a plan to follow up, as there has been no action on the owner's part as of yet.
- Commissioner Heidi Pettitt invited the Commission to attend the Dubuque Area History Expo on Sunday Oct. 18 from 1-3 pm at the NICC Peosta Campus. The event is free to the public and the Commission has supported it in the past with refreshments and content.

ITEMS FROM STAFF:

- Awards 2026 Update

  Staff member Happ Olson provided an overview of the partnership with Dubuque Main Street and the Dubuque County Historic Preservation Awards, on Tuesday May 19 at the Carnegie Stout Public Library.

  Happ Olson also updated the Commission on the Encyclopedia Dubuque Legacy Plan, that the Steering Committee will meet for the first time next month, and its relationship to the awards being located at the library.

- Unified Development Code (UDC) update

  Staff member Wernimont talked about the UDC update process, and stated more will be brought back regarding the Historic Preservation chapter at a later meeting.

- 2026 Historic Preservation Commission Workplan update

  Happ Olson noted that the 2026 workplan was passed at City Council and the report received by the State Historic Preservation Office (SHPO).

Commissioner Witthoeft left the meeting at 6:32 pm.

- Request for Qualifications for Eagle Point Park Fundraising Consultant update

  Happ Olson described that our committee for advancing the fundraising campaign for the Eagle Point Park Caldwell Buildings is in the process of identifying a fundraising partner.

- Programmatic Agreement with State update

  Happ Olson informed the Commission that the Programmatic Agreement with the SHPO is now in place.

- Outreach to the Iowa Tribe of Kansas & Nebraska (Ioway people)

  Happ Olson referred to the packet memo on this subject and gave the Commission an update about the work our community partnership has made in making connections with the Ioway people and Iowa Tribe of Kansas and Nebraska government. She let Commissioners know that on February 28th one of the Ioway citizens, Rubina Martini, will participate in a free panel in the series Indigenous Voices at the Dubuque Museum of Art.

- Outdoor Community Space, Historic Millwork District

  Happ Olson reported that the committee for this project has made recommendations based on public input and also developed an alternative cost-savings concept modification for consideration. The information has been forwarded to the City Manager's office for consideration and review.

ADJOURNMENT: Motion by Monk, seconded by Doyle to adjourn the February 19, 2026 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger, Christy Monk; Nay – none.

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Wally Wernimont, Planning Services Director

March 19, 2026
Adopted

Hills & Dales

MOBILITY MURAL PROJECT PROPOSAL

WHO WE ARE

Hills & Dales is a Dubuque based nonprofit organization whose mission is to build meaningful lives for individuals with disabilities by offering services that support the whole person and enhance community inclusion.

PROJECT & PURPOSE

We are working alongside the City of Dubuque and a team of local and national arts professionals to install a temporary roadway mural on 4th Street in May 2026. The goal of the mural is to create a beautiful piece of art that celebrates individuals with differing mobility needs. We plan to host a community painting event “block party” style.

This diverse art experience with ALL community members invited, no matter abilities or mobility, offers a new opportunity for increased belonging and creative expression.

As a 4th Street business/property owner, we know that you care deeply about this neighborhood and know it best. We believe this event and mural will bring more community members and visitors to the area. We deeply value your input and look forward to partnering with you.

FAQ

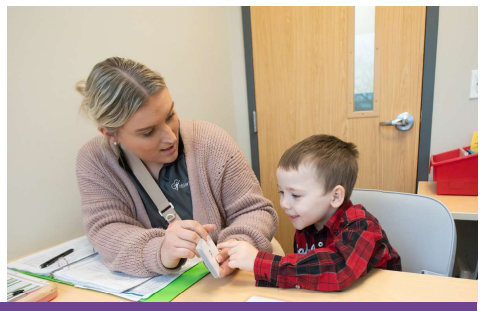
Why a roadway mural?
Having the mural installed on the street, rather than a vertical wall, allows for more equitable participation by individuals who cannot stand, hold a traditional paintbrush, etc.

Who will design the mural?
We are hosting a national Call for Artists to find an artist to create a piece that is both beautiful and highlights our mission and purpose of highlighting persons using differing mobilities to help create the artwork. A review committee will be developed to help ensure the mural is one the community will be proud of.

How will the mural be maintained?
This is a temporary mural. It will fade overtime, and will be professionally removed or repainted within 1 year of installation.

Will this affect parking or access to my business?
We expect to have the entirety of 4th Street (including parking) blocked off from vehicle access for approximately 2.5-3 days over the course of the mural's instillation in mid-May (exact dates TBD). That said, the street/sidewalks will still be accessible for pedestrians, and we expect to bring in several hundred community members to the area over the course of the event

Is a street mural safe?
Yes! Many studies have been done on the safety and positive social and economic impacts of streetway murals. We are also working closely with the City of Dubuque to ensure all traffic and safety laws are being considered.



If you're as excited about this project as we are, we ask you to voice your support by signing below and returning this flyer to us at:
Attn: Deanne Althoff
Hills & Dales
1011 Davis Street
Dubuque, IA 52001
OR
dalthoff@hillsdales.org

We support the 4th Street Mobility Mural Project!

Business Name: _____

Signature: _____

Name and Title: _____

Date: _____

Outlook

Hills & Dales Mobility Mural Project Planning & Implementation Update

From Deanne Althoff <dalthoff@hillsdales.org>
Date Fri 3/27/2026 1:50 PM
To Justine Hull <Jhull@cityofdubuque.org>
Cc jmescher@hillsdales.org <jmescher@hillsdales.org>

4 attachments (3 MB)
Minutes HPC 02-19-2026 Approved.pdf; BSNA Minutes 2-19-26.pdf; Mobility Mural Informational Flyer.pdf; RFQ 2026.pdf;

Caution! This message was sent from outside your organization. Never give your login information and password over email!
Block sender | Report

Justine –
Thanks so much for your time the other day and all the assistance you have and will continue to provide in support of the mural! I have attached and included a recap of planning and some of the implementation materials/info we discussed.

- Hired Lyric Morris-Latchaw, local artist/muralist, on contract to share her expertise as an "Art Director"
- Met with City Planning and Traffic Engineering staff members
- Shared mural proposal/concept with local businesses on 4th Street
  - Informational Flyer shared (attached) via email and in-person with many business owners. Have received full support/positive comments and no negative responses thus far.
- Presentation to Historic Preservation Commission on 2/19/26 with full advisory review support (minutes attached)
- Presentation to Bluff Street Neighborhood Association on 2/19/26 with unanimous endorsement (minutes attached)
- RFQ publicly shared through multiple channels (attached)
- Formed Mural Review Committee - Members: Sam Mulgrew, Jessie Rebik, Kelly (Hills & Dales client living on Bluff St.), Eric Whitfield (4th/Bluff business owner), Lyric Morris-Latchaw, Jack Mescher, and Deanne Althoff
  - Two other business owners on 4th Street were invited to participate on the Review Committee and were unable to participate due to conflicts, but provide full support and look to other ways to engage in the project.
  - Met on 3/23 and reviewed responses to RFQ. Two finalists were selected to proceed to final design phase, with MOUs completed.
  - Design concepts are due by 4/12, with the Review Committee then meeting to select the final artist

Jack, if there is anything else you can think of that I may have missed, please chime in!

Please let me know if you have any questions. Thank you again, Justine, and be in touch once you know more on approval, dates, etc.!

Deanne Althoff
Mission Advancement & Community Relations Director
Hills & Dales
563-556-7878
hillsdales.org
CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 5.

ITEM TITLE:	Updated New Housing Units Handouts
SUMMARY:	City Manager providing updated New Housing Units handouts that collectively provide insight into housing trends, identified gaps, and projected demand within the community.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. MVM Memo Updated New Housing Units Handout
2. Staff Memo
3. Housing Incentives - New Units Handout - April 9 2026
4. October 2025 Dubuque County Housing Needs Assessment
5. April 2022 Dubuque Housing Need Assessment
6. 2022 Iowa State Dashboard Slide

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: Updated New Housing Units Handout

DATE: April 24, 2026

Planning Services Director Wally Wernimont is providing an updated New Housing Units handout.

Included with this memo are the following documents:

- October 2025 Dubuque County Housing Needs Assessment
- April 2022 Housing Needs Assessment
- A slide from the 2022 Iowa State Profile identifying a need for 1,100 housing units by 2030

These materials collectively provide insight into housing trends, identified gaps, and projected demand within the community.

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Wally Wernimont, Planning Services 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: Wally Wernimont, Planning Services Director

DATE: April 15, 2026

RE: Updated New Housing Units Handout

INTRODUCTION
This memo transmits the updated New Housing Units handout for your review and reference.

DISCUSSION
As a result of discussion during the Housing & Community Development Department budget presentation, additional supporting materials are being provided to give broader context to current and projected housing needs.

Included with this memo are the following documents:

- October 2025 Dubuque County Housing Needs Assessment
- April 2022 Housing Needs Assessment
- A slide from the 2022 Iowa State Profile identifying a need for 1,100 housing units by 2030

These materials collectively provide insight into housing trends, identified gaps, and projected demand within the community.

REQUESTED ACTION
No action is requested at this time. This memo is being provided for information purposes only.

CREATING HOUSING OPPORTUNITIES

New Housing Units Approved, Under Review, Under Construction, or Completed

THE CITY OF DUBUQUE
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2,520 Total Lots/Units
as of April 9, 2026, including
390 Workforce Units

Residential Subdivision Lot Availability

Development	Location	Lots/Units Available	Use
North Grandview Estates	North Grandview/32nd Street	32 Lots/Units	Single-Family/Apartment
Rustic Point Estates #2	Derby Grange/Kennedy Roads	40 Units	Single-Family/Duplex
Sky Blue Estates*	Sky Blue Drive	4 Lots	Single-Family
Silver Oaks Subdivision	Elmwood/Silver Oaks Drive	127 Lots	Single-Family/Duplex
South Pointe Estates*	Rockdale Road/South Pointe Drive	37 Units	Single-Family/Duplex
Timber-Hyrst Estates	Creekwood Drive/Cherry Ridge	21 Lots	Single-Family/Duplex/Townhomes
The Farm/Switch Homes	End of Tiffany Court	18 Lots	Single-Family

*Subdivision has additional phases

TOTAL: 279

Residential Development - Under Review

Development	Location	# of Lots/Units	Use
Visitation/AHNI	**900 Alta Vista Street**	**25 Units**	**Workforce Apartments**
Carter Road Apartments	Carter Road	40 Units	Market-Rate Apartments
Farley & Loetscher, LLC	801 Jackson Street	126 Units	Market-Rate Apartments
Bridge Lofts	35 Locust Street	106 Units	Market-Rate Apartments/Mixed Use
Hitzler Rental LLC Apartments	2541 Central Avenue	5 Units	Market-Rate Apartments
Millwork Flats	1065 Jackson Street	76 Units	Market-Rate Apartments
Corridor DBQ	1527 Central Avenue	10 Units	Market-Rate Apartments
Wilson House Apartments	1243 Locust Street	5 Units	Market-Rate Apartments
Fifth & Main St. Apartments	200 W. Fifth Street	102 Units	Market-Rate Apartments/Mixed Use
Miller Five-Plex	Eastgate Court	5 Units	Market-Rate Apartments
Williams Four-Plex	Key Way/Keystone Drive	4 Units	Market-Rate Apartments
Ellis Mixed-Use Development	JFK Road/Northwest Arterial	28 Units	Market-Rate Apartments/Mixed Use

TOTAL: 532

Residential Subdivision - Under Review

Development	Location	# of Units	Use
Sky Blue Estates #3	Sky Blue Drive	15 Lots	Single-Family

TOTAL: 15

Residential Subdivision - Under Construction

Development	Location	# of Units	Use
The Farm/Switch Homes	End of Tiffany Court	84 Lots	Single-Family
South Pointe Phase 2	South Pointe Drive	21 Lots 22 Units	Single-Family Duplex

TOTAL: 127

ADDITIONAL DETAILS ON BACK

CONTINUED FROM PAGE 1

Residential Development - Under Construction			
Development	**Location**	**# of Units**	**Use**
Carich Property LLC Apartments	**1734-36 Central Avenue**	**8 Units**	**Workforce/Market-Rate Apartments**
Cedar Lake Apartments	Lake Ridge Drive	14 Units	Market-Rate Apartments
CK Construction Four-Plex	1104 Lincoln Avenue	4 Units	Market-Rate Apartments
Fox Hills Apartments	End of Plaza Drive	390 Units	Market-Rate Apartments
1701 Central Ave. Apartments	1701 Central Avenue	4 Units	Market-Rate Apartments
Plastic Center, Inc.	408 W. 5th Street	9 Units	Market-Rate Apartments
1301 Central Ave. Apartments	1301 Central Avenue	30 Units	Market-Rate Apartments
Union at the Marina	**1860 Hawthorne Street**	**101 Units**	**Workforce Family Housing**
Habitat for Humanity	**Rosalynn Carter Place**	**14 Units**	**Workforce Single-Family Homes**
The Landings at Cedar Cross	380 Cedar Cross Road	150 Units	Market-Rate Apartments/Mixed Use
Iowa Street Lofts	1248 Iowa Street	13 Units	Market-Rate Apartments
Novelty Iron Works Condominiums	333 E. Tenth Street	34 Units	Market-Rate Condominiums

TOTAL: 771

Cooperative Community Development - Under Construction			
Development	**Location**	**# of Units**	**Use**
Estates of Dubuque	Barnwood Lane/Lasso Court	35 Units	Single-Family/Cooperative Community

TOTAL: 35

Completed/Constructed Developments			
Development	**Location**	**# of Units**	**Use**
1706 Central Apartments	1706 Central Avenue	11 Units	Market-Rate Apartments
799 Main Street Apartments	799 Main Street	36 Units	Market-Rate Apartments
Gardens of Dubuque	**1895 Radford Road**	**50 Units**	**Workforce Family Housing Apartment**
Kretschmer Lofts	895 Washington Street	48 Units	Market-Rate Apartments
Roosevelt West	**1865 Radford Road**	**44 Units**	**Workforce Senior Housing Apartment**
Miller 4-Plex	3545 East Gate Court	4 Units	Market-Rate Apartments
Mount Carmel - Sisters of Charity I Phase 1	1100 Carmel Drive	60 Units 46 Units 22 Units	Skilled Nursing Assisted Living Memory Care
Mount Carmel - Sisters of Charity II	1100 Carmel Drive	116 Units	Independent Living
Chadwick Block Apartments	249 W. 1st Street	4 Units	Market-Rate Apartments
Old Prescott School	1199 Central Avenue	12 Units	Market-Rate Apartments
1047 Bluff Street Apartments	1047 Bluff Street	2 Units	Market-Rate Apartments
1398 White Street Apartments	1398 White Street	2 Units	Market-Rate Apartments
South Pointe Rowhouses	Rolling Creek Lane	6 Units	Market-Rate Townhomes
744 Main Street	744 Main Street	2 Units	Market-Rate Apartments
HG Apt LLC Apartments	2901 Central Avenue	18 Units	Market-Rate Apartments
Century Square Apartments	1504 Bies Drive	54 Units	Market-Rate Apartments
South Point Rowhouse	1368-1378 Autumn Ridge	4 Units	Market-Rate Townhomes
Padua Place Apartments	2175 Rosedale Avenue	14 Units	Market-Rate Apartments
Emri Apartments	**Radford Road**	**48 Units**	**Workforce Family Housing Apartments**
Cedar Lake Apartments	Lake Ridge Drive	28 Units	Market-Rate Apartments
The Landings at Cedar Cross	380 Cedar Cross Road	30 Units	Market-Rate Apartments/Mixed Use
Union at the Marina	**1860 Hawthorne Street**	**100 Units**	**Workforce Family Housing**

TOTAL: 761

Dubuque County Housing Needs Assessment

October 2025

Prepared by:

East Central Intergovernmental Association
7600 Commerce Park
Dubuque, Iowa 52001

Prepared for:

Greater Dubuque Development Corporation
900 Jackson St, Suite 109
Dubuque , Iowa 52002

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Cover Image: Blue Sky Estates and Eagle Valley subdivisions in the city of Dubuque.
Photo provided by Greater Dubuque Development Corporation.

1. Introduction

Greater Dubuque Development Corporation has contracted with the East Central Intergovernmental Association (ECIA) to produce a housing needs assessment for Dubuque County, Iowa.

Purpose

The purpose of this housing needs assessment is to review the most accurate and up-to-date information available in order to better understand the current housing conditions and provide a forecast of future housing production needed to achieve a balanced housing market over the next ten years.

The assessment will provide a macro level assessment of housing in Dubuque County, offering a broad perspective that examines overarching trends and systematic factors rather than focusing on specific neighborhoods or submarkets.

The assessment will include a review of data from a variety of sources including the U.S. Census Bureau, State of Iowa, real estate professionals, and local governments. Analysis of these data trends will provide a foundation for future population and housing forecasts that will help guide future housing-related decisions.

Greater Dubuque Development Corporation

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

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

East Central Intergovernmental Association

East Central Intergovernmental Association (ECIA) is an organization of counties, cities and other local governments serving a five-county area in eastern Iowa that includes Cedar, Clinton, Delaware, Dubuque, and Jackson counties.

Established in 1974, ECIA provides services and programs across six broad categories including: Community Development, Economic Development, Housing Assistance, Special Programs, Transit, and Transportation and Planning. ECIA's mission is to proactively enhance

the well-being of our region by forging strong county and community partnerships, developing innovative solutions, and delivering essential services.

Components of a Balanced Housing Market

Generally, a balanced housing market is one where new housing construction keeps pace with population growth. In a balanced market, housing costs typically move at a steady, sustainable pace rather than swinging sharply up or down, and vacancy rates stay in a range that is neither too high or too low.

Key features of a balanced market include:

- Neither buyers and sellers or landlords and renters have an overwhelming advantage.
- Housing costs don't grow faster than wages.
- New construction generally keeps pace with population growth and vacancy rates stay in the balanced range.

Balanced Vacancy Rate

Vacancy rates are a key measure of the balance between housing supply and demand. A low vacancy rate indicates that demand is exceeding supply, leading to rising rents and home prices, affordability issues, and difficulty finding a home. A high vacancy rate can signal oversupply, weak demand, or economic challenges which can discourage investment.

A balanced vacancy rate is key for mobility. Available housing units allow people to move when they need to for a new job, upgrade to bigger home for a growing family, or downsize when their needs change. A healthy vacancy rate can also help keep housing prices in check by encouraging competition in the housing market. A vacancy rate that is too low will tilt the market toward sellers and landlords, while too many vacancies will tilt it to buyers and renters.

Balanced Housing Costs

In a balanced housing market, rents and home prices typically move in at a steady sustainable pace that benefits both sellers and landlords and buyers and renters without giving one too much of an advantage. Growth is steady enough to allow landlords to maintain properties and cover costs, but not too fast to price out renters. For the owner-occupied market, the balanced market encourages investment and allows owners to build equity and while keeping homes prices attainable for new buyers.

Further discussion of balanced market vacancy rates and costs is provided later in this report in in *Section 5 Housing Market*.

With this report focused on broad, county-wide trends, we will not be able to conduct a detailed analysis of individual communities, neighborhoods, or specific housing submarkets by type or price point. It is important to recognize that while overall market conditions may appear balanced, there may still be areas within the county or particular segments of the housing market where imbalances persist.

2. Demographic Trends

Dubuque County Overview

Dubuque County is located in northeast Iowa along the Mississippi River in a tri-state area that borders Illinois and Wisconsin. The county's 2020 decennial census population was 99,266, representing a six percent increase since 2010. Dubuque was the first area in what eventually became the State of Iowa to be settled by Europeans. Early settlers were drawn to the area by lead mining, trading, and river transportation. Today's economy is driven by a diverse collection of industries including healthcare and manufacturing.

Dubuque County is home to 21 incorporated cities. The city of Dubuque is the county's most populous with just under 60,000 residents at the 2020 census. The next largest includes a group of six cities with populations between 1,000 and 6,000. The remaining communities have populations under 400, including six with fewer than 100. Approximately 80,000 Dubuque County residents live in incorporated cities, while the remaining 18,000 live in the unincorporated areas of the county. Table 2.1 provides the 2020 census population of Dubuque County and its cities, and Figure 2.1 provides a map of the county.

Table 2.1. Dubuque County Population

City	Population
Dubuque	59,667
Asbury	5,943
Dyersville	4,477
Cascade	2,386
Epworth	2,023
Peosta	1,908
Farley	1,766
New Vienna	382
Worthington	382
Holy Cross	356
Luxemburg	245
Rickardsville	202
Sherill	189
Centralia	116
Bernard	114
Sageville	95
Zwingle	84
Balltown	79
Graf	76
Bankston	23
Durango	20
City Total	**80,533**
Unincorporated Population	**18,733**
Total County Population	**99,266**

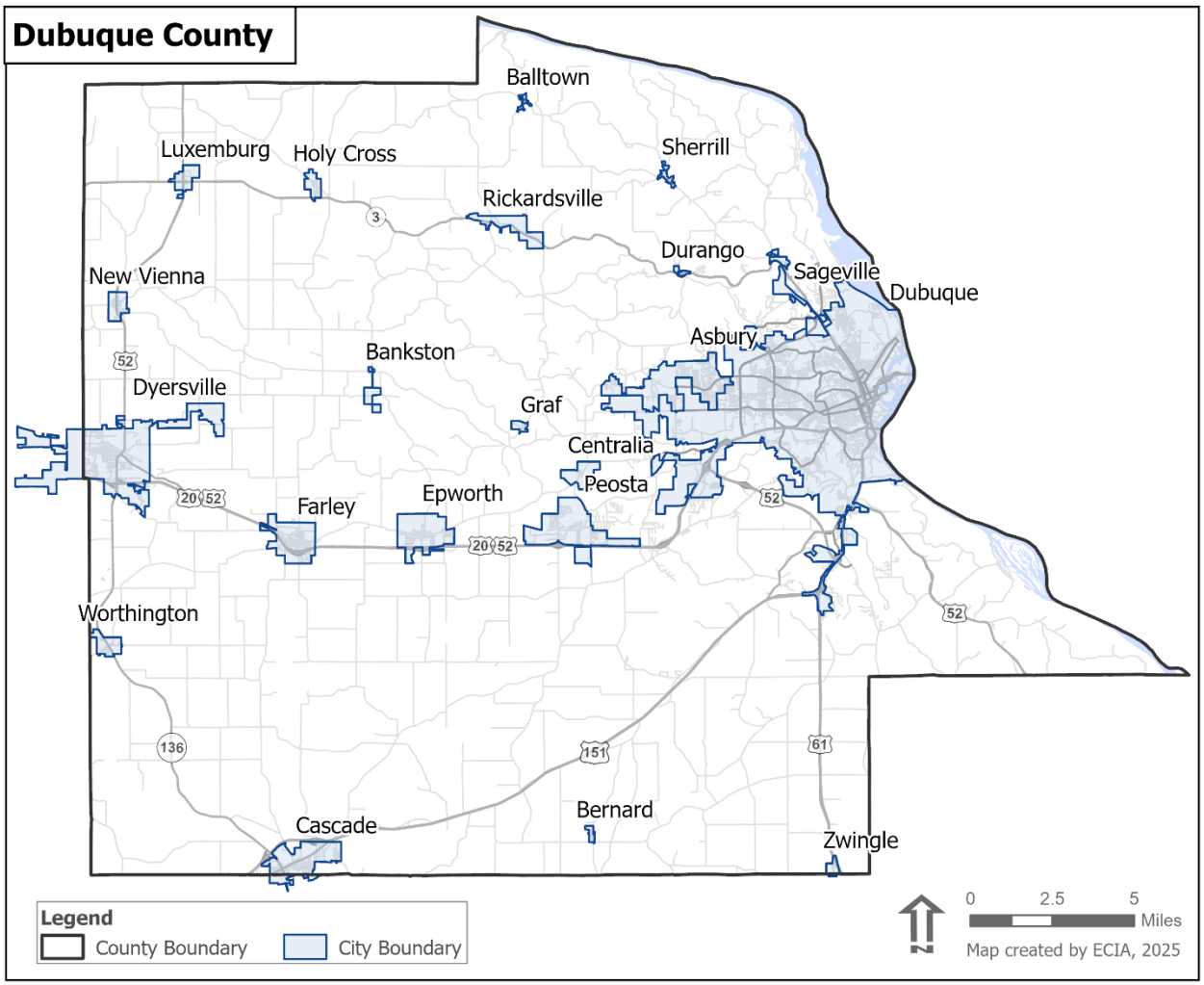


Figure 2.1. Dubuque County Map

Population Change

Dubuque County's population has grown steadily for most of its history, reaching 56,000 residents by the start of the 20th century, and 93,745 by 1980. This growth pattern was interrupted in the 1980s, when a downturn in the farm economy resulted in a period of population decline. Over time, the county regained its economic footing and began to grow again, adding approximately 12,800 residents between 1990 and 2020.

In the most recent decennial census period (2010 to 2020), Dubuque County added 5,613 residents, a faster rate than the county's long-term growth average of about 4,500 additional residents every ten years. Figure 2.2. charts Dubuque County's historical population from 1850 to 2020, with a trend line representing long-term growth.

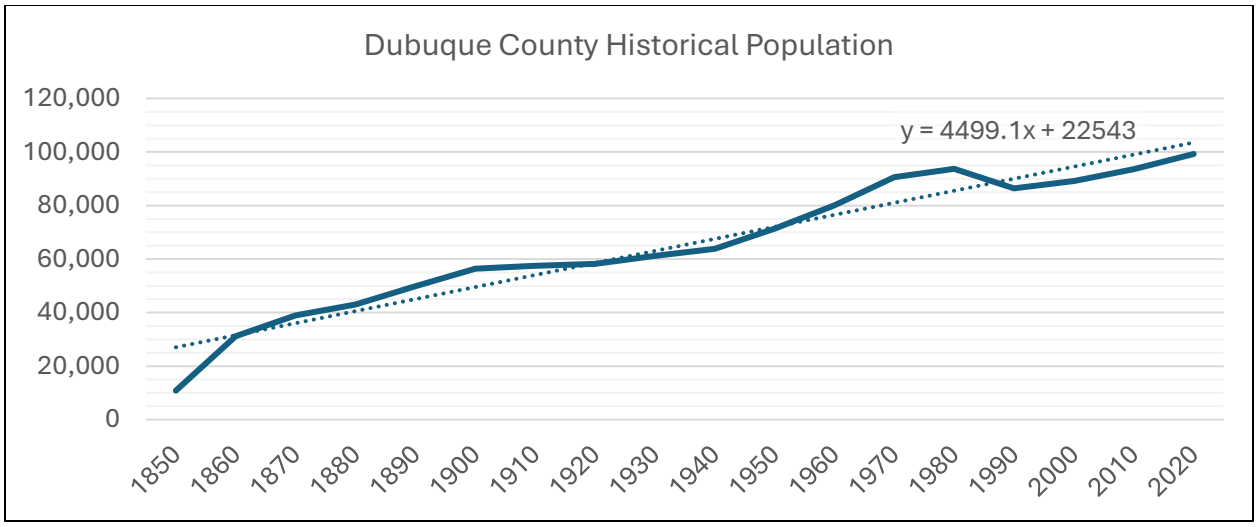


Figure 2.2. Dubuque County Historical Population
Source: US Census Bureau, Decennial Census

Since 1990, most of Dubuque County's population growth has occurred in its smaller cities and unincorporated areas, while the city of Dubuque's population held steady at around 57,000. This trend shifted in the 2010-2020 period where growth continued in the smaller communities, but the city of Dubuque also grew, adding 2,030 residents in the decade. Figure 2.3 shows the population change in Dubuque County, compared with population change in the City of Dubuque, cities in Dubuque County with over 1,000 people, and cities in Dubuque County under 1,000 people (classified in the figure as "small cities").

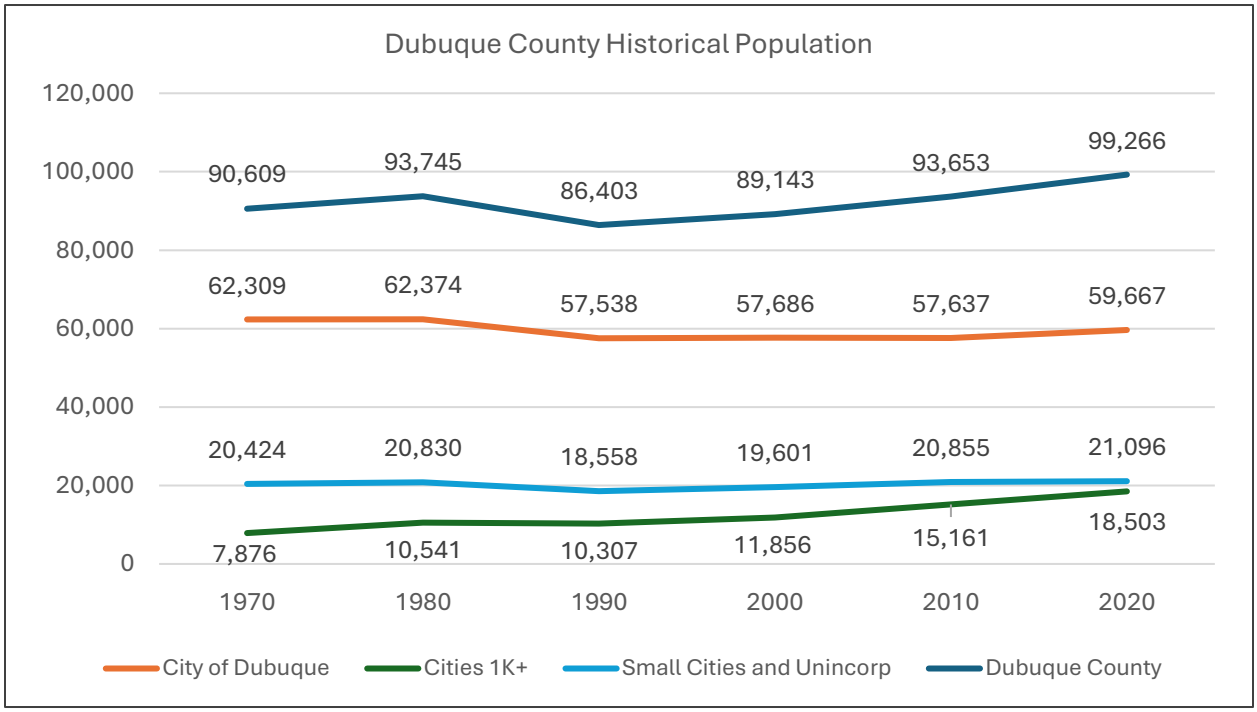


Figure 2.3. Dubuque County Historical Population with Sub Areas
Source: US Census Bureau, Decennial Census

U.S. Census Bureau annual population estimates suggest that the county's population growth rate may have slowed since 2020. The July 1, 2024 estimate placed the county's population at 99,242, essentially unchanged from the 2020 Census count. While these annual estimates provide an indicator of recent trends, they are less precise than the decennial census, and have previously underestimated Dubuque County's population. Therefore, should be interpreted with some caution.

Age and Sex

Figure 2.4 shows the distribution of age and sex within Dubuque County as of the 2020 decennial census. Dubuque County's population increased with people over 65 (4,416 people) and people 20 to 34 (1,916 people). Dubuque County's population decreased with people under 20 (-49 people) and 35 to 64 (-670 people). Males made up a slightly larger share of the population growth (3,148 people) than women (2,465 people).

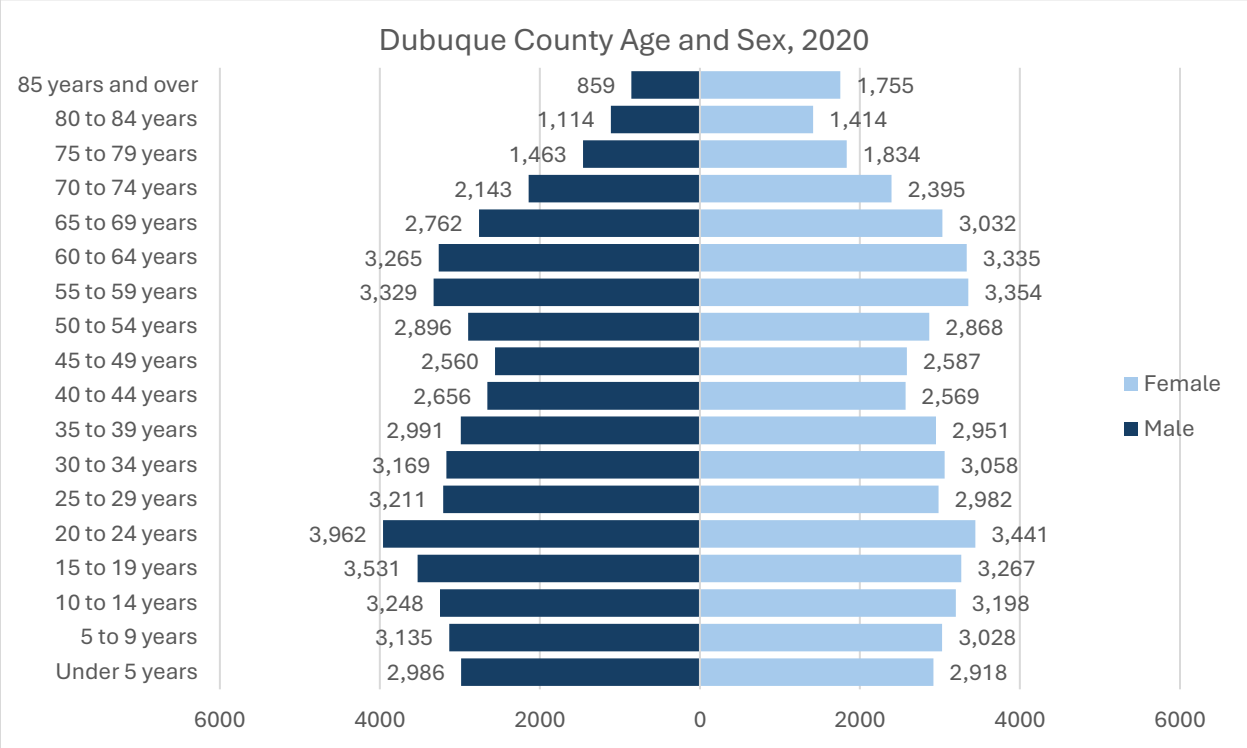


Figure 2.4. Dubuque County Age and Sex, 2020
Source: US Census Bureau, Decennial Census

Race and Ethnicity

Table 2.2 shows the percentage of Dubuque County's population by race and ethnicity. Dubuque County, while still predominantly white, has been steadily growing more diverse since 2000.

Table 2.2. Dubuque County Race and Ethnicity from 2000 to 2020

Year	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	White alone not Hispanic or Latino	Hispanic or Latino origin
2020	4.2%	0.3%	1.0%	0.8%	1.1%	3.7%	88.0%	3.0%
2010	2.7%	0.2%	0.9%	0.3%	0.5%	1.3%	92.9%	1.9%
2000	0.9%	0.1%	0.6%	0.1%	0.5%	0.8%	96.5%	1.2%

Source: US Census Bureau, Decennial Census

Households and Families

A household is a group of people who live together, while a family is a group of people who live together and are related. A household can contain multiple families, or no families. A household has a designated householder, who is usually the person who owns, rents or is buying the home. A family household is a householder and one or more other people who are related by birth, marriage or adoption. A family group is two or more people who are related by birth, marriage or adoption.

Household Size

Changes in household size can affect housing demand. When average household size decreases, additional units are needed even if the overall population remains the same, since each unit houses fewer people.

The average household size in Dubuque County has gradually declined over the long term, with little change in recent years. The most recent ACS estimate places the county's average household size at 2.3 persons, compared to 2.62 in 1990. Table 2.3 provides the average household size for all occupied units in Dubuque County and four other metropolitan counties in eastern Iowa for comparison. The data show that similar average household sizes across the five counties, with only minor changes between the 2009–2013 and 2019–2023 periods.

Table 2.3. Average Household Size in Selected Iowa Counties

County	2009-2013	2014-2018	2019-2023
Dubuque	2.4	2.4	2.3
Black Hawk	2.4	2.4	2.3
Johnson	2.3	2.4	2.4
Linn	2.4	2.4	2.4
Scott	2.4	2.5	2.4

Source: US Census Bureau, 2019-2023 American Community Survey Estimates, Table B25010

Figure 2.5 compares average household size by housing tenure. Household sizes are typically larger in owner-occupied units than in renter-occupied units. In Dubuque County, the

average household size for owner-occupied units has remained stable at 2.5, while the average size in renter-occupied units declined from 2.1 to 1.9. A similar trend can be seen in the other peer comparison counties in the figure.

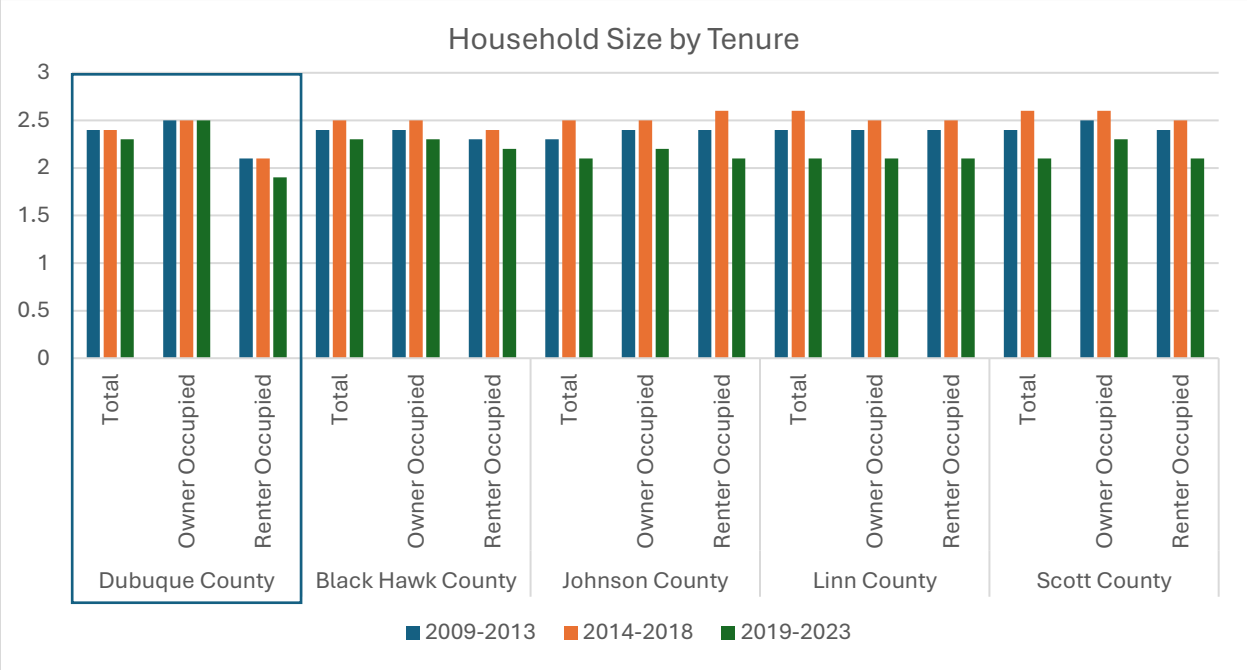


Figure 2.5. Average Household Size by Tenure in Selected Iowa Counties
Source: US Census Bureau, 2019-2023 American Community Survey Estimates, Table B25010

Migration

The US Census Bureau's ACS 2023 5-year estimates for population migration in the previous year shown the following table. Dubuque County was in line with peer counties outside of Black Hawk County and Johnson County, possibly due to the presence of the University of Northern Iowa in Black Hawk and University of Iowa in Johnson. Both universities have large numbers of new students moving in each year.

Table 2.4. Percent of Population that Migrated to Selected Iowa Counties in past year

County	% Migrated to County
Dubuque	5.1%
Black Hawk	6.2%
Johnson	11.9%
Linn	5.0%
Scott	5.6%

Source: US Census Bureau, 2019-2023 American Community Survey Estimates, Table B25010

3. Economic Trends

This section provides an overview of the economic trends that influence Dubuque County's housing market.

Employment Trends

Employment is closely linked to population growth and housing demand. New job opportunities attract people to the area and encourage existing workers to stay. In turn, the housing industry supports economic activity and job creation. Home construction, sales, maintenance all generate additional employment, creating a feedback loop between housing development and economic growth.

Over the past several decades, Dubuque County has experienced some fluctuations in total employment, though the long-term trend reflects steady growth. Figure 3.1 presents Dubuque County's total monthly nonfarm employment data from Iowa Workforce Development. On average, the county added approximately 560 jobs per year between January 1990 and January 2019.

The COVID-19 pandemic caused a sharp and rapid decline in total employment beginning in the spring of 2020. However, the county regained most of those jobs between 2021 and 2023. Employment growth has leveled off some in 2024 and the first half of 2025, with total employment stabilizing around 52,000.

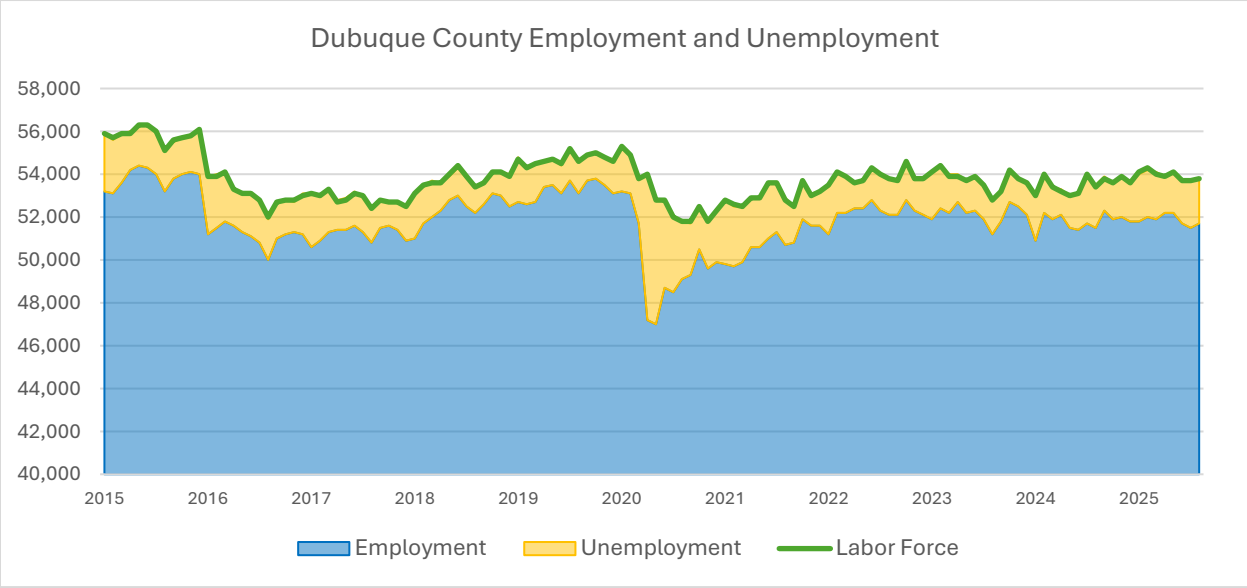


Figure 3.1. Dubuque County Monthly Employment, Unemployment, and Labor Force. Not Seasonally adjusted.
Source: Iowa Workforce Development

Unemployment

The county's labor force includes the people employed plus those who are unemployed and looking for work. In recent years the unemployed percentage of the county's workforce has generally aligned with the statewide unemployment rate. Figure 3.2 charts Dubuque County's annual average unemployment rate along with the statewide rate for comparison.

Prior to the pandemic, unemployment was on a downward trajectory. COVID-19 caused an unemployment spike in 2020 followed by a slow recovery over the next two years. Since then, unemployment rates have been near pre-pandemic levels, around 3%.

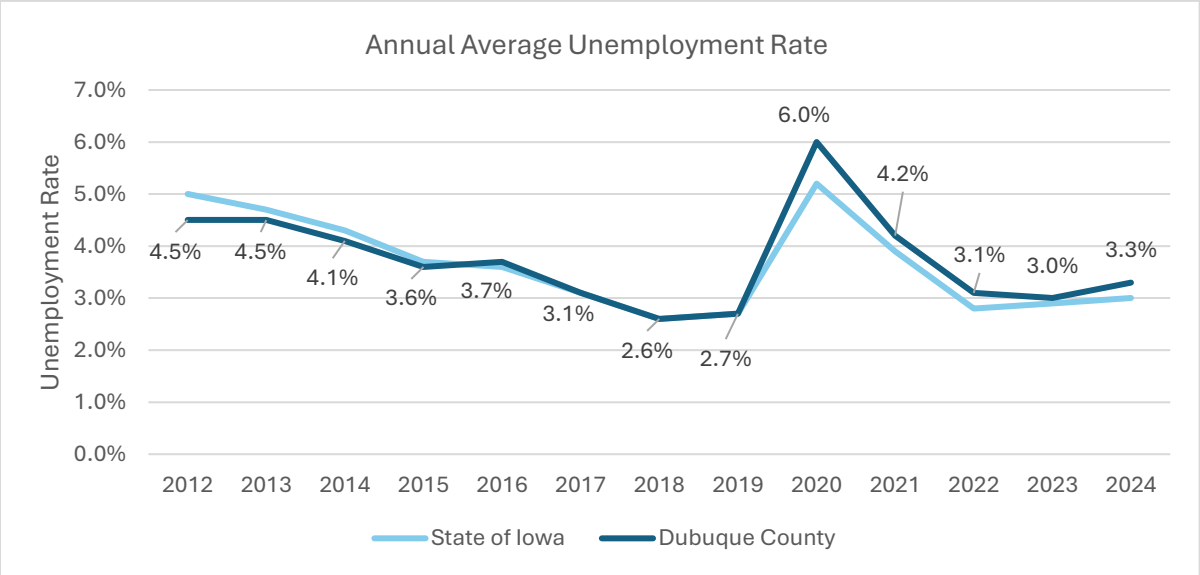


Figure 3.2. Dubuque County Annual Average Unemployment Rate
Source: Iowa Workforce Development

Retirement and Labor Force Participation

An underlying factor in Dubuque County's recent labor force trends is an increase in retirements. While some workers opted to retire during the pandemic, the trend predates COVID-19 and is largely driven by long-term demographic changes.

The post-World War II baby boom generation represents one of the largest age cohorts in the county's population and a significant portion of its workforce. Organizations like Greater Dubuque Development have been monitoring this demographic shift for years, anticipating an impact on the area's workforce. The first segment of this cohort reached ages 65-69 in 2020. Larger portions of this cohort are now reaching traditional retirement age 65, likely accelerating the pace of the retirements over the next decade.

Although data on retirees is limited, the Social Security Administration publishes data on retired beneficiaries that helps illustrate this trend. As shown in Figure 3.3, the number of

retired beneficiaries has increased steadily each year, reaching roughly 15% of the county's population in 2024. This share is slightly under the statewide percentage of about 16%.

A growing retired population has the potential to impact housing in several key ways:

- Housing preferences: Many retirees may choose to downsize, seek low-maintenance housing, or move into multifamily or senior-oriented developments.
- Specialized housing needs: Over time, demand may increase for assisted living or nursing care facilities.
- Labor force replacement: As more workers retire, employers will need to attract new employees, either from within the county or through in-migration, which could create additional housing demand.

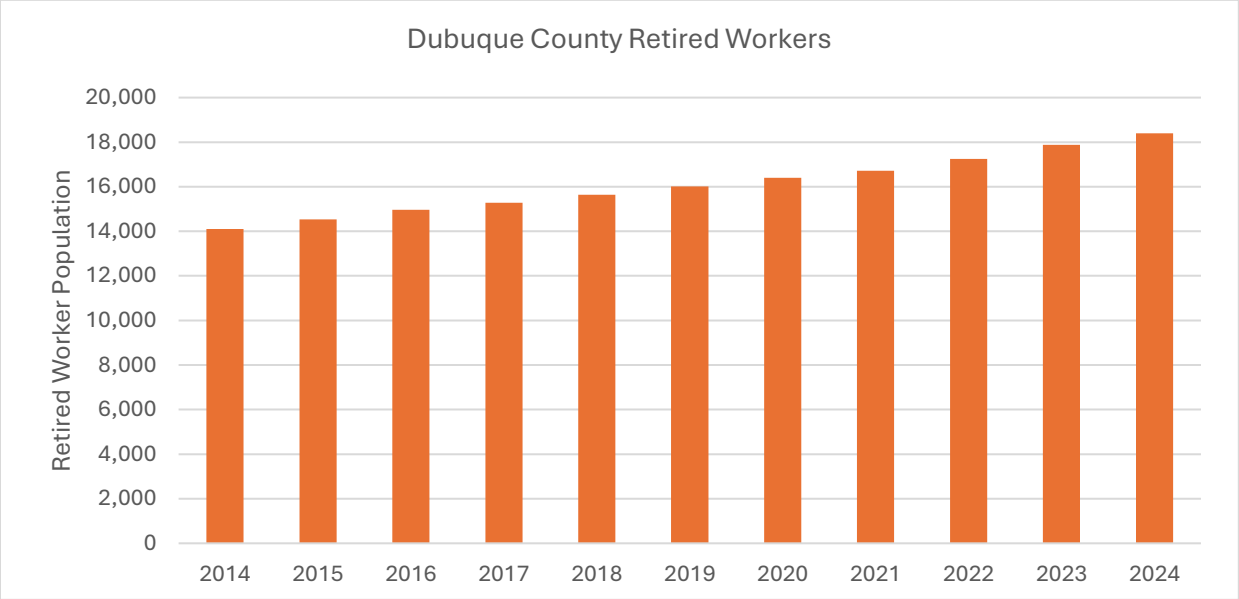


Figure 3.3. Dubuque County Retired Worker Social Security Beneficiaries
Source: US Social Security Administration, OASDI Beneficiaries by State and County Report

Unemployment Comparison

Figure 3.4 compares the unemployment rate for the civilian labor force in Dubuque County and other peer counties using ACS 5-year estimates from 2009-2023. Dubuque County's unemployment rate fell from 4.8% to 3.8%, in line with peer counties aside from Black Hawk.

Note: ACS employment and unemployment estimates may vary from the official labor force data released by Iowa Workforce Development because of differences in survey design and data collection. The civilian labor force does not include members of the Armed Forces.

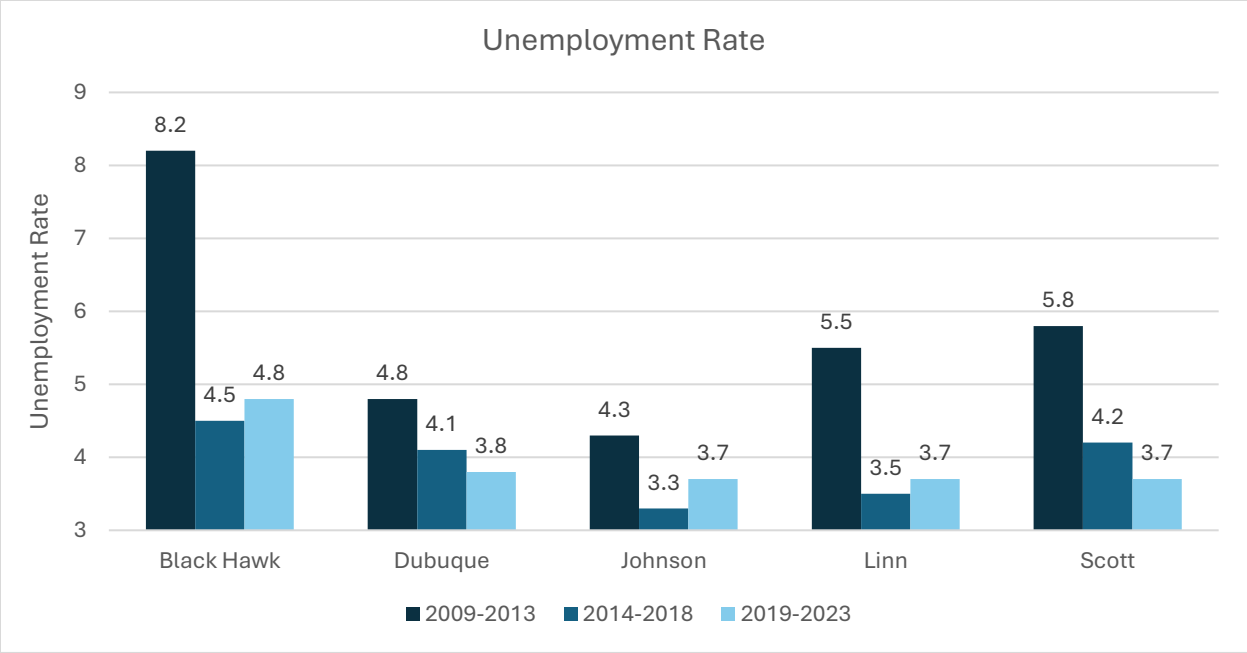


Figure 3.4. Unemployment Rate in Selected Iowa Counties
Source: US Census Bureau, 2009-2023 American Community Survey Estimates,

Employment By Industry

The table below shows a 15-year comparison of employment by occupation for Dubuque County based on ACS 5-year estimates for 2009-2023. Most workers in Dubuque County work in management, business, science and arts occupations, and is the second-fastest growing sector behind production, transportation, and material moving occupations.

Table 3.1. Employment by Industry in Dubuque County, 2009-2023

Occupations	2013	2018	2023	Change	%
Management, business, science, and arts occupations	16,731	17,792	19,589	2,858	17.1%
Service occupations	9,319	8,403	8,255	-1,064	-11.4%
Sales and office occupations	11,996	11,752	10,721	-1,275	-10.6%
Natural resources, construction, and maintenance occupations	4,012	4,079	3,671	-341	-8.5%
Production, transportation, and material moving occupations	7,614	8,362	9,327	1,713	22.5%

Source: US Census Bureau, 2009-2023 American Community Survey Estimates,

Household Income

A person's income determines their ability to afford the necessities: shelter, food and water, medical care and more. Income is a critical housing-related factor because it drives key decisions including whether to rent or buy, as well as how much a household can reasonably afford to spend each month on rent or a mortgage.

The Figure 3.5 provides a comparison of income distribution for four15 household income ranges within Dubuque County: under $50,000; $50,000 to $100,000; $100,000 to $200,000; and over $200,000 based on ACS 5-year estimates for 2019-2023. A majority of households in Dubuque County fall below $100,000 in income. Median household income for Dubuque County was $75,919 in 2023.

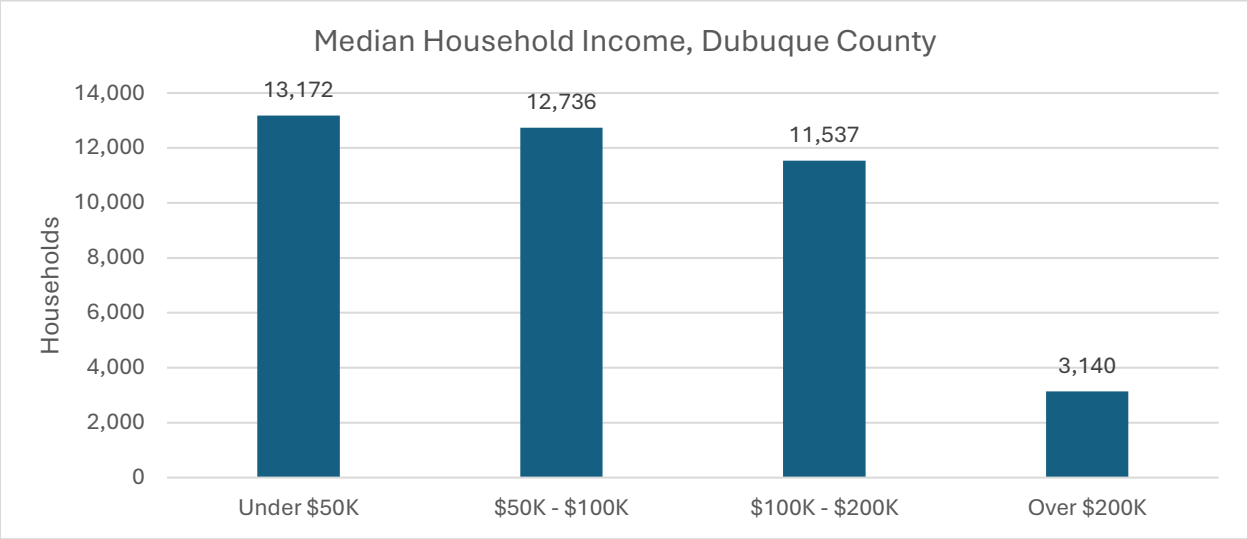


Figure 3.5. Distribution of Median Household Income in Dubuque County
Source: US Census Bureau, 2019-2023 American Community Survey Estimates,

Table 3.2 provides a 2023 regional comparison of median family income in the past 12 months by family type by the presence of own children under 18 years (5-year period estimates). Median Family Income is for the past 12 months in 2023 inflation-adjusted dollars.

Family Type and Presence of Children	Black Hawk	Dubuque	Johnson	Linn	Scott
Total Family	$86,319	$98,842	$115,914	$97,372	$99,650
Married Couple Family	$103,122	$110,197	$130,469	$115,133	$119,857
With own children under 18 years	$113,930	$131,387	$145,462	$132,560	$134,262
No own children under 18 years	$96,120	$98,430	$118,963	$105,837	$109,120
Male householder, no wife present	$57,157	$70,386	$61,439	$62,315	$64,795
With own children under 18 years	$47,531	$71,023	$52,121	$54,824	$61,699
No own children under 18 years	$72,162	$63,750	$67,196	$71,780	$69,487
Female householder, no husband present	$37,205	$43,731	$50,223	$50,220	$41,311
With own children under 18 years	$32,321	$36,810	$44,458	$42,816	$35,015
No own children under 18 years	$47,280	$58,712	$52,440	$66,140	$52,268

Table 3.2. Median Family Income by Family Type in Dubuque County, 2019-2023
Source: US Census Bureau, 2019-2023 American Community Survey Estimates.

In addition to household income and family income, the US Census Bureau collects data on nonfamily income and per capita income. Table 3.3 is a regional comparison for all four types of income based on ACS 5-year estimates from 2009-2023. All types of income have risen about 35-50% within Dubuque County which has been very competitive compared to peer counties.

Table 3.3. Comparison of Incomes in Selected Iowa Counties, 2009-2023

Dubuque County					
Income type	**2013**	**2018**	**2023**	**Change**	**%**
Median household income	$51,475	$61,321	$75,919	$24,444	47.5%
Median family income	$66,046	$76,319	$98,842	$32,796	49.7%
Median nonfamily income	$30,499	$32,148	$42,232	$11,733	38.5%
Per capita income	$26,254	$31,096	$40,624	$14,370	54.7%
Black Hawk County					
Income type	**2013**	**2018**	**2023**	**Change**	**%**
Median household income	$45,747	$52,688	$64,581	$18,834	41.2%
Median family income	$61,495	$69,922	$86,319	$24,824	40.4%
Median nonfamily income	$29,252	$32,008	$37,409	$8,157	27.9%
Per capita income	$24,273	$29,100	$42,099	$17,826	73.4%
Johnson County					
Income type	**2013**	**2018**	**2023**	**Change**	**%**
Median household income	$53,424	$61,640	$74,721	$21,297	39.9%
Median family income	$79,964	$92,284	$115,914	$35,950	45.0%
Median nonfamily income	$30,135	$32,789	$43,147	$13,012	43.2%
Per capita income	$29,592	$34,310	$44,699	$15,107	51.1%
Linn County					
Income type	**2013**	**2018**	**2023**	**Change**	**%**
Median household income	$57,260	$64,862	$76,421	$19,161	33.5%
Median family income	$75,761	$84,320	$97,372	$21,611	28.5%
Median nonfamily income	$32,884	$38,007	$45,888	$13,004	39.5%
Per capita income	$29,943	$34,289	$42,497	$12,554	41.9%
Scott County					
Income type	**2013**	**2018**	**2023**	**Change**	**%**
Median household income	$52,735	$58,803	$76,363	$23,628	44.8%
Median family income	$70,480	$76,123	$99,650	$29,170	41.4%
Median nonfamily income	$30,624	$33,725	$46,284	$15,660	51.1%
Per capita income	$28,948	$31,873	$42,754	$13,806	47.7%

Source: US Census Bureau, 2009-2023 American Community Survey Estimates,

Poverty

Poverty rate is the ratio of the population whose income falls below the poverty line. The poverty line is taken as half the median household income of the total population. Poverty rates are used to determine eligibility for programs and benefits, such as Medicaid, Children's Health Insurance Program, and savings on marketplace health insurance.

Dubuque County's poverty rate has decreased from 10.9% to 9.4%, the second highest change compared to peer counties.

Table 3.4. Poverty Rate in Selected Iowa Counties, 2009-2023

County	2013	2018	2023	Change	Percent Change
Dubuque	10.9%	11.7%	9.4%	**-1.5%**	**-13.8%**
Black Hawk	17.0%	16.0%	14.7%	**-2.3%**	**-13.5%**
Johnson	17.7%	17.8%	16.7%	**-1.0%**	**-5.6%**
Linn	9.7%	9.5%	9.9%	**0.2%**	**2.1%**
Scott	13.1%	12.1%	11.6%	**-1.5%**	**-11.5%**

Table 3.4. Poverty Rate in Selected Iowa Counties, 2009-2023
Source: US Census Bureau, 2009-2023 American Community Survey Estimates.

Commuting – Inflow and Outflow

Figure 3.6 highlights the 15,511 workers living in Dubuque County (the light green circle) and 22,147 workers employed in Dubuque County (the dark green circle). The intersection of the two circles represents the 36,369 workers living and working in Dubuque County.

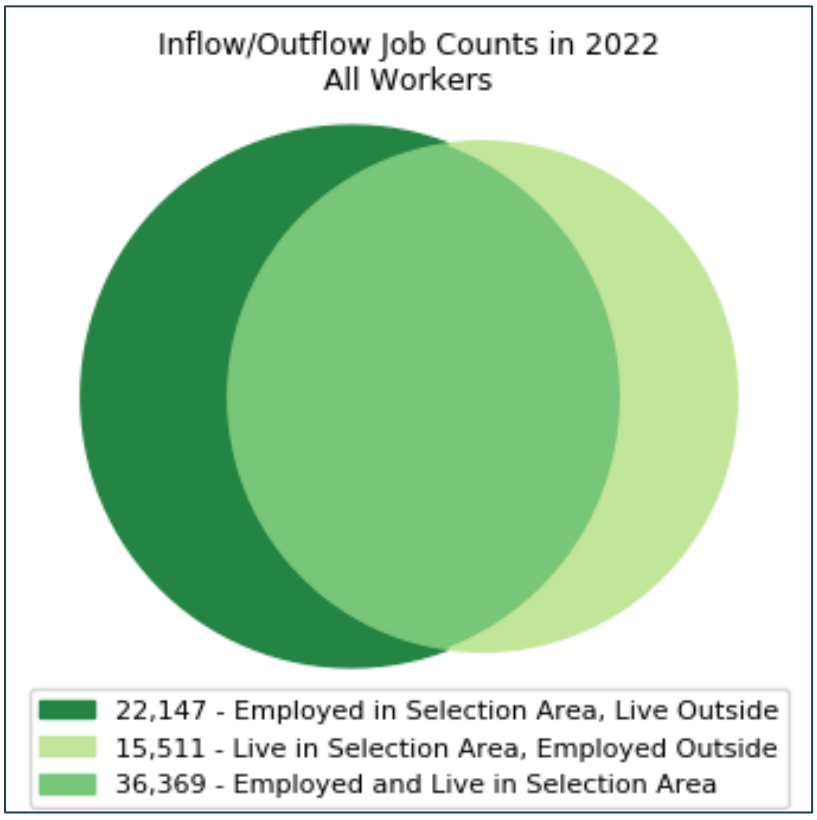


Figure 3.6. Inflow/Outflow Job Counts in 2022, Dubuque County
Source: US Census Bureau, Census On The Map

Table 3.5 shows the counts and percentages of Dubuque County's workers and residents that flow in and out of the city. 70.1% of residents also work in Dubuque County, and 62.2% of Dubuque County's workers live in the city.

Table 3.5. Worker Totals and Flows in 2022, Dubuque County

Worker Totals and Flows	Count	Share
Employed in the Selection Area	58,516	100%
Employed in the Selection Area but Living Outside	22,147	37.8%
Employed and Living in the Selection Area	36,369	62.2%
Living in the Selection Area	51,880	100%
Living in the Selection Area but Employed Outside	15,511	29.9%
Living and Employed in the Selection Area	36,369	70.1%

Source: US Census Bureau, Census On The Map.

The Home to Work map in Figure 3.7 indicates the commutes of Dubuque County residents in the workforce to their jobs. The table on the map shows that 59.8% of workers travel less than 10 miles from home, and 75.1% commute less than 25 miles.

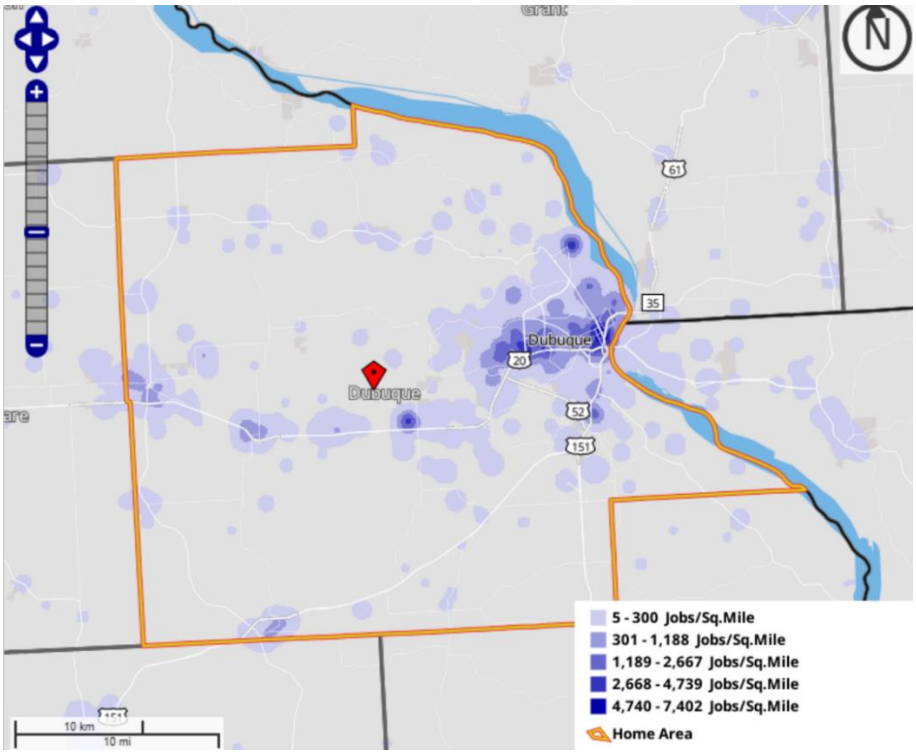


Figure 3.7. Home to Work in 2022, Dubuque County
Source: US Census Bureau, Census On The Map.

The Home to Work map indicates the commutes of Dubuque County residents in the workforce to their jobs. Table 3.6 shows that 55.7% of workers travel less than 10 miles from home, and 73% commute less than 25 miles.

Table 3.6. Distance to Work for Dubuque County residents, 2022

Total All Jobs	Count	Share
Less than 10 miles	32,568	55.7%
10 to 24 miles	10,103	17.3%
25 to 50 miles	3,829	6.5%
Greater than 50 miles	12,016	20.5%

Source: US Census Bureau, Census On The Map

Dubuque County commuting patterns have remained fairly consistent over the last several years. Figure 3.8 illustrates the home location of workers employed in Dubuque County, showing that the share who live and work in the county and those commuting into the county from outside. The percentages have remained fairly consistent since 2010.

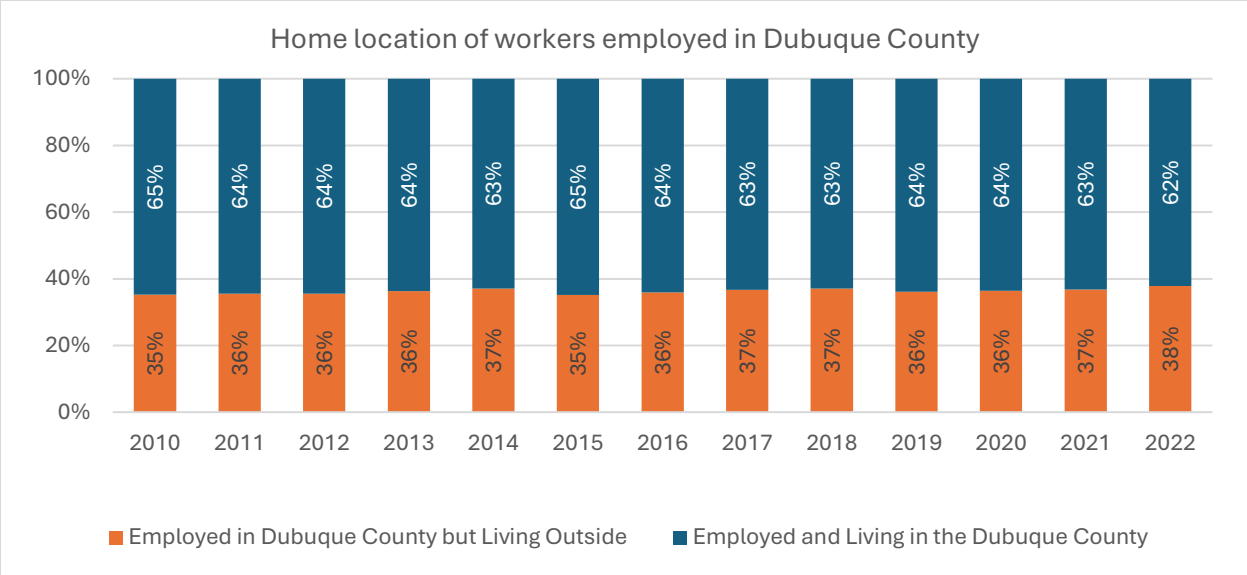


Figure 3.8. Home location of workers employed in Dubuque County
Source: US Census Bureau, Census On The Map

4. Housing Trends

There are many factors that go into understanding an area's housing supply, including answers to questions like: how much housing is there, where is it located, what kind of housing is there, who lives there, and how new is it?

Number of Housing Units

According to US Census Bureau Decennial Census, the total number of housing units in Dubuque County grew from 35,505 in 2000 to 42,630 in 2020. Figure 4.1 shows a comparison between housing unit growth and growth in number of households between 1970 and 2020.

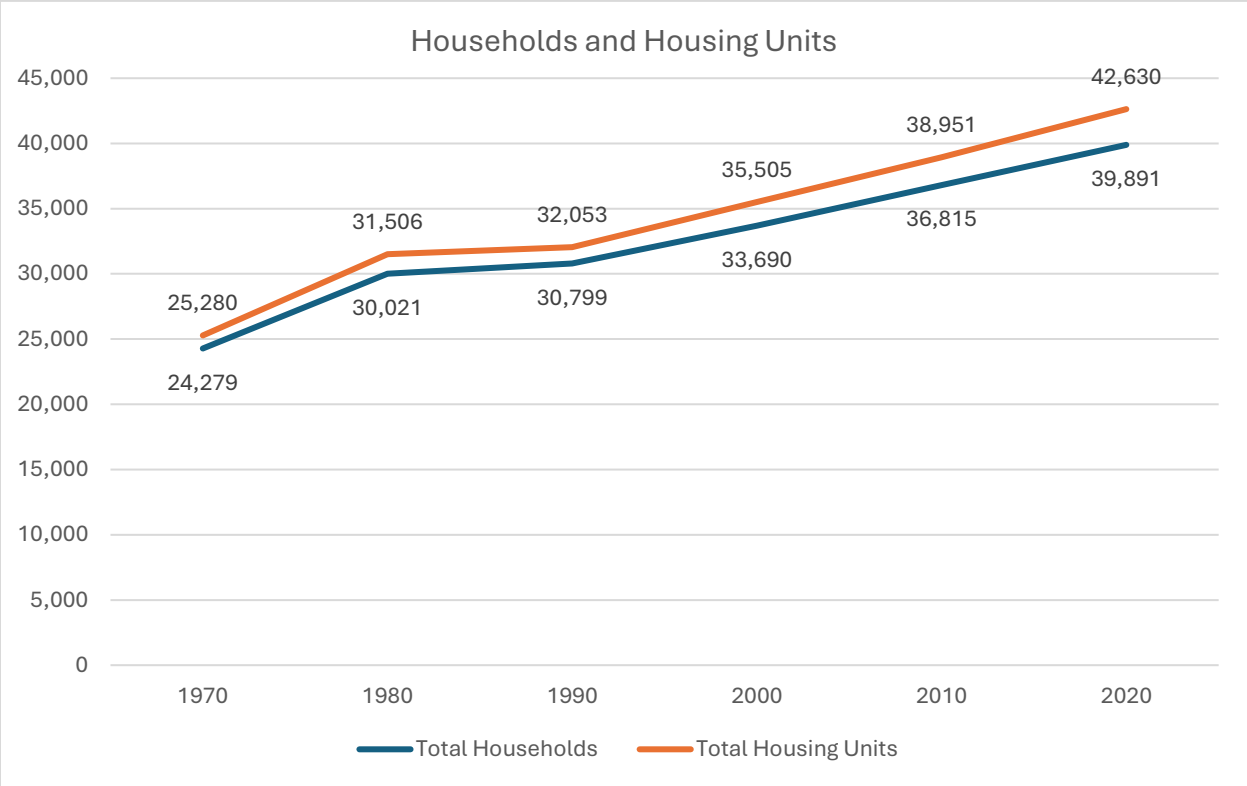


Figure 4.1. Number of Households and Housing Units, Dubuque County 1970-2020
Source: US Census Bureau, Decennial Census

Units in Structure

Based on US Census Bureau ACS estimates for 2009-2023, the 15-year mix of housing types was predominantly single-family detached housing units in Dubuque County (72.3%).

The US Census Bureau ACS 5-year estimates provide housing data on owner- occupied and renter-occupied housing by the number of units for different housing structures.

Table 4.1 shows the predominant owner-occupied housing by units in structure for Dubuque County from 2009-2023. On average, over 90% of owner-occupied housing in Dubuque County from 2009-2023 was single-family detached housing.

Table 4.1. Owner-Occupied Units in Structure, Dubuque County 2009-2023

Units in Structure	2013	2018	2023	Change
1, detached	24,837	24,853	26,987	2,150
1, attached	633	873	1023	390
2, attached or detached	135	221	224	89
3 or 4	271	243	157	-114
5 to 9	162	78	28	-134
10 to 19	13	28	33	20
20 to 49	36	45	5	-31
50 or more	61	44	39	-22
Mobile home	1,108	1,351	1,199	91
Boat, RV, van, etc.	7	0	0	-7

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Table 4.2 shows the predominant renter-occupied housing by units in structure based on ACS 5-year estimates from 2009-2023. Renter-occupied households have shifted from lower unit structures to higher unit structures from 2009 to 2023.

Table 4.2. Renter-Occupied Units in Structure, Dubuque County 2009-2023

Units in Structure	2013	2018	2023	Change
1, detached	2,429	2,828	2,345	-84
1, attached	503	467	521	18
2, attached or detached	1,540	1,320	1,122	-418
3 or 4	1,675	1,892	1,924	249
5 to 9	1,218	1,256	1,429	211
10 to 19	999	907	1,181	182
20 to 49	760	845	1,111	351
50 or more	846	895	1,048	202
Mobile home	133	184	209	76

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Tenure

Housing tenure describes the arrangements under which a household occupies a housing unit, with the two tenure types being owner-occupied and renter-occupied.

Figure 4.2 shows the growth in housing units from 1970 to 2020 in Dubuque County as well as the distribution of tenure. Dubuque County grew from 24,279 occupied units to 39,891 units in this time period, a growth of 64.3% or 1.29% year-over-year. The share of renter-

occupied units grew larger in this time period, expanding from 6,502 to 11,522, an increase of 77.2% or 1.54% year-over-year and making up 28.9% of total occupied units in 2020. In contrast, owner-occupied units grew from 17,777 to 28,369 units, an increase of 59.6% or 1.19% year-over-year and making up 71.1% of total occupied units in 2020.

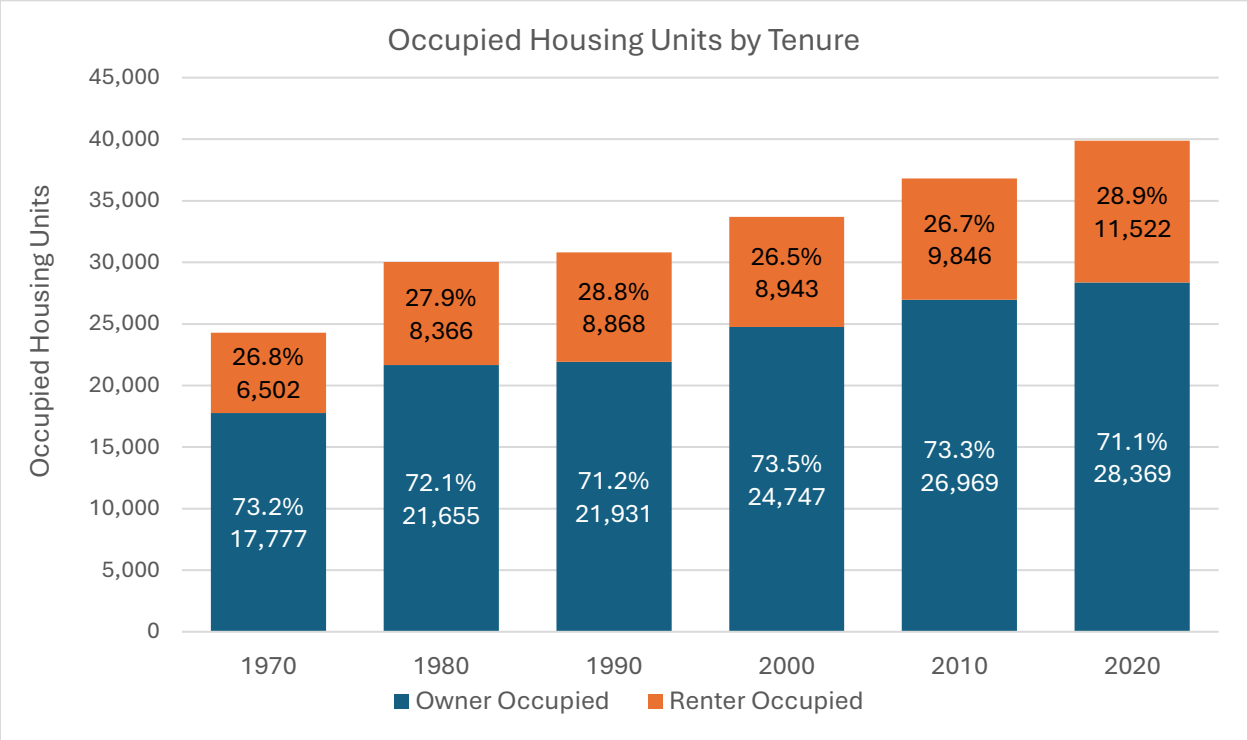


Figure 4.2. Occupied Housing Units by Tenure, Dubuque County 1970-2020
Source: US Census Bureau, Decennial Census

Group Quarters

The US Census Bureau classifies people not living in a housing unit as living in group quarters. Group quarters housing is defined by the Census as a group living arrangement that is owned or managed by an organization. Group quarters arrangements include college residence halls, skilled nursing facilities, military barracks, and correctional facilities, among others. In 2020, Dubuque County had 4,157 people living in group quarters or about 4.2% of the total county population.

Age of Housing Units

As one of the oldest communities in the state of Iowa, it is not surprising that the county's housing stock includes many older structures. Table 4.3 provides the age of housing for Dubuque County units by the year the structure was built based on the 2023 US Census Bureau ACS 1-year estimate. Dubuque County's housing stock is a mixture of newer and older housing structures with almost one quarter of the county's units built prior to 1939. While

older structures can provide excellent housing options, these older units often require special care and ongoing maintenance to ensure a safe living environment and meet the needs of today's residents. Older housing units that are in poor condition may provide an opportunity for rehabilitation. This could help elevate the quality of its existing housing stock and bring home values up in undervalued neighborhoods. Similar opportunities may be available in older non-residential structures which could be rehabilitated and converted for residential use. Dubuque's Historic Millwork District is a prime example of this type of project.

Table 4.3. Year Structure Built, Dubuque County 2023

Year Built	Units	Percent
Built 2020 or later	1,007	2%
Built 2010 to 2019	3,296	8%
Built 2000 to 2009	4,939	12%
Built 1990 to 1999	4,838	11%
Built 1980 to 1989	2,263	5%
Built 1970 to 1979	5,164	12%
Built 1960 to 1969	6,003	14%
Built 1950 to 1959	3,927	9%
Built 1940 to 1949	1,262	3%
Built 1939 or earlier	10,190	24%
Total	42,889	

Source: US Census Bureau, 2023 American Community Survey 1-Year Estimate

Table 4.4 shows Dubuque County housing units by year structure built and tenure. Historically, a large majority of the county's housing units have been owner-occupied. In recent years, however, this trend has shifted with 52% of units constructed since 2020 being renter-occupied.

Table 4.4. Year Structure Built by Tenure, Dubuque County 2023

Year Built	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Percent	Renter-Occupied Percent
Built 2020 or later	485	522	48%	52%
Built 2010 to 2019	2,567	729	78%	22%
Built 2000 to 2009	3,443	1,496	70%	30%
Built 1990 to 1999	3,781	1,057	78%	22%
Built 1980 to 1989	1,472	791	65%	35%
Built 1970 to 1979	4,202	962	81%	19%
Built 1960 to 1969	4,654	1,349	78%	22%
Built 1950 to 1959	3,102	825	79%	21%
Built 1940 to 1949	1,212	50	96%	4%
Built 1939 or earlier	6,876	3,314	67%	33%
Total Units	31,794	11,095		

Source: US Census Bureau, 2023 American Community Survey 1-Year Estimate

Housing Construction Trends

Housing construction activity is tracked using data from the U.S. Census Bureau's Building Permits Survey (BPS). The BPS collects data on new housing units authorized by building permits and serves as an indicator of residential construction activity.

BPS data is reported monthly at multiple geographic levels, including for metropolitan counties such as Dubuque County. The reports provide the number of housing units authorized, categorized by the number units in the structure.

The data has some limitations. Not all jurisdictions issue building permits, and participation in the survey is voluntary. As a result, some housing units may not be captured. Despite these limitations, BPS data is valuable because it provides a long term-measure of housing construction trends over time.

Figure 4.3 presents the BPS data for Dubuque County from 2015-2025. The data indicates that during this period, the number of single-family homes constructed each year has decreased while the number of multi-family units has increased, especially units in buildings with 5 or more units. The construction numbers have fluctuated from year to year, but overall, the county has continued to add housing units at a steady pace with larger multifamily developments accounting for larger increases in years such as 2021 and 2024.

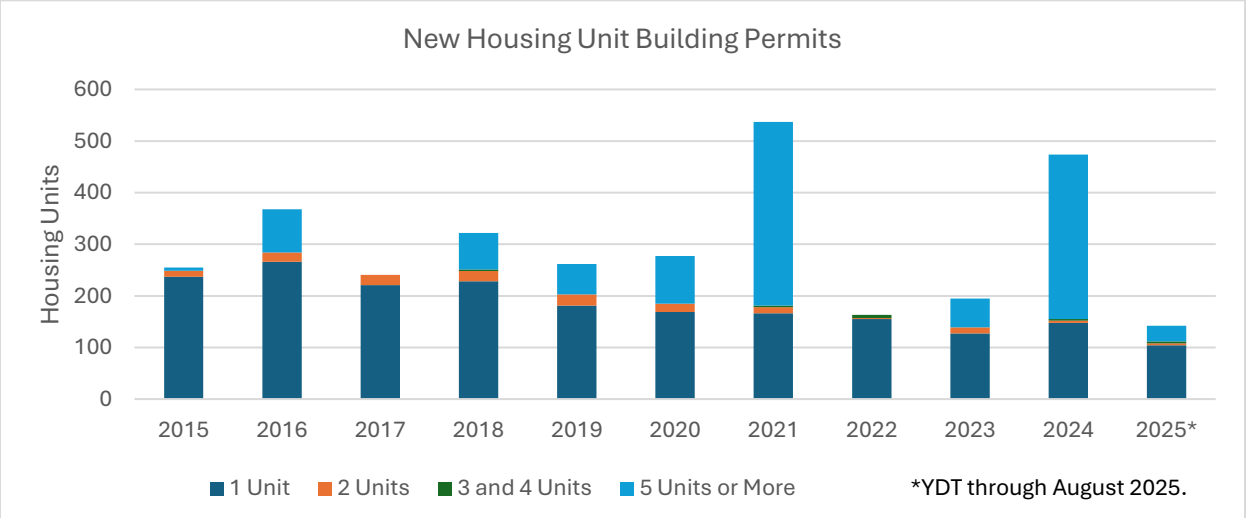


Figure 4.3. New Housing Unit Building Permits, Dubuque County
Source: Building Permits Survey, U.S. Census Bureau. 2015-2025.

In addition to the BPS data, information on recent and planned housing construction is available directly from local jurisdictions. This data can be more accurate because it is coming directly from the communities that are issuing the permits. However, it may not be consistently available from all jurisdictions over time making it more difficult to track long-term trends.

City of Dubuque Construction Reports

Table 4.5 provides the City of Dubuque's construction permit data for new housing units from 2014 to 2025. The table shows both the number of permits issued and the number of housing units authorized under those permits. Overall, trends in the city generally align with Dubuque County: the number of single-family units has declined over time, while multi-family development has increased, with significant spikes in 2021 and 2024.

It is important to note that this data is reported based on the year the permit was issued and not the year construction was completed. For example, the large number of multi-family units permitted in 2024 are likely under construction in 2025.

Table 4.5. City of Dubuque New Construction Permits and Units

Permits	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single	82	76	98	67	70	72	40	40	51	39	39	35
Duplex	0	0	1	0	0	0	0	0	0	0	0	1
Multi-Family	0	0	2	0	0	1	2	2	0	2	6	2
Total	**82**	**76**	**101**	**67**	**70**	**73**	**42**	**42**	**51**	**41**	**45**	**38**
Units	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Single	82	76	98	67	70	72	40	40	51	39	39	35
Duplex	0	0	2	0	0	0	0	0	0	0	0	2
Multi-Family	0	0	84	0	0	6	56	160	0	44	333	18
Total	**82**	**76**	**184**	**67**	**70**	**78**	**96**	**200**	**51**	**83**	**372**	**55**

Source: City of Dubuque 2014-2025.

In addition to past construction activity, the City of Dubuque also tracks ongoing and planned housing development in its *Creating Housing Opportunities Report*. The data used in this assessment comes from the September 22, 2025 version of the report.

Table 4.6 highlights the residential subdivisions in Dubuque that currently have lots or units available. As of the report data there 279 lots/units available. Several subdivisions have future phases planned add would additional capacity.

Table 4.5. Residential Lot Availability in the City of Dubuque

Residential Subdivision Lot Availability			
Development	**Location**	**Lots/Units Available**	**Use**
North Grandview Estates	North Grandview/32nd Street	32 Lots/Units	Single-Family/Apartment
Rustic Point Estates #2	Derby Grange/Kennedy Roads	40 Units	Single-Family/Duplex
Sky Blue Estates*	Sky Blue Drive	4 Lots	Single-Family
Silver Oaks Subdivision	Elmwood/Silver Oaks Drive	127 Lots	Single-Family/Duplex
South Pointe Estates*	Rockdale Road/South Pointe Drive	37 Units	Single-Family/Duplex
Timber-Hyrst Estates	Creekwood Drive/Cherry Ridge	21 Lots	Single-Family/Duplex/Townhomes
The Farm/Switch Homes	End of Tiffany Court	18 Lots	Single-Family
*Subdivision has additional phases		TOTAL: 279	

Source: Creating Housing Opportunities Report, City of Dubuque, 9/22/2025.

The City of Dubuque's report also tracks of multi-family development. Table 4.7 shows that eight construction projects, with 384 total units, were active in September 2025.

Table 4.7. Multi-Family Development – Under Construction

Multi-Family Development - Under Construction			
Development	Location	# of Units	Use
Carich Property LLC Apartments	1734-36 Central Avenue	8 Units	Workforce/Market-Rate Apartments
Cedar Lake Apartments	Lake Ridge Drive	42 Units	Market-Rate Apartments
799 Main Street Apartments	799 Main Street	36 Units	Market-Rate Apartments
St. Anthony's School	2175 Rosedale Avenue	22 Units	Market-Rate Apartments
1706 Central Apartments	1706 Central Avenue	11 Units	Market-Rate Apartments
Emri Apartments	Radford Road	48 Units	Workforce Family Housing Apartments
Union at the Marina	1860 Hawthorne Street	201 Units	Workforce Family Housing
Habitat for Humanity	Wood Street	16 Units	Workforce Single-Family Homes
		TOTAL: 384	

Source: Creating Housing Opportunities Report, City of Dubuque, 9/22/2025.
Highlighted rows identify workforce housing projects

The report additionally provides information on other projects in various stages of the development review process. Altogether, more than 2,600 units citywide are approved, under review, under construction, or recently completed. While this offers a useful snapshot of the current development pipeline, many of these units are still early in the process. Some projects may take years to reach construction, and others may not ultimately be completed.

Other City Housing Construction

Cascade

- City of Cascade has added 16 single-family homes and 2 multi-family homes in the last three years.

Dyersville

- 54 new housing structures were constructed in Dyersville between January ,1 2022 and August 31, 2024. This included the following:
  - Single Family -42
  - Duplex - 1
  - Tri-plex - 3
  - Manufactured Home – 8

Peosta

- The City if Peosta issued building permits for 432 housing units from 2020-2024 as follows:
  - 108 single-family (1 unit, detached))
  - 30 duplexes (2 units)
  - 212 apartments (12-18 units)
  - Student housing (82 units)

5. Housing Market

This section uses a collection of indicators to help understand housing supply and demand in Dubuque County.

Occupancy and Vacancy

Vacant housing units are a key indicator of demand for a housing market. Low vacancy rates signal that demand is exceeding supply, which leads to rising rents and home prices, reduced affordability, and difficulty finding available housing. High vacancy rates can indicate oversupply, weak demand, or broader economic challenges. In a balanced market, rents and home prices increase at a steady, sustainable pace that benefits both housing providers and consumers.

Target vacancy rates are a general rule of thumb that help us understand a housing market. The target rates are not intended to be a hard rule but are meant to be a general rule of thumb that can help us analyze data. Target vacancy rates vary by tenure. Rental units typically have a higher vacancy rate than owner-occupied units as rental units typically have more unoccupied time between tenants. Target vacancy rates will change depending on who you ask, but for the sake of this report the following rate ranges will be used:

- 1-2% for Owner-Occupied Units
- 5-9% for Renter-Occupied Units

While these target rates provide a helpful rule of thumb, it is also important to remember that every housing market is unique and current market trends vacancy rates should also be compared to historical trends within the same market.

Overall Vacancy

Tables 5.1-5.3 provide a comparison of housing occupancy between Dubuque and peer counties for total housing units as well as overall vacancy rates using ACS 5-year estimates from 2009-2023. Each county saw an increase in total and occupied housing units from 2009-2023.The overall vacancy rate for Dubuque County went from 5.4% in 2009-2013 to 6% in 2019-2023. This is the lowest vacancy rate between the selected counties.

Table 5.1. Housing Occupancy and Vacancy Rates in Selected Iowa Counties, 2009-2013

Occupancy 2009-2013	Dubuque	Black Hawk	Johnson	Linn	Scott
Total Housing Units	39,388	56,079	56,543	92,848	72,127
Occupied Housing Units	37,366	52,276	54,005	86,052	67,049
Vacant Housing Units	2,022	3,803	2,538	6,796	5,078
Overall Vacancy Rate	5.4%	7.3%	4.7%	7.9%	7.6%

Source: US Census Bureau, 2009-2013 American Community Survey Estimates

Table 5.2. Housing Occupancy and Vacancy Rates in Selected Iowa Counties, 2014-2018

Occupancy 2014-2018	Dubuque	Black Hawk	Johnson	Linn	Scott
Total Housing Units	41,065	57,603	62,280	96,473	73,869
Occupied Housing Units	38,330	52,976	58,163	89,807	67,025
Vacant Housing Units	2,735	4,627	4,117	6,666	6,844
Overall Vacancy Rate	7.1%	8.7%	7.1%	7.4%	10.2%

Source: US Census Bureau, 2014-2018 American Community Survey Estimates

Table 5.3. Housing Occupancy and Vacancy Rates in Selected Iowa Counties, 2019-2023

Occupancy 2019-2023	Dubuque	Black Hawk	Johnson	Linn	Scott
Total Housing Units	43,003	58,748	67,211	101,989	78,130
Occupied Housing Units	40,585	53,740	62,214	95,051	72,675
Vacant Housing Units	2,418	5,008	4,997	6,938	5,455
Overall Vacancy Rate	6.0%	9.3%	8.0%	7.3%	7.5%

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Housing vacancy status can be due to several factors:

- For rent
- Rented, not occupied
- For sale only
- Sold, not occupied
- For seasonal, recreational, or occasional use
- For migrant workers
- Other vacant

Table 5.4 provides a comparison in Dubuque County of housing vacancy status using ACS 5-year estimates from 2009-2023. The most common reasons for housing vacancy in the Dubuque County were “For rent” and “Other.”

Table 5.4. Housing Vacancy Status in Dubuque County, 2009-2023

Housing Vacancy Status	2009-2013	2014-2018	2019-2023	Change
For rent	780	759	619	-161
Rented, not occupied	21	77	108	87
For sale only	111	198	178	67
Sold, not occupied	87	119	134	47
For seasonal, recreational or occasional use	360	369	250	-110
For migrant workers	0	0	0	0
Other vacant	663	1213	1129	466

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Rental Vacancy

A rental vacancy rate can be estimated from ACS data using the following formula:

$$\frac{\text{Units For Rent}}{\text{Units Rented, Not Occupied} + \text{Units For Rent} + \text{Renter-Occupied Units}}$$

Results from the formula are provided in Table 5.5. The results indicate a declining rental vacancy rate between 2009 and 2023. The most recent rate of 5.3% for the 2019-2023 period has fallen to the low end of the balanced range of 5-9%.

Table 5.5 ACS Rental Vacancy Rates

	2009-2013	2014-2018	2019-2023
Renter Vacancy Rate	7.2%	6.6%	5.3%

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Results from the rental property owner and manager survey were used to provide a more current estimate of rental vacancy rates in 2025. Of the 1,143 units included in the survey, a total of 70 were vacant, resulting in an overall vacancy rate of 6.12%.

The survey rates shown in Table 5.6 were calculated using a different methodology than the ACS rates shown in Figure 5.5 and do not provide a direct comparison. However, the survey-calculated vacancy rate does fall in the middle of the balance market range, suggesting that the new rental units added in recent years are being absorbed and the area rental market continues to maintain a healthy vacancy rate. Going forward, continued surveys rental property owners and managers could help establish a vacancy rate trend line that can be used to monitor vacancy rates in rental properties.

Table 5.6. Survey Vacancy Rates

	Total Units	Vacant Units	Vacancy Rate
Studio	21	4	19.05%
1 Bedroom	277	12	4.33%
2 Bedroom	567	43	7.58%
3 Bedroom	204	8	3.92%
4 Bedroom	61	2	3.28%
5 or more bedrooms	13	1	7.69%
Total	**1,143**	**70**	**6.12%**

Source: ECIA, Dubuque County Rental Property Owner and Manager Survey, 2025

Homeowner Vacancy

The homeowner vacancy rate can be calculated using ACS data and the formula below:

$$\frac{\text{Units For Sale Only}}{\text{Units Sold, Not Occupied} + \text{Units For Sale Only} + \text{Owner-Occupied Units}}$$

Results from the homeowner formula are provided in Table 5.7. The results show some fluctuations in the vacancy rate between 2009-2013 and 2019-2023. The most recent rate of 0.6% for the 2019-2023 period, down from 0.71% in the 2014-2018.

Table 5.7. ACS Homeowner Vacancy Rates

	2009-2013	2014-2018	2019-2023
Owner Vacancy Rate	0.41%	0.71%	0.60%

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Rates from all three estimates are below the target balanced range for owner-occupied units of 1-2%. This could be an indicator of higher demand, but there are also a couple of other items to keep in mind.

Item one is that there is some variation in the target rates across markets, and it is also important to keep local trends in mind. With all three rates are below 1% it could be that that is the normal range for Dubuque County.

The second item is that this formula is only looking at units that are for sale. There are other types of vacant units, including those that are abandoned or unoccupiable for one reason or another. The ACS includes these units in the "Other Vacant" category. The ACS does not tell us if these units are rental or homeowner units, so we can't factor them into our analysis, but we can note that these units could bump the overall vacancy rate up into that 1-2% range.

Based on available data, it seems that Dubuque County is in a currently in a generally balanced position for homeowner vacancies., however there are some signs of a tightening market.

Housing Prices and Sales

Home prices and sales volume are another key housing market indicator. Rapid price increases can indicate high demand while stagnant or falling prices can indicate low demand or poor economic conditions. Balanced market conditions are characterized by steady price increases that benefit both housing producers and consumers.

Median housing value refers to the middle price point of all homes in a specific area, meaning that half of the homes in that area are valued at or above that price, and half are valued at or below it. This represents the "typical" home price in a given location. Unlike the average home price, the median is less affected by extreme values, making it a more accurate representation of the typical home price in a market.

Table 5.8 provides a regional comparison of the median value of owner-occupied housing units using 2009-2023 ACS 5-year estimates.

Table 5.8. Median Home Value in Selected Iowa Counties, 2009-2023

County	2013	2018	2023	Change	%
Dubuque	$145,900	$160,900	$226,100	**$80,200**	**55.0%**
Black Hawk	$123,600	$143,100	$182,400	**$58,800**	**47.6%**
Johnson	$186,000	$216,900	$293,100	**$107,100**	**57.6%**
Linn	$144,300	$153,700	$204,400	**$60,100**	**41.6%**
Scott	$143,600	$158,200	$212,500	**$68,900**	**48.0%**

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Table 5.9 shows the distribution of value of Dubuque County's owner-occupied housing stock using 2019-2023 5-year ACS estimates. Most of Dubuque's owner-occupied units have a value that lies between $100,000 and $499,999.

Table 5.9. Distribution of Housing Value of Owner-Occupied Units in Dubuque County, 2019-2023

Housing Value	Dubuque County	Percent
Owner-Occupied Units	29,695	100.0%
Less than $50,000	1,694	5.7%
$50,000 to $99,999	1,495	5.0%
$100,000 to $149,999	3,897	13.1%
$150,000 to $199,999	5,014	16.9%
$200,000 to $299,999	8,551	28.8%
$300,000 to $499,999	6,814	22.9%
$500,000 to $999,999	1,856	6.3%
$1,000,0000 or more	374	1.3%

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Figure 5.1 provides a map of estimated home values for Dubuque County from Realtor.com. generally lower valued homes are located in the center of Dubuque, while higher values properties are located around the edges of Dubuque and in the communities and rural areas surrounding the city.

Figure 5.1. Estimated Home Value in Dubuque County
Source: Realtor.com

The East Central Iowa Association of Realtors (ECIAOR) provided Multiple Listing Service (MLS) Market Statistics of residential property for sale in Dubuque County from 2017 to 2024. Table 5.10 shows the total amount of properties listed and sold in Dubuque County from that time period.

Table 5.10. Total Listings and Sales in Dubuque County, 2017-2024

Year	Total Listed	Total Sold	Percent Sold
2017	1,470	1,188	80.8%
2018	1,368	1,148	83.9%
2019	1,255	1,074	85.6%
2020	1,300	1,216	93.5%
2021	1,384	1,281	92.6%
2022	1,273	1,161	91.2%
2023	1,060	921	86.9%
2024	1,155	974	84.3%

Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

The median list price is the price where half the listed prices are higher and the other half are lower. This is in contrast to the average list price, which is the mean of all home prices. List

price and sale price can differ because the list price reflects what sellers hope to get, influenced by their expectations and market optimism. Table 5.11 shows average list and sale prices from 2017-2024 in Dubuque County. Table 5.12 shows median list and sale prices for Dubuque County from 2017 to 2024

Table 5.11. Average List and Sale Price in Dubuque County, 2017-2024

Year	Prices		Sale to List		Year over Year Change			
	Average List Price	Average Sale Price	Difference	Ratio	List Price		Sale Price	
2017	$199,237	$194,285	-$4,952	0.98				
2018	$201,469	$196,766	-$4,703	0.98	$2,232	1.1%	$2,481	1.3%
2019	$220,597	$214,825	-$5,772	0.97	$19,128	9.5%	$18,059	9.2%
2020	$230,147	$219,166	-$10,981	0.95	$9,550	4.3%	$4,341	2.0%
2021	$243,143	$239,665	-$3,478	0.99	$12,996	5.6%	$20,499	9.4%
2022	$259,255	$258,919	-$336	1.00	$16,112	6.6%	$19,254	8.0%
2023	$269,931	$266,741	-$3,190	0.99	$10,676	4.1%	$7,822	3.0%
2024	$284,398	$280,333	-$4,065	0.99	$14,467	5.4%	$13,592	5.1%
Change	**$85,161**	**$86,048**			$85,161	42.7%	$86,048	44.3%

Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

Table 5.12. Median List and Sale Price in Dubuque County, 2017-2024

Year	Prices		Sale to List		Year over Year Change			
	Median List Price	Median Sale Price	Difference	Ratio	List price		Sale Price	
2017	$169,050	$166,000	-$3,050	0.98				
2018	$174,222	$170,000	-$4,222	0.98	$5,172	3.1%	$4,000	2.4%
2019	$179,900	$176,500	-$3,400	0.98	$5,678	3.3%	$6,500	3.8%
2020	$179,900	$178,000	-$1,900	0.99	$0	0.0%	$1,500	0.8%
2021	$194,900	$206,000	$11,100	1.06	$15,000	8.3%	$28,000	15.7%
2022	$217,500	$220,000	$2,500	1.01	$22,600	11.6%	$14,000	6.8%
2023	$225,000	$224,000	-$1,000	1.00	$7,500	3.4%	$4,000	1.8%
2024	$243,750	$240,000	-$3,750	0.98	$18,750	8.3%	$16,000	7.1%
Change	**$74,700**	**$74,000**			**$74,700**	**44.2%**	**$74,000**	**44.6%**

Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

Figure 5.2 tracks Dubuque County's residential list and sale prices from 2017 to 2024. Generally, prices have been on an upward trajectory. The rate of increase accelerated during the pandemic, and the median sale prices exceeded median list prices in 2021, indicating that demand was outpacing supply at that time. The median sale price increased by $28,000 or 15.7% between 2020 and 2021.

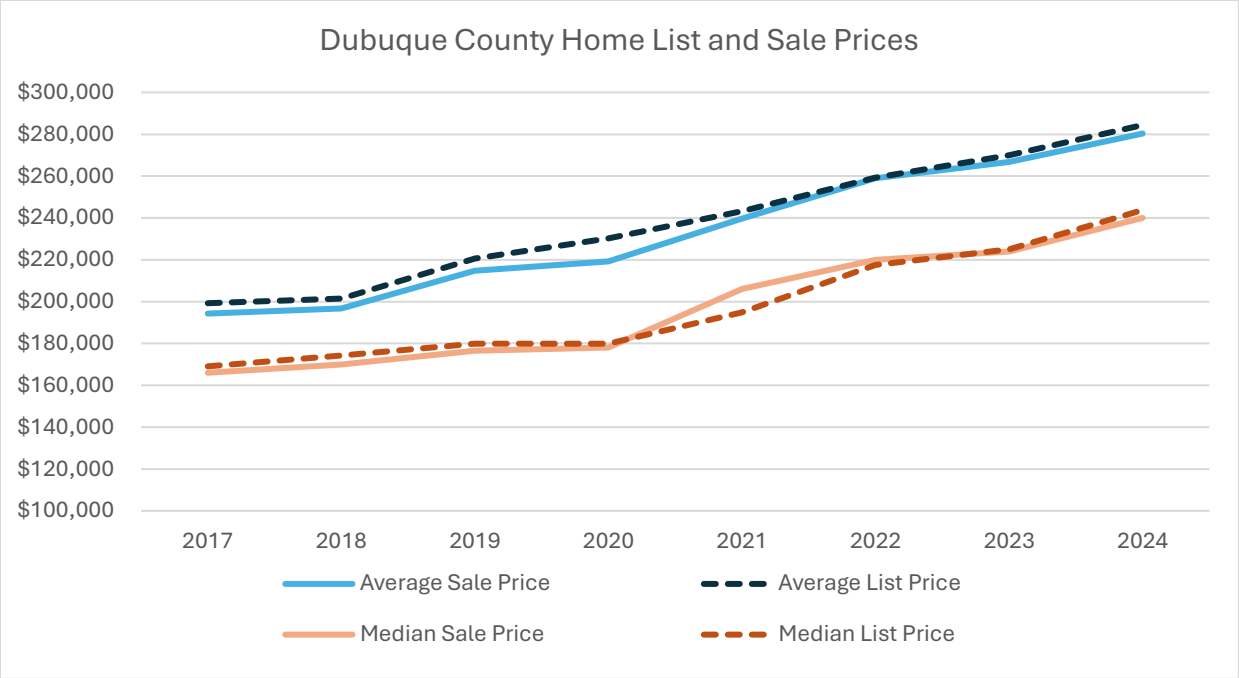


Figure 5.2. Dubuque County Home Sale Prices
Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

Days on the Market

Days on the market (DOM) is a key indicator of housing market conditions. Fewer days on the market indicate high demand relative to supply, a tighter housing market, and an advantage for sellers. Conversely, when homes remain on the market for longer periods of time, it could indicate lower demand relative to supply and an advantage to buyers.

An average DOM value of around 30 generally viewed as an indicator of a balanced market. However, this number can vary widely between markets, so it can be more meaningful to compare current values to historical trends. Values can also fluctuate seasonally, so annual or seasonally adjusted values can provide a clearer picture of overall trends.

Figures 5.3 and 5.4 show annual median and average DOM for residential properties sold in Dubuque County from 2017 to 2024. Both figures identify 2020 as a clear inflection point. DOM values were consistently higher before 2020 and have remained significantly lower since, suggesting that the tighter housing market may represent a long-term trend, rather than a short-term market disruption caused by the pandemic.

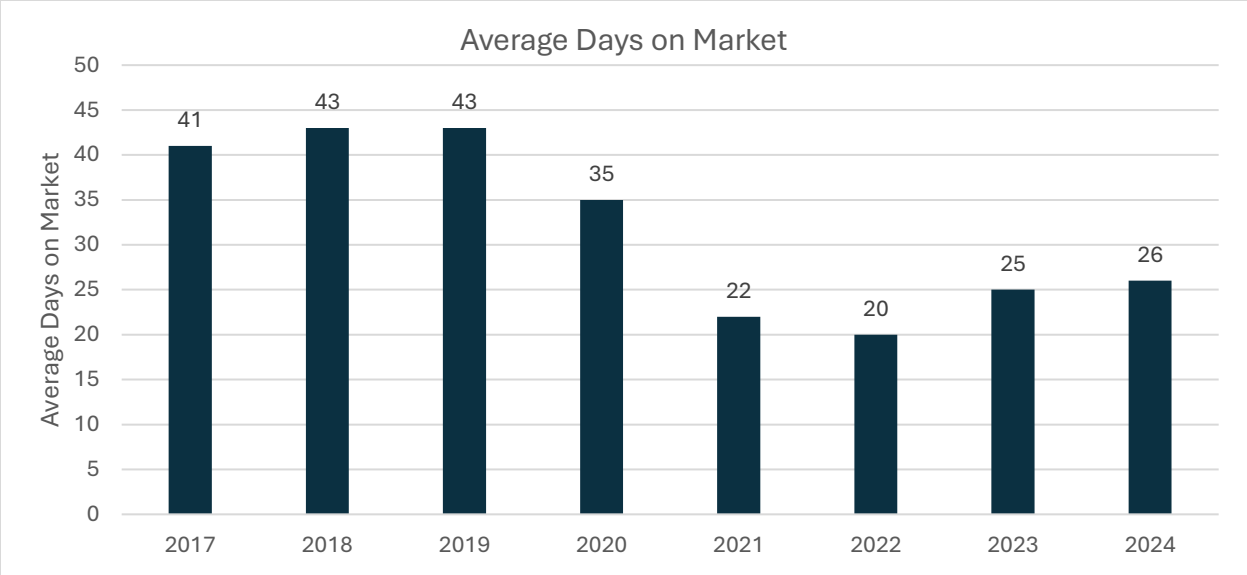


Figure 5.3. Average Days on Market in Dubuque County, 2017-2024
Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

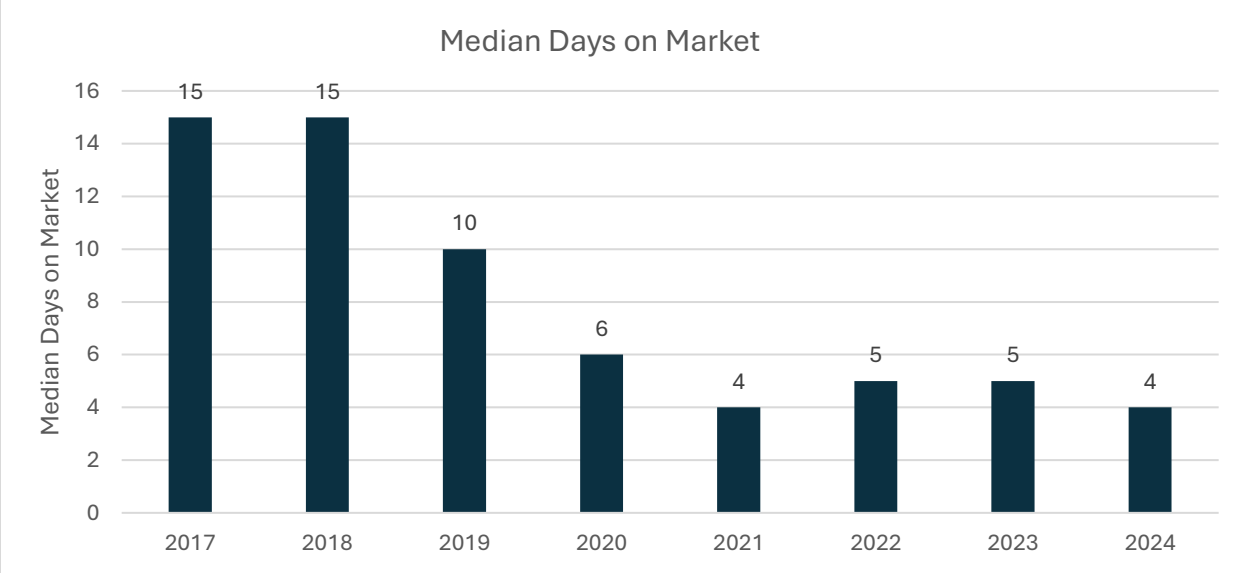


Figure 5.4. Median Days on Market in Dubuque County, 2020-2024
Source: Dubuque County MLS Data, East Central Iowa Association of Realtors

Outside Market Assessments

Several outside firms, including Realtor.com and Zillow, evaluate conditions in local housing markets. These firms provide various assessments of local housing markets at varying geographic levels, offering additional context to locally collected data.

In September 2025, Realtor.com rated the Dubuque County housing market as “balanced”, based on the metric of Sale-to-List-Price Ratio. According to the site, homes in Dubuque County Sold for 1.69% below asking price, indicating a balanced market.

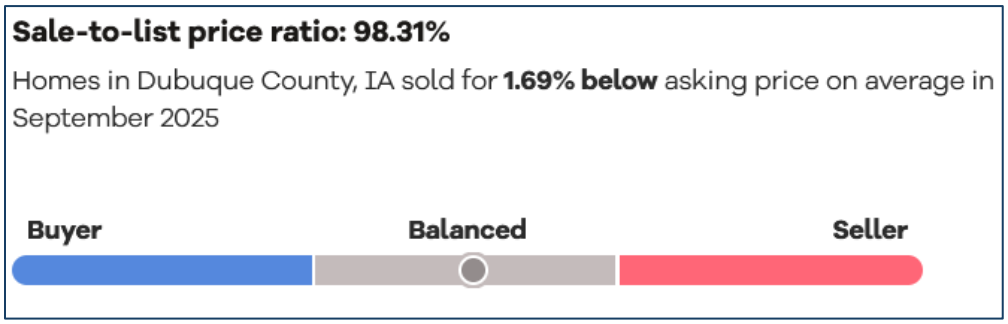


Figure 5.5. Realtor.com Dubuque County Housing Market Assessment
Source: Realtor.com, Accessed 10/9/2025

Zillow provides an overview of owner-occupied and rental housing markets. For owner-occupied units, the Zillow Home Value Index (ZHVI) represents the typical home value for a specified region. ZHVI typical home value for Dubuque County is provided in Figure 5.6. The figure shows an increase in the value of a typical home from approximately $170,000 in June 2017 to $270,000 in September 2025. Zillow’s one-year market forecast expects the ZVHI to continue to increase. Zillow’s sale-to-list-price ratio of 0.995 is in line with the ratio reported by Realtor.com, providing another indication of a balanced market.

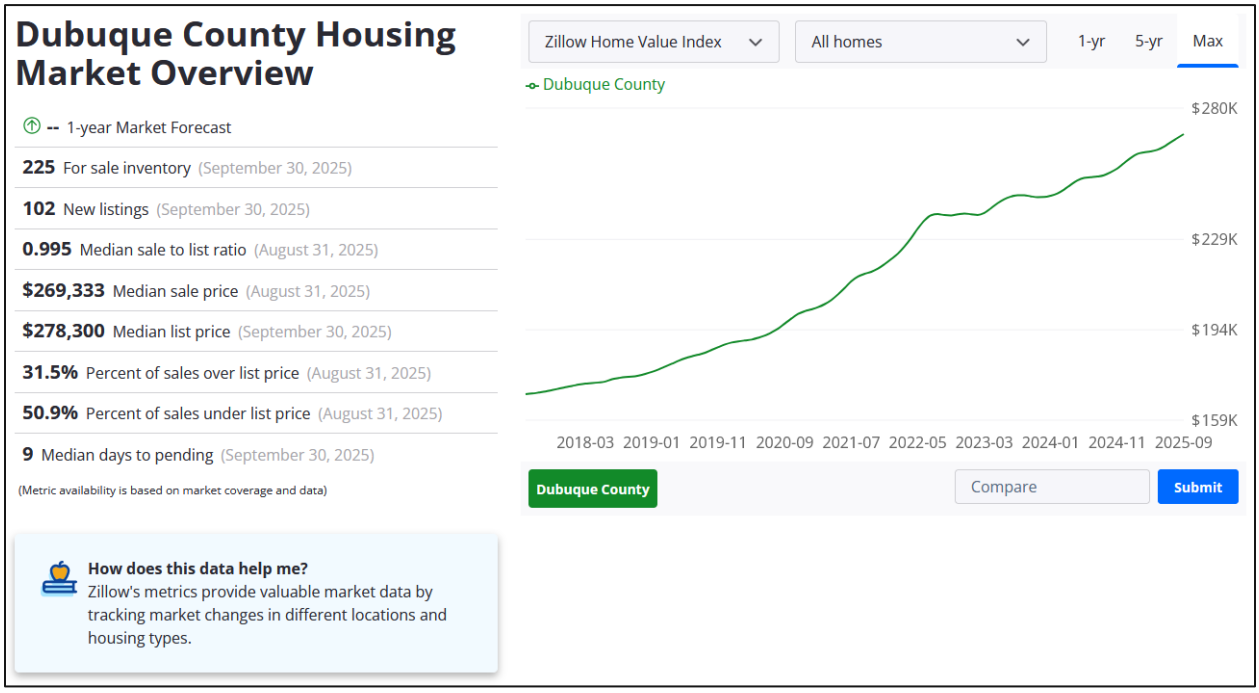


Figure 5.6. Zillow Dubuque County Housing Market Overview
Source: Zillow.com, Accessed 10/9/2025

The Zillow Observed Rent Index (ZORI) measures changes in asking rents over time, controlling for changes in the quality in the available rental inventory. The Observed Rent Index, shown in Figure 5.7 has increased from $802 in December 2021 to $1,031 in September 2025. As of September 2025, the index has increased 7.3% year-over-year.

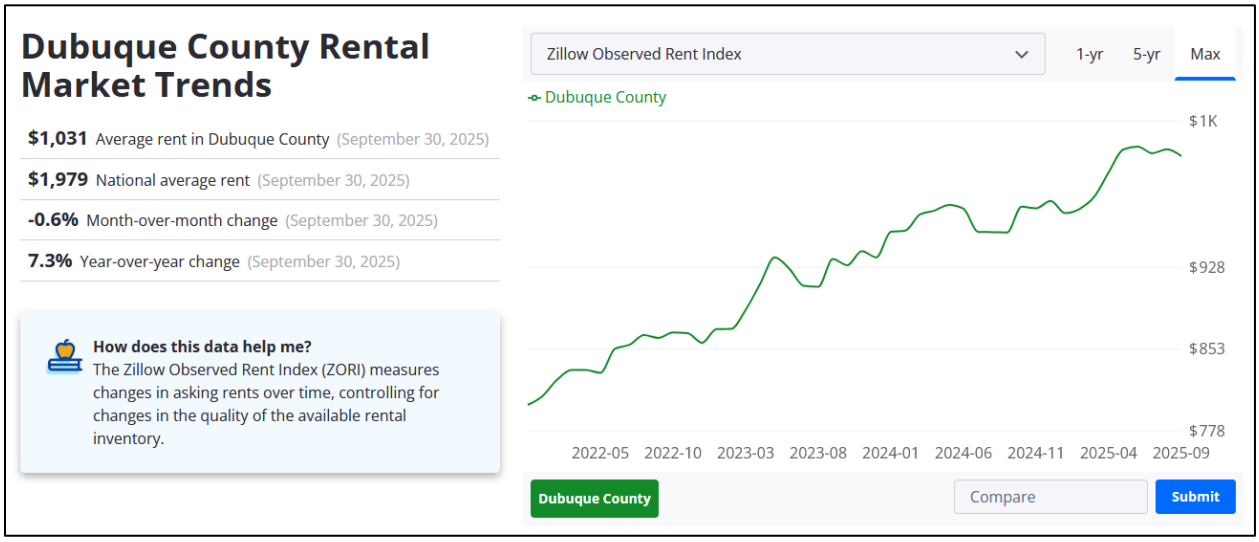


Figure 5.7. Zillow Dubuque County Rental Market Trends
Source: Zillow.com, Accessed 10/9/2025

Balanced Housing Costs

In a balanced housing market, rents and home prices typically move in at a steady sustainable pace that benefits both sellers and landlords and buyers and renters without giving one too much of an advantage.

For rental units in a balanced market, rents generally rise with the rate of inflation which is usually around 2-3% annually. This growth is steady enough to allow landlords to maintain properties and cover costs, but not too fast to price out renters. According to the Zillow Observed rent index rents increased by 7.6% between September 2024 and September 2025.

For the owner-occupied market, home values increase in line with long-term wage growth, usually 3-5% annually. This pace encourages investment and allows owners to build equity and while keeping homes prices attainable for new buyers. Between 2020 and 2024 home sale prices increased 7% per year on average, higher than the target range of 3-5%.

Generally, Dubuque County's housing costs are rising faster than typical balanced-market targets, suggesting tightening affordability for both renters and buyers.

6. Housing Affordability

Housing affordability is the ability of a household to pay for housing while still having money left over for other necessities. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs no more than 30% of a household's gross income. This includes rent, utilities, mortgage payments, taxes, and insurance. Households that spend more than 30% of their income on housing are considered cost-burdened. There are many other factors, however, that affect housing affordability that this definition does not consider.

The Iowa Finance Authority notes: "Homeownership presents one of the most powerful opportunities for building generational wealth. The ripple effects of homeownership are far-reaching, extending to various aspects of life, such as financial, social, and physical well-being, while also delivering significant economic benefits to the broader community. When families have access to homes they can afford, as their income changes over time, it's proven to lead to success in other areas, including health, education, career opportunities and civic engagement, which in turn strengthens our neighborhoods and communities." Renters are far more likely to be cost-burdened compared to homeowners.

Homeownership most often requires financing with a mortgage. Table 6.1 provides a comparison of the number of owner-occupied housing units with and without a mortgage, and the number of occupied units paying rent based on 2009-2023 ACS 5-year estimates in Dubuque County.

Table 6.1. Number of Housing Units with and without a Mortgage and Number of Occupied Units paying Rent, 2009-2023

Housing Unit Type	2009-2013	2014-2018	2019-2023	Change	%
Housing units with a mortgage	17,330	16,854	18,376	1,046	6.0%
Housing units without a mortgage	9,933	10,882	11,319	1,386	14.0%
Occupied units paying rent	9,769	10,061	10,411	642	6.6%

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Housing Costs

Table 6.2 shows the median housing costs for owner-occupied units with a mortgage in Dubuque County and peer counties from 2009-2023.

Table 6.2. Median Housing Costs for Owner-Occupied Units with a Mortgage in Selected Iowa Counties

County	2013	2018	2023	Change
Dubuque	$1,198	$1,258	$1,540	**$342**
Black Hawk	$1,083	$1,163	$1,396	**$313**
Johnson	$1,439	$1,607	$1,936	**$497**

Linn	$1,282	$1,332	$1,558	**$276**
Scott	$1,235	$1,278	$1,538	**$303**

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Table 6.3 shows the median housing costs for owner-occupied units without a mortgage in Dubuque County and peer counties from 2009-2023.

Table 6.3. Median Housing Costs for Owner-Occupied Units without a Mortgage in Selected Iowa Counties

County	2013	2018	2023	Change
Dubuque	$432	$486	$636	$204
Black Hawk	$391	$450	$580	$189
Johnson	$501	$533	$692	$191
Linn	$458	$520	$670	$212
Scott	$437	$509	$607	$170

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

Table 6.4 shows the distribution of gross rent for rented units in Dubuque County from 2019-2023 estimates.

Table 6.4. Distribution of Gross Rent in Dubuque County, 2019-2023

Gross Rent	Dubuque County	Percent
Occupied units paying rent	10,411	100.0%
Less than $500	735	7.1%
$500 to $999	5,199	49.9%
$1,000 to $1,499	3382	32.5%
$1,500 to $1,999	824	7.9%
$2,000 to $2,499	67	0.6%
$2,500 to $2,999	43	0.4%
$3,000 or more	161	1.5%
Median (dollars)	**$944**	
No rent paid	**479**	**4.6%**

Source: US Census Bureau, 2019-2023 American Community Survey Estimates

Table 6.5 shows median gross rent for rented units in Dubuque County and selected Iowa counties from 2009-2023.

Table 6.5. Median Gross Rent in Selected Iowa Counties, 2009-2023

County	2013	2018	2023	Change
Dubuque	$670	$763	$944	$274
Black Hawk	$671	$769	$962	$291
Johnson	$819	$968	$1,104	$285
Linn	$672	$743	$915	$243
Scott	$685	$779	$958	$273

Source: US Census Bureau, 2009-2023 American Community Survey Estimates

The Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index provides a more complete measure of affordability by considering housing plus transportation costs. While housing alone is affordable when consuming no more than 30% of income, transportation costs can be a household's second largest expenditure. Table 6.6 shows the H + T Index for the Dubuque County and selected Iowa counties using ACS 5-year estimates for 2022.

The H + T Index benchmark is 45% of household income. All 5 counties have similar housing and transportation costs.

Table 6.6. Housing and Transportation Index in Selected Iowa Counties, 2022

County	H + T Costs % Income	Housing	Transportation
Dubuque	44%	22%	21%
Black Hawk	44%	22%	22%
Johnson	46%	26%	20%
Linn	42%	22%	20%
Scott	46%	25%	21%

Source: Center for Neighborhood Technology, Housing and Transportation Affordability Index

Analysis of housing costs by income level can help determine affordability. Typically, households with higher incomes tend to proportionately spend less on housing than households with lower incomes. The higher the household income, the less likely a household will be cost-burdened. Table 6.7 provides the monthly housing costs as a percentage of household income (HHI) for all households in Dubuque County based on ACS 5-year estimates for 2019-2023. Note that the households making less than $50,000 are most likely to be cost burdened, spending more than 30% of their income on housing.

Table 6.7. Comparison of Monthly Housing Costs as a Percentage of Household Income (HHI) by Income Level for All Occupied Units, 2019-2023

Household Income	Number of Units	% HH Income spent on housing		
		Less than 20%	20% to 29%	30% or more
Less than $20,000	3,810	3.1%	6.2%	90.7%
$20,000 to $34,999	3,927	12.0%	22.1%	65.9%
$35,000 to $49,999	4,817	27.3%	32.1%	40.6%
$50,000 to $74,999	5,870	51.0%	31.2%	17.9%
$75,000 or more	20,372	81.0%	15.5%	3.5%

Source: US Census Bureau, 2019-2023 American Community Surveys

Housing Affordability Analysis

Table 6.8 shows the Housing Affordability Analysis for Dubuque County based on ACS 5-year estimates for 2019-2023 and mortgage rates accessed from Zillow. It provides an estimate of the minimum household income required to afford a home at different price levels for both 30% and 20% of income. The monthly payment was calculated assuming a good credit

score, a 30-year fixed-rate mortgage with a 6.642% annual interest rate, and 10% down payment. The analysis also considers additional housing costs including 1.5% for property tax, an annual 0.5% private mortgage insurance, and $250 per month for utilities.

Table 6.8. Dubuque County Housing Affordability Analysis

	Entry Level	Move Up	Executive	Dubuque County Median
Median Home Value	$200,000	$250,000	$350,000	$226,100
Down Payment 10%	$20,000	$25,000	$35,000	$22,610
Loan Amount	$180,000	$225,000	$315,000	$203,490
30-Year Fixed-Rate Mortgage Interest Rate	6.642%	6.642%	6.642%	6.642%
Number of Payments	360	360	360	360
Monthly Costs				
Monthly Payment	($1,282.87)	($1,603.59)	($2,245.02)	($1,450.29)
Property Tax Estimate	($250.00)	($312.50)	($437.50)	($282.63)
Monthly Costs				
Monthly Utility Estimate	($250.00)	($250.00)	($250.00)	($250.00)
Private Mortgage Insurance Est.	($83.33)	($83.33)	($116.67)	($75.37)
Subtotal Monthly Costs	($1,866.20)	($2,249.42)	($3,049.19)	($2,058.28)
Affordability				
Housing Cost as 30% of Income	30%	30%	30%	30%
Minimum Income Required	$74,648	$89,977	$121,968	$82,331
Affordable to Dubuque County Owner-Occupied Households	41%	38%	28%	38%
Housing Cost as 20% of Income	20%	20%	20%	20%
Minimum Income Required	$111,972	$134,965	$182,951	$123,497
Affordable to Dubuque County Owner-Occupied Households	27%	19%	15%	27%
Median Household Income				$131,154

Source: US Census Bureau, 2019-2023 American Community Surveys

Using 2019-2023 5-Year American Community Survey estimates, Table 6.9 shows comparative affordability in selected Iowa counties for renter-occupied housing units. The $944 median gross rent in Dubuque County required an annual income of $37,360, which was 93.5% of the median house-hold income of $39,367.

Table 6.9. Median Household Income For Renter-Occupied Housing Units and Medan Gross Rent Selected Counties, 2019-2023

County	Median Household Income	Median Gross Rent	Annual Income to Afford Average Rent
Dubuque	$39,967	$944	$37,760
Black Hawk	$40,066	$962	$38,480
Johnson	$39,271	$1,104	$44,160
Linn	$40,602	$915	$36,600
Scott	$41,116	$958	$38,320

Source: US Census Bureau, 2019-2023 American Community Surveys

Table 6.10 provides a comparison of income levels and housing affordability for renter-occupied units in Dubuque County. The data indicates a shortage of affordable rental units for households earning under $25,000 per year. The table also shows an under supply of units at the upper income households making $75,000 and up.

Higher-income often choose lower-priced units, increasing competition for those units with middle- and lower-income households. Because of this downward movement, the negative balance in the $75,000 and up categories, may indirectly reflect affordability challenges for households earning under $75,000 per year.

Table 6.10. Income Distribution and Housing Affordability Ranges for Renter-Occupied Units in Dubuque County, 2019-2023

Income Range	# HH in range	Affordable Range for Gross Rent	# of rental units	Balance
$0 to $24,999	3,385	Less than $500	735	-2,650
$25,000 to $49,999	3,265	$500 to $999	5,199	1,934
$50,000 to $74,999	1,774	$1,000 to $1,499	3,382	1,608
$75,000 to $99,999	1,237	$1,500 to $1,999	824	-413
$100,000 to $149,999	976	$2,000 to $2,499	67	-909
$150,000 or more	253	$2,500 or more	204	-49

Source: US Census Bureau, 2019-2023 American Community Surveys
Note: The unit counts in this table were estimated using the assumption that households will occupy a housing unit in their affordable rent range. This is not always true in practice as households may occupy units outside of the assumed affordable range. So, a negative balance at a high-income range can indicate displacement of lower-income households rather than a literal shortage of higher rent units.

7. Forecasts

Population and housing forecasts were developed to help Dubuque County understand future housing needs and plan for future development. The forecasts estimate how many new housing units will be needed over the next ten years to accommodate future population growth and to maintain a balanced market.

The forecasting method used applies the county's historical annual population growth rate to future years to estimate population change. The projected population is then divided by the average number of people per household to get an estimate of the number of housing units needed.

Population Forecast

The Dubuque County population forecast is based on the most current available data and historical trends. Two scenarios were developed:

- **Scenario 1** - Assumes that the county's population will continue to grow at a rate consistent with the long-term historical trend (1990-2020), averaging 430 people per year.
- **Scenario 2** – Assumes a higher growth rate based on the most recent decade (2010-2020), where the county grew by approximately 560 people per year.

The following data and assumptions were used to develop the forecasts:

- The forecast uses a 2025 base-year population estimate of 100,227, produced by ESRI Demographics.
- ESRI's population estimates are based on U.S. Census data with additional information from public and private sources.
- In Scenario 1, the county's population grows at a rate of 430 people per year.
- In Scenario 2, the county county's population grows at a rate of 560 people per year.

Figure 7.1 provides Dubuque County's historical census population data, ESRI's 2025 population estimate, and the future population forecasts.

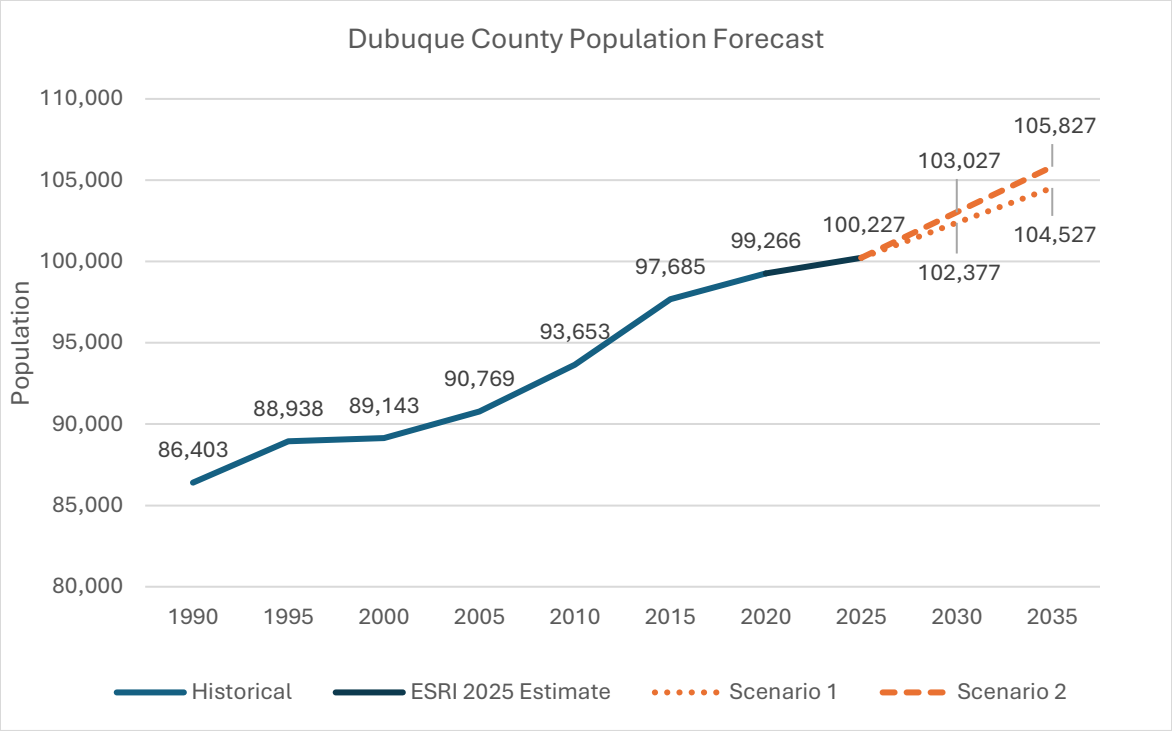


Figure 7.1. Dubuque County Population Forecast
Source: US Census Bureau Decennial Census, ESRI Demographics

Housing Needs 2026-2035

The population forecast is converted into an estimate of future housing unit needs based on the following assumptions.

- **Group Quarters Population** - In 2020, Dubuque County had 4,157 people living in group quarters, about 4.2% of the total county population. When estimating housing unit demand, the population estimate is reduced by 4.2% to account for the group quarters population.
- **Household Tenure** - Of the remaining 95.8% of the county's population that resides in a household, approximately 78% lives in an owner-occupied housing unit and 22% lives in a renter-occupied unit. However, recent construction activity has been more evenly split between renter-occupied and owner-occupied units. According to 2019-2023 ACS estimates, housing units built since 2020 are roughly 50% owner-occupied and 50% renter-occupied.
- **Average Household Size** - Average household size differs by tenure, with 2.5 people per household for owner units and 1.9 for renter units. Assuming a 50/50 split for new housing unit construction, the projected population will have 57% living in owner-occupied units and 43% in renter-occupied units.

- **Vacancy Rate** - The forecast assumes that some of the new units constructed will be vacant at any given time. To account for this the forecast applies a 5% vacancy rate for renter-occupied units and a 2% vacancy rate for owner-occupied units.

Forecasts are provided in Table 7.1 and 7.2.

Table 7.1. Forecast - Population in Households by Tenure

Scenario		Scenario 1	Scenario 2
Population Growth Forecast		4,300	5,600
Population in Group Quarters	4.2%	150	235
Population in Households	95.8%	4,120	5,365
Renter Household Population	43%	1,772	2,306
Owner Household Population	57%	2,348	3,059

Table 7.2. Forecast - Households and Housing Units by Tenure

Scenario 1	Average HH Size	Households	%	Vacancy Rate	Housing Units
Renter Households	1.9	932	49.8%	5%	979
Owner Households	2.5	939	50.2%	2%	958
Total		**1,783**			**1,937**
Scenario 2					
Renter Households	1.9	1,214	49.8%	5%	1,275
Owner Households	2.5	1,224	50.2%	2%	1,285
Total		**2,438**			**2,560**

The two scenarios estimate that the county will need between 1,937 and 2,560 new housing units between 2026 and 2035.

8. Key Findings

The Dubuque County Housing Needs Assessment was prepared to provide a data-driven understanding of current and future housing conditions in Dubuque County. This section of the highlights the insights and lessons learned through the assessment.

Key Findings

Demographics

Population Growth: Dubuque County's population reached 99,266 in 2020, up 6% since 2010. Growth seems to have slowed slightly over the first have of the new decade, but future growth is expected to align with the county's historical trends over the next ten years. Population forecasts project that the county will add between 4,300 and 5,600 residents over the next ten years.

Aging population: The county's population has been aging over time with retired Social Security beneficiaries making up 15% of the country's population in 2024. The aging trend is expected to accelerate over the coming years with more of the Baby Boomer cohort reaching retirement age.

Household Size: the average household size in Duque County has decreased recently with owner-occupied households holding steady at 2.5 people per household and renter-occupied households falling from 2.1 to 1.9 people per household. This brings the overall average household size down from 2.4 to 2.3.

Economic Conditions

Employment: Employment for Dubuque County Residents has generally grown steadily, adding an average of 560 jobs per year over the last 30 years. Employment fell during the pandemic but has recovered and stabilized at around 52,000 jobs.

Unemployment: Prior to the pandemic, Dubuque County's unemployment rate had been trending downward. COVID-19 caused an unemployment rate spike in 2020 followed by 2 years of slow recovery. Unemployment has since stabilized at near pre-pandemic levels.

Income: Median Household Income grew to $75,919 in the 2019-2023 ACS, representing a 47.5 percent increase over the 2009-2013 ACS estimate, outpacing peer counties.

Housing Trends

Housing Supply: The number of housing units in Dubuque County has been increasing steadily over the last 30 years. The 2020 Census reported a total of 42,630 housing units in 2020, up from 38,951 in 2010.

Tenure: The majority of the Dubuque County's housing units are owner-occupied. However, the share of renter-occupied units has been growing over time. Renter-occupied housing units accounted for 28.9% of all occupied housing units in 2020, up from 26.7% in 2010. This trend seems to be accelerating with 52% of the units constructed since 2020 being renter-occupied.

Construction: Dubuque County communities have continued to add new housing units each year. Construction numbers have fluctuated year to year, but the general trend has been that new units continue to be built every year, with single-family home construction declining slightly, and multi-unit construction increasing, especially over the last five years.

Housing Market

Vacancy Rates:

Rental vacancy: 5.3% (ACS 2019–2023), 6.12% (Rental Owner & Manager Survey). Both are within the balanced range of 5–9%.

Owner vacancy: 0.6%, below the balanced range (1–2%), indicating tight supply. Rates below 1% are in line with historical trends.

Sale Prices: The median home sale price was $243,750 in 2024, up 44% since 2017. Prices rose rapidly during the pandemic with the median price increasing $28,000 (15.7%) between 2020 and 2021. Since then prices have continued to grow, up 7.1% between 2023 and 2024.

Days on Market: Fell sharply in 2020 and have remained low, suggesting persistent demand pressure and limited supply.

Rental Costs: Rents have increased steadily, with Zillow's rental index rising 7.3 % year-over-year, reaching an average rent of $1,031in September 2025.

Housing Needs

Population Growth: Population growth scenarios estimate that Dubuque County's population will increase by 4,300 to 5,600 residents between 2026 and 2035.

Housing Units: An estimated 1,937 to 2,560 additional housing units will be needed to accommodate this growth.

Affordability

Cost Burden: With increasing home prices and rents, housing affordability is an increasing challenge in Dubuque County, especially for lower income households. 2019-2023 ACS estimates show that households making under $50,000 per year are the most likely to be cost burdened. Generally, renters are more likely to be cost burdened than homeowners.

Homeownership Opportunities: Rising home prices, higher interest rates, and low vacancy ratees may be limiting home ownership opportunities and pushing more households toward renting. Currently a median priced home ($226,100) is affordable to 27-38% of Dubuque County households.

Conclusion

The Dubuque Housing Needs Assessment finds that the local housing market is performing well, supported by a growing population, strong employment, and steady construction activity. However, the county also faces emerging pressures related to the following:

- Growing retired population that will require more accessible and low maintenance housing options. Replacing retirees in the workforce will require in-migration which will require more housing.
- Limited home vacancies, lower days on the market, and rising prices indicate a low for-sale inventory.
- Rising prices and declining affordability for low and moderate income households.
- Ongoing need for diverse housing options, including workforce, senior, and middle-market owner-occupied housing.
- Continued population growth that will require an estimated 1,937 to 2,560 additional housing units between 2026 and 2035.

Continued monitoring and support for housing rehabilitation new housing construction will be essential to sustain balance and ensure that all residents have access to safe, attainable housing in the coming decade.

9. Housing Programs

Local, state, and federal housing programs as well as regional partner agencies are described below.

Local Housing Programs

Communities across Dubuque County offer a variety of housing programs designed to address a variety of housing needs. While these programs generally follow the framework established by state law, the details of each program will vary from community to community. Interested parties should contact check with their city or with Dubuque County for details about available programs.

The Iowa Code provides several options for cities and counties to create housing programs. The City of Dubuque, for example, offers a range of programs and resources for homeowners, commercial property owners, and rental property owners. These programs may serve as models for other communities as well. Learn more at www.cityofdubuque.org/incentives

Tax Increment Finance (TIF) Districts

TIF districts can be created by cities and counties per Iowa Code Chapter 403, Urban Renewal Law. TIF can be used for three main purposes: promoting economic development, eliminating slum and blight, and facilitating housing development. TIF districts are established within approved urban renewal areas (URA).

Urban Revitalization Districts

Urban Revitalization Districts are allowed by Iowa Code Chapter 404. They can target areas with slum or blight conditions to improve housing, infrastructure, and overall quality of life. Owners of eligible residential or commercial properties can receive a property tax exemption on the value added by improvements, for a specified period of years.

Voluntary Assessment Agreements

Voluntary Assessment Agreement as per Iowa Code Chapter 384 allows property owners to petition their city to levy a special assessment to pay for public improvements for new subdivisions. This agreement would authorize a city to issue bonds that can pay for upfront costs of public improvements while in turn the cost of each property's improvement is assessed to that property within the subdivision. The developer is then allowed 10 years to repay the city for improvement costs, but a lien is placed on each property that prohibits the sale until the improvement costs are repaid in full.

State of Iowa Housing Programs

The Iowa Finance Authority (IFA) offers mortgage and down payment assistance to help applicants with homeownership, and programs for rental assistance and community development. Learn more at https://opportunityiowa.gov/housing/

Homeownership Assistance

FirstHome Program: Assists first-time homebuyers, connecting them with affordable mortgages and local lenders.

Homes for Iowans Program: Helps both first-time and repeat homebuyers purchase homes, potentially offering a $2500 grant.

Military Homeownership Assistance Program: Provides a $5,000 grant to eligible service members and veterans for down payments and closing costs on qualifying homes, usable in conjunction with FirstHome and Homes for Iowans.

Rental Assistance

Tenant-Based Rental Assistance (TBRA): Allows nonprofit and local government entities to assist families with monthly rent, security deposit, and utility deposit.

Home & Community-Based Services (HCBS) Rent Subsidy Program: Provides applicants with monthly rent assistance.

Family Self-Sufficiency (FSS): A voluntary program for Housing Choice Voucher (HCV) participants to help families improve their economic situations and reduce their dependence on welfare programs.

Iowa Housing Search: A website to locate affordable rental housing units within the state of Iowa.

Community Programs

Community-Based Housing Revolving Loan Fund: Promotes affordable housing and supportive services for eligible individuals.

HOME Program: Awards through a competitive process to help communities with a wide range of affordable housing.

Housing – Upper Story Conversion: Helps communities preserve existing housing stock and create new housing opportunities.

Housing Tax Credit Program: Helps develop affordable rental housing for individuals and families with fixed or limited incomes.

Multifamily Loan Program: Provides financing options to multifamily property owners and developers to preserve and create new affordable units in Iowa.

Project-Based Section 8 Contract Administration: Partners with private rental property owners to help provide affordable rents to low-income families living in Iowa.

Workforce Housing Tax Credit: Tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, or dilapidated properties.

Federal Housing Programs

The US Department of Housing and Urban Development (HUD) provide other homeownership, rental, and community programs. Learn more at https://www.hud.gov/states/iowa

Homeownership Assistance

Federal Housing Administration (FHA) Loans: Insures loans, allowing lenders to offer mortgages to a wider range of borrowers, including those with lower credit scores or down payments.

Public Servant Next Door Program: Offers exclusive benefits, including grants to assist with closing costs and expenses, to help city, county, state, and federal employees become homeowners.

Rental Assistance

Housing Choice Voucher Program (Section 8): Largest federal rental assistance program, allowing eligible families to find their own housing and receive a voucher to cover part of the rent.

Public Housing: Federally funded and locally managed, public housing provides affordable rental units for low-income individuals and families.

Project-Based Rental Assistance: Provides rental assistance for specific properties, ensuring affordability for low-income tenants.

National Housing Trust Fund: Helps increase and preserve the supply of affordable housing for extremely low-income and homeless families in Iowa.

Family Self-Sufficiency (FSS): A voluntary program for Housing Choice Voucher (HCV) participants to help families improve their economic situations and reduce their dependence on welfare programs.

Community Programs

HOME Investment Partnerships Program (HOME): Provides federal funds to state and local governments to develop and support affordable housing for low-income residents.

Community Development Block Grants (CDBG): Provide funding to communities for economic development, job opportunities, and housing rehabilitation.

Low-Income Housing Tax Credits (LIHTC): Incentivize developers to build affordable housing by providing tax benefits.

Dubuque County Housing Partners

City of Dubuque Housing and Community Development Department

The Housing & Community Development Department oversees a collection of programs and services aimed at ensuring housing opportunity, improving existing housing stock, and supporting neighborhood quality. Key functions include:

- **Housing Programs** — These programs assist various stakeholders (homeowners, renters, developers) through programs such as the Housing Choice Voucher (Section 8), home improvement grants/loans, homebuyer assistance, and security deposit support.
- **Community Development** — The department administers community-wide initiatives, including Community Development Block Grant (CDBG) and urban revitalization efforts.
- **Inspection & Construction Services** — the department manages building permits, rental licensing and inspections, vacant building licensing, code enforcement, and related regulatory oversight.
- **Support Resources** — The department provides resources and guidance for tenants, landlords, and contractors.

Regional Housing Partners

Below is a list of partners associated with the East Central Intergovernmental Association (ECIA), which provides staff and administrative support. The service area for each program varies within Dubuque County with some serving the whole county while others only serve the areas outside the city of Dubuque. The following section provides a short description of each program with more information available at www.ecia.org

Eastern Iowa Regional Housing Authority (EIRHA) serves Cedar, Clinton, Delaware, Dubuque, Jackson, Jones, and Scott Counties, excluding the cities of Clinton, Camanche, Davenport, and Dubuque. EIRHA provides decent, safe, and affordable housing to eligible

households; promotes self-sufficiency; creates economic independence; and provides homeownership opportunities for Housing Choice Voucher and Public Housing Program participants.

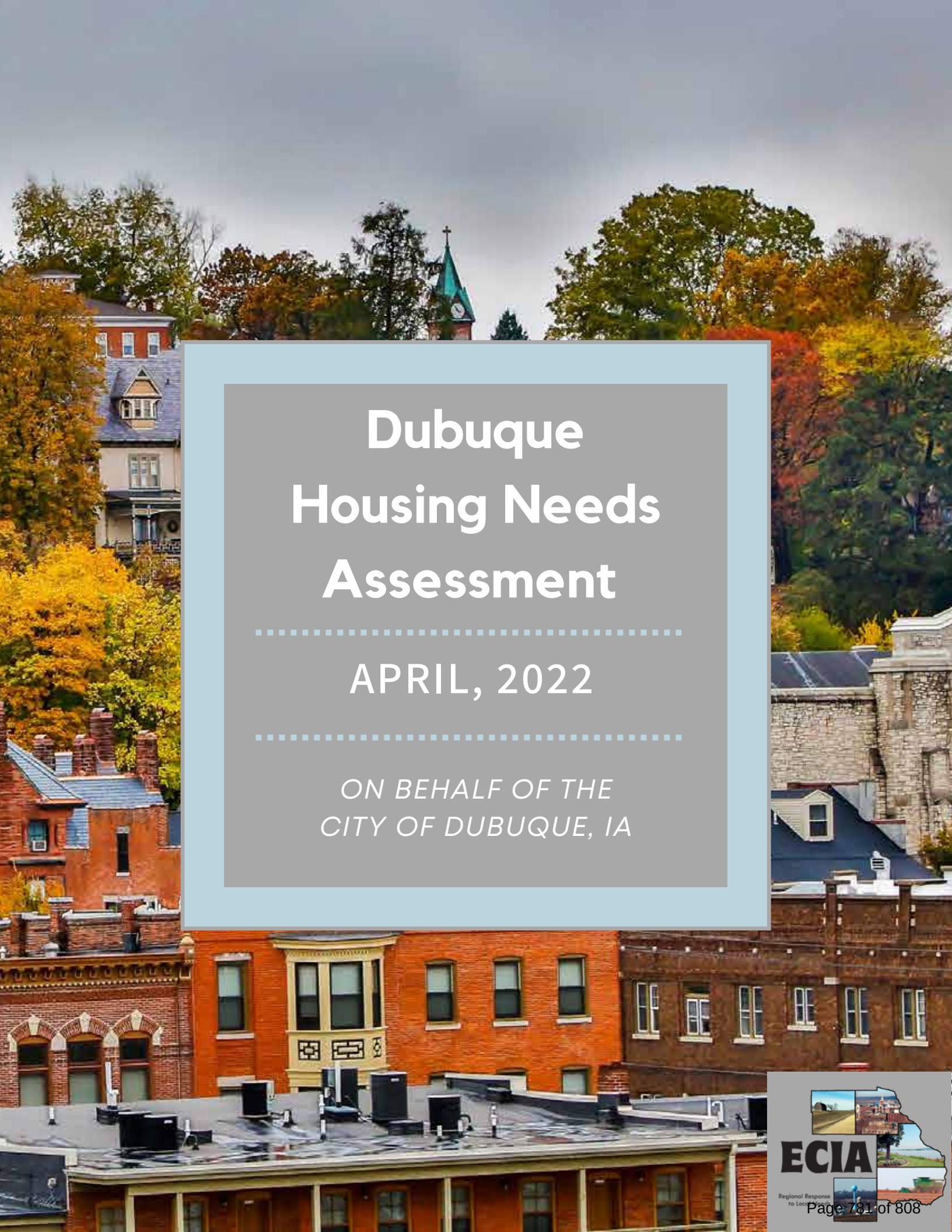
Eastern Iowa Regional Housing Corporation (EIRHC) acquires, constructs, provides, and operates rental housing and related facilities suited to special needs and living requirements.

EIRHC Housing Trust Fund (HTF) develops and preserves decent, safe, and affordable housing for low-income households, as well as access to the resources for creating housing opportunities for the families served in eastern Iowa. The emphasis is on the moderate, very low, and extremely low-income residents of Dubuque, Delaware, Jackson, Cedar, and Clinton Counties.

Eastern Iowa Development Corporation (EIDC) is a for-profit entity and wholly owned subsidiary of EIRHC formed to be a general partner in all Low-Income Housing Tax Credits projects.

East Central Development Corporation (ECDC) is a non-profit focused by serving low to moderate income communities and households and working with underserved neighborhoods that have experienced significant disinvestment. ECDC projects include affordable housing development and rehabilitation in Dubuque, Delaware, Jackson, Cedar, and Clinton Counties.

Community Solutions of Eastern Iowa (CSEI) promotes and encourages public well-being; provides homeless prevention resources to those living in poverty and threatened with homelessness; helps individuals and families survive and exit homelessness; and expands opportunities and empowers people to be self-sufficient in east central Iowa cities and counties. CSEI is a nonprofit subsidiary of the East Central Intergovernmental Association (ECIA).



Dubuque Housing Needs Assessment

APRIL, 2022

ON BEHALF OF THE CITY OF DUBUQUE, IA

ECIA

Regional Response to Local Needs

Acknowledgements & Contributions

East Central Iowa Association of Realtors
Melissa Groth, Executive Officer
Quad Cities Area Association of Realtors
Sharon Smith, Executive Officer
Cedar Rapids Area Association of Realtors
Kevin Platz, Executive Officer
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Document Prepared by East Central Intergovernmental Association in partnership with Greater Dubuque Development Corporation

Introduction

The City of Dubuque is located in northeastern Iowa, along the Mississippi River. Due to its location at the border of Illinois and Wisconsin it is considered to be within the Tri-state region. Dubuque is the primary city in the Dubuque Metropolitan Statistical Area (MSA) and is the Dubuque County Seat.

This study examines the City's residential resources and needs as they pertain to the Workforce Housing Tax Incentive Program (WHTIP). This assessment will include consideration of the following: whether or not the community has a severe housing shortage relative to demand, low vacancy rates, and/or rising housing costs combined with low unemployment.

The City of Dubuque has not been designated as a "distressed housing community" historically. This designation would allow builders and developers to apply for tax credits towards the construction of new workforce housing units on greenfield or undeveloped sites.

The City intends to apply for this designation in order to support and promote the development of workforce housing projects in the community. This 2022 Workforce Housing Study is submitted as a part of the application which seeks to obtain the "distressed housing community" designation.

Study Process

The 2022 Distressed Housing Community Study was completed by the East Central Intergovernmental Association. Data assistance was provided by East Central Association of Realtors, Quad Cities Area Association of Realtors, and Cedar Rapids Area Association of Realtors.

Following the WHTIP administrative rules provided by the Iowa Economic Development Authority (IEDA), the primary data points considered for a "distressed workforce housing community" are the most recent three-year (2019-2021) data collected. However, the report uses 5-year estimates in instances where data is sourced from the American Community Survey (ACS). At the time this report was created, ACS 2016-2020 estimates were the most current data available.

The required criteria and data for this housing assessment are outlined below in Table 1.

Table 1. Distressed Housing Community Criteria and Data Sources

	Data	Source
1.	Annual number of building permits issued in the city for the most recent three-year period	City of Dubuque, Economic Development
2.	Homeowner vacancy rate in the city	American Community Survey (ACS) 5-Year estimates 2016-2020
3.	The annual volume of homeowner unit sales in the city for the most recent three-year period	East Central Iowa Regional Board of Realtors
4.	The annual length of time it takes to sell homeowner units in the city for the most recent three-year period	East Central Iowa Regional Board of Realtors
5.	The annual average rental vacancy rate in the city	American Community Survey 5 Year estimates 2016-2020
6.	The annual average length of time it takes to lease rental units in the city for the most recent three-year period	Western Economic Services
7.	The average housing costs in the city	East Central Iowa Regional Board of Realtors
8.	The average unemployment rate in the city	U.S. Department of Labor, Bureau of Labor Statistics
9.	The laborshed wage applicable to the city	Iowa Economic Development Authority; Iowa Workforce Development

Community Profile

A community's population trends often provide insights on its housing market. As Figure.1 and Table 2 show, Dubuque saw a great deal of growth up until the 1980's where the population peaked at 62,374. For the following two decades Dubuque saw a significant decline in population until 2000 when the population began to stabilize and now as of 2020 there has been stable growth of about 3.5%.

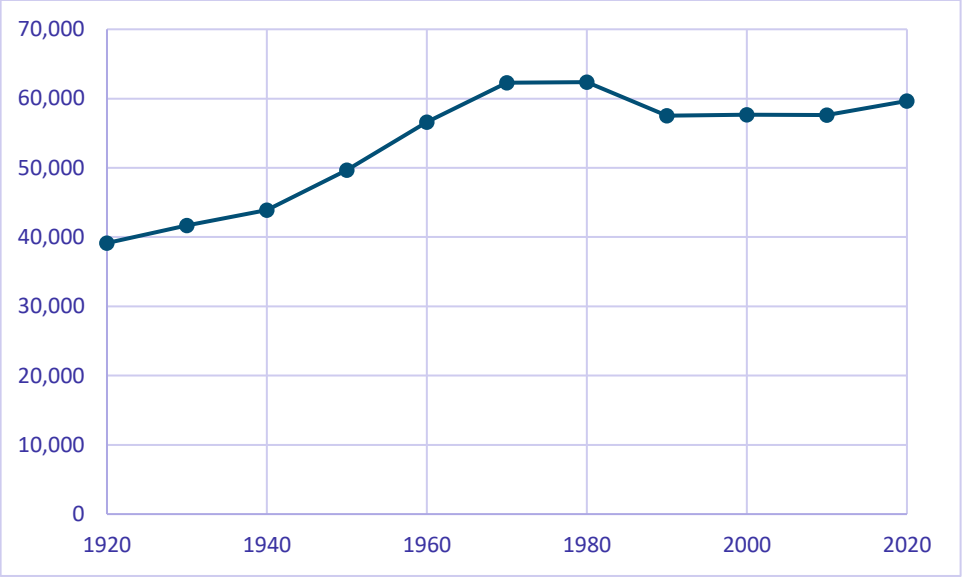

Figure 1: City of Dubuque Historic Population (1920-2020)
Source: US Decennial Census (1920-2020)

Table 2 Population Change

	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Population	39,141	41,679	43,892	49,671	56,606	62,309	62,374	57,538	57,686	57,637	59,667
Population Change	-	2,538	2,213	5,779	6,935	5,703	65	-4,836	148	-49	2,030
Percentage Change	-	6.48%	5.31%	13.17%	13.96%	10.07%	0.10%	-7.75%	0.26%	-0.08%	3.52%

Source: US Decennial Census (1920-2020)

The housing stock in the City of Dubuque has largely followed the population trends that are illustrated in Figure 1. The data presented in Table 3 show that approximately 62% of the housing stock in Dubuque was built when the City was experiencing positive growth in the first half of the 20th Century. After the City's population decline in the 1980's the number of homes being built was reduced significantly.

Of the occupied units within the City of Dubuque, 33% are renter occupied, which is nearly 8% larger than the average for Dubuque County and the State of Iowa. Table 4 compares the number of renter and owner-occupied units in the City of Dubuque, Dubuque County, and the State of Iowa. Table 5 shows how the proportions of renter and owner-occupied units have changed in these areas between

2010 and 2020. From 2010-2020 the percentage of renter occupied units increased significantly compared to the percentage of owner-occupied units for the City of Dubuque, Dubuque County, and the State of Iowa.

Table 3: Housing Stock Structure Age Comparison

Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
Year Structure Built	City of Dubuque		Dubuque County		State of Iowa	
Built 2014 or later	403	1.5%	945	2.3%	50,845	3.6%
Built 2010 to 2013	835	3.2%	2,070	5.0%	41,384	2.9%
Built 2000 to 2009	1,781	6.8%	5,628	13.6%	153,068	10.9%
Built 1990 to 1999	2,071	7.9%	4,255	10.2%	150,637	10.7%
Built 1980 to 1989	1,115	4.3%	2,015	4.9%	103,539	7.4%
Built 1970 to 1979	3,662	14.0%	5,689	13.7%	199,487	14.2%
Built 1960 to 1969	3,697	14.1%	4,922	11.9%	141,706	10.1%
Built 1950 to 1959	3,298	12.6%	4,108	9.9%	141,925	10.1%
Built 1940 to 1949	1,444	5.5%	1,860	4.5%	70,413	5.0%
Built 1939 or earlier	7,908	30.2%	10,026	24.1%	354,815	25.2%
Total housing units	26,214		41,518		1,407,819	

Source: American Community Survey 5-year Estimates (2020); City of Dubuque

Table 4: Owner and Rental unit Comparison

	City of Dubuque		Dubuque County		Iowa	
Owner-Occupied	15,582	59%	28,382	68%	906,967	64%
Renter Occupied	8,569	33%	10,273	25%	366,974	26%

Source: American Community Survey 5-Year Estimates (2020)

Table 5: Housing Trend Comparison

	City of Dubuque			Dubuque County			Iowa		
	2010	2020	Change	2010	2020	Change	2010	2020	Change
Total Occupied Housing Units	23,623	24,151	2.24%	36,787	38,655	5.1%	1,215,954	1,273,941	4.8%
Owner-Occupied	15,878	15,582	-1.9%	27,493	28,382	3.2%	889,912	906,967	1.9%
Renter Occupied	7,745	8,569	10.6%	9,294	10,273	10.5%	326,042	366,974	12.6%

Source: American Community Survey 5-Year Estimates (2010, 2020)

Distressed Community Assessment

Building Permits

The City of Dubuque Economic Development Department provided building permit data for the most recent three years (2019-2021). Single family/duplex permits saw a decrease over the last three years while multi-family permits saw increased growth.

The three-year average for the housing permit volume accounted for 0.51% of the existing housing stock. This average is well below the threshold outlined in the administrative rules which was 1% or less of the city's currently available 26,214 housing stock.

Table 6: Issued Building Permits (2019-2021)

Year	Single Family & Duplex Units	Multi-Family Units	Total Housing Permits	Percent of Total Housing
2019	72	8	80	0.31%
2020	40	80	120	0.46%
2021	40	160	200	0.76%
Average	51	83	133	0.51%

Source: City of Dubuque, Economic Development

Homeowner Vacancy Rate

To examine the City of Dubuque's vacancy rate, Dubuque County and the State of Iowa were used as comparisons. The American Community Survey (ACS) estimates show that the City of Dubuque, Dubuque County, and the State of Iowa all saw a slight decrease in vacancy rates of the 2018-2020 period.

The criterion for the WHTIP administrative rules considers a vacancy rate of one percent to be low and a vacancy rate of two percent to be an acceptable rate. The City of Dubuque has consistently maintained a vacancy rate below the 1% threshold.

Table 7: Comparison Homeowner Vacancy Rates (2018-2020)

Year	City of Dubuque	Dubuque County	Iowa
2018	0.9	0.7	1.5
2019	0.5	0.5	1.4
2020	0.5	0.6	1.3
Average	0.6	0.6	1.4

Source: ACS 5-Year Estimates (2018-2020)

Homeowner Unit Sales

The East Central Iowa Association of Realtors provided home sales data from the Multiple Listing Service (MLS). The data, shown in Table 8, shows an average of 927 units sold in Dubuque during the most recent three-year period 2019-2021. For comparison, the Cedar Rapids Association of Realtors provided data on Marion, and the Quad Cities Association of Realtors provided data on Bettendorf. Data from the two communities is provided in Tables 9 and 10. The three communities have seen similar annual unit sale totals and population sizes and therefore are fair comparisons for the purposes of this assessment. Compared to Marion and Bettendorf, the City of Dubuque's volume of sales are a much smaller percentage of existing housing units by over a percentage each year (2019-2021), indicating a shortage of available housing.

Table 8: Dubuque City Annual Volume of Sales (MLS)

Year	Residential Units	Percent of Existing Housing Units
2019	846	3.2%
2020	944	3.6%
2021	992	3.8%

Source: MLS Database via East Central Iowa Association of Realtors

Table 9: Marion Annual Volume of Sales (MLS)

Year	Residential Units	Percent of Existing Housing Units
2019	775	4.7%
2020	826	5.0%
2021	869	5.3%

Source: MLS Database via Cedar Rapids Area Association of Realtors

Table 10: Bettendorf Annual Volume of Sales (MLS)

Year	Residential Units	Percent of Existing Housing Units
2019	709	4.6%
2020	779	5.0%
2021	812	5.2%

Source: MLS Database via Quad Cities Area Association of Realtors

Selling Homeowner Units

During the most recent three-year period, Dubuque homes spent an average of 30 days on the market (DOM) before selling. Following the WHTIP administrative rules, an average time of 90 days or less indicates a high demand for available housing; The City of Dubuque's 3-year average illustrates a sustained, high demand for housing in the community. Figure 2 shows the average DOM for Iowa homeowner units, which illustrates the large difference between the City of Dubuque and the state as a whole.

Table 11: Annual Average length of Time to Sell Homeowner Units

Year	City of Dubuque
2019	40 DOM
2020	30 DOM
2021	20 DOM
3-Year Average	30 DOM

Source: MLS Database via East Central Iowa Association of Realtors

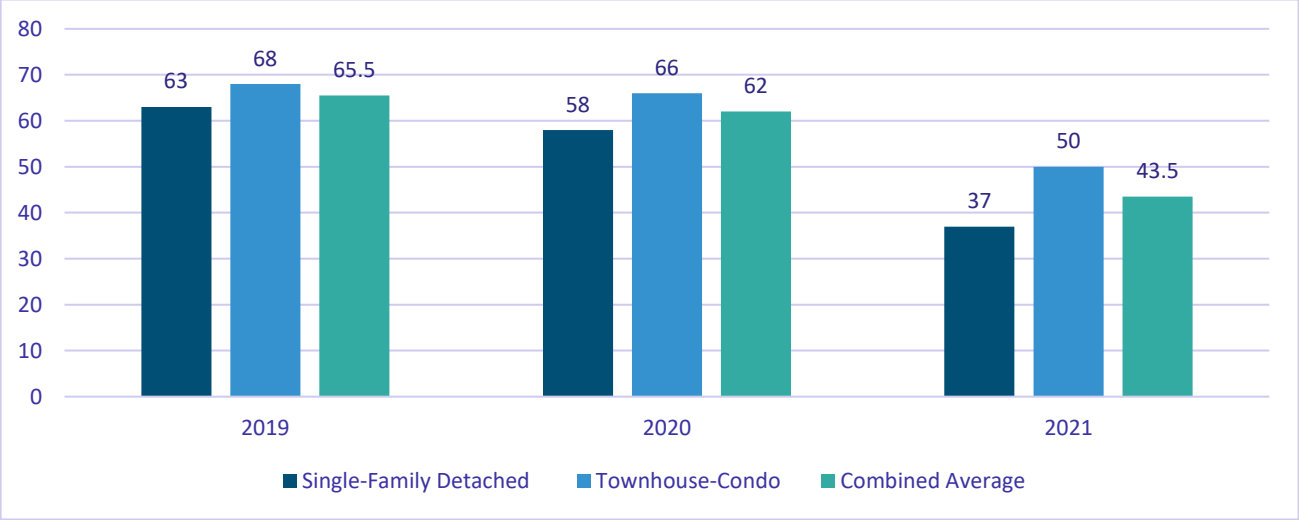

Figure 2: State of Iowa Average Days on Market Until Sale
Source: Iowa Association of Realtors, Statewide Monthly Report (2019-2021)

Rental Vacancy Rate

Dubuque County and the State of Iowa and are used again here in comparison of with the City of Dubuque to examine the magnitude of the City's annual average vacancy rate. The workforce housing program criteria consider a rental vacancy of five percent or less to be a low vacancy rate.

While the State of Iowa on average has a constant vacancy rate, the City of Dubuque and Dubuque County have had fluctuating numbers, both areas had increased vacancy rates in 2019 and then saw a substantial decrease in 2020. All three areas did have a rental vacancy rate that was higher than the five percent threshold that is identified in the program guidelines.

Table 12: Annual Average Vacancy Rate - Rental

Year	City of Dubuque	Dubuque County	Iowa
2018	7.50%	6.60%	6.50%
2019	10.60%	9.20%	6.50%
2020	9.00%	7.90%	6.50%
3-Year Average	9.03%	7.90%	6.50%

Source: ACS 5-year Estimates (2018-2020)

More recent data suggests that the vacancy rates may be decreasing in the future. As a part of the Volume III: Dubuque City, city – Iowa State Profile, Western Economic Services (WES) conducted the Iowa Statewide Rental Vacancy Survey with rental property managers in 2021. In the City of Dubuque, 26 surveys representing 1,159 rental units were collected. The vacancy rate was found to be substantially lower than what was estimated using the ACS 2018-2020 data. The rental vacancy rate is broken down by type in Table 13. This data serves to provide a more holistic picture of vacancy in the City of Dubuque.

Table 13: Western Economic Services Rental Vacancy Survey Results by Type

Unit Type	Total Units*	Vacant Units	Vacancy Rate
Single-Family	26	1	3.8%
Apartments	1,123	14	1.2%
Mobile Homes	0	0	0%
"Other" Units	10	0	0%
Don't know	0	0	0%
Total	1,159	15	1.3%

Source: Western Economic Services, 2021 Survey of Rental Properties (Volume III: Dubuque City, city – Iowa State Profile)

Rental Lease Units

The average length of time it takes to lease rental units in a community can indicate high demand for rental housing in a particular community. In accordance with the program's guidelines, an average time of 30 days or less on the market indicates a high demand for available housing.

Using the 2021 Survey of Rental Properties conducted by Western Economic Services, the 26 surveys representing 1,159 rental units found there was an absorption rate of 17 indicating a slightly above average demand, this is a sharp decrease from 2019 where the absorption rate was exceptionally high, this variability may be attributed to the difference in sample size between the 2019 and 2021 surveys.

Table 14: Western Economic Services Rental Absorption Rate

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2019	71	2,419	4.3%	30.3
2021	26	1,159	1.3%	17

Source: Western Economic Services, 2021 Survey of Rental Properties (Volume III: Dubuque City, city – Iowa State Profile)

Housing Costs and Affordability

Over the past three years the cost of housing in Dubuque has increased significantly. The data in table 15 shows that the average sale price of homes sold in Dubuque increased by more than $25,000 between 2019 and 2021. Rising housing prices can place an additional cost burden on households within the community. This report estimates housing affordability using a Housing Affordability Index methodology developed by the National Association of Realtors (NAR). The index measures the degree to which a typical family can afford the monthly mortgage payments on a typical home. It should also be noted that the qualifying income is calculated assuming a 20% down payment, which is above the national average. According to NAR data, the average down payment for first time buyers was 7% and 17% for repeat buyers in 2021.

The formula of the Housing Affordability Index (HAI):

HAI = (Median Family Income/ Qualifying Income) * 100

City of Dubuque's HAI:

118.6 = ($54,938 / $46,312.77) * 100

Using local data on median home values and interest rates to calculate the qualifying income, the City of Dubuque's HAI is 118.6. This HAI indicates that the typical 2020 Household in Dubuque has 118.6 percent of the income necessary to purchase a home at the median value. The National Association of Realtors (NAR) provides the monthly HAI estimates for the Midwest, in June 2020 the HAI the average was 215. This shows that housing affordability in Dubuque falls below the Midwest regional average. However, it is acknowledged that the average qualifying income was calculated for the year 2021, which is a limitation of this index calculation when compared to 2020 census data. More information on the NAR methodology can be found at:

https://www.nar.realtor/research-and-statistics/housing-statistics/housing-affordability-index/methodology

Table 15: Average Sale Price City of Dubuque (2019-2021)

Year	Housing Units Sold	Average Sale Price	Percent Change from Previous Year
2019	846	$ 211,209	11.40%
2020	944	$ 212,684	0.70%
2021	992	$ 236,390	11%

Source: MLS Database Via East Central Iowa Association of Realtors

Table 16: City of Dubuque Housing Affordability (2010 & 2019)

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% Of Total	Households	% Of Total	Households	% Of Total	Households	% Of Total	
2010 Five-year ACS	16,643	70.50%	4,040	17.10%	2,610	11%	330	1.40%	23,623
2019 Five Year ACS	16,778	71%	3,396	14.40%	2,991	12.7%	455	1.90%	23,620

Source: Western Economic Services, Total Cost Burden and Severe Cost Burden (Volume III: Dubuque City, city – Iowa State Profile)

Table 16 gives a more granular view of housing affordability in Dubuque. In 2019, 14.4% of household were spending between 31%-50% of their income on housing and 12.7% were spending more than 50% of their income on housing.

Table 17: Selected Monthly Owner Costs as Percentage of Household Income (SMOCAPI)

	City of Dubuque		Dubuque County		Iowa	
Housing units with a mortgage *(excluding units where SMOCAPI cannot be computed)*	9,522		17,769		545,689	
	Estimate	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Less than 20.0 percent	5,056	53%	9,701	55%	305,701	56%
20.0 to 24.9 percent	1,576	17%	2,800	16%	85,256	16%
25.0 to 29.9 percent	869	9%	1,673	9%	48,949	9%
30.0 to 34.9 percent	565	6%	1,021	6%	29,837	5%
35.0 percent or more	1,456	15%	2,574	14%	75,946	14%

Source: ACS 5-Year Estimates (2020)

Table 17 shows the selected monthly owner costs as percentage of household income (SMOCAPI) across the City of Dubuque, Dubuque County, and the State of Iowa. This shows the percentage of owner income that is going towards housing for owners who have a mortgage. The City of Dubuque has just slightly more households that are paying 35% or more of their income on housing compared to the state average.

Table 18: Gross Rent as a Percentage of Household Income (GRAPI)

	City of Dubuque		Dubuque County		Iowa	
Occupied units paying rent *(excluding units where GRAPI cannot be computed)*	8,569		9,656		338,023	
	Estimate	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Less than 20.0 percent	2,633	31%	3,107	32%	108,091	32%
20.0 to 24.9 percent	1,156	13%	1,420	15%	47,743	14%
25.0 to 29.9 percent	731	9%	935	10%	37,736	11%
30.0 to 34.9 percent	598	7%	705	7%	27,083	8%
35.0 percent or more	3,451	40%	3,489	36%	117,370	35%

Source: ACS 5-Year Estimates (2020)

Table 18, breaks down the percentage of household income that renters are paying in each jurisdiction. It can be seen that the percentage of renters in Dubuque that are paying 35% or more is 4-5% larger than the Dubuque County and the State of Iowa respectively.

Unemployment Rate

Table 19 shows the City of Dubuque's unemployment rates in comparison to Dubuque County and the State of Iowa. During the 2019-2021, the unemployment rates in the City of Dubuque, MSA, Dubuque County, and Iowa have been consistently below the national average during this same time frame. Each jurisdiction saw a very large jump in unemployment in 2020 due to Covid-19.

Per the 2021 statistics, the City of Dubuque still has not returned to its pre-covid unemployment number though it has seen significant improvement from 6.5% in 2020 to 4.2% in 2021. Still, the significant decrease in unemployment in just a year, despite the Covid-19 pandemic, shows the high demand for jobs within the City of Dubuque. A strong local economy is likely an important factor behind recent housing price increases.

Table 19: Annual Average Unemployment (Not Seasonally Adjusted)

Year	City of Dubuque	Dubuque County	Iowa
2019	2.7%	2.7%	2.6%
2020	6.5%	5.8%	5.1%
2021	4.2%	4.0%	4.2%
3-Year Average	4.5%	4.1%	4.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics

Laborshed Wage

The final criteria that is needed for this study is the laborshed wage analysis. The Iowa Economic Development Authority (IEDA) calculates laborshed wages based on the employment area's actual commuting patterns. Table 20 shows IEDA's FY 2022 wage requirements for the City of Dubuque and comparable Iowa communities

Table 20: Laborshed Wage Comparison

City	County	120% Wage	100% Wage	90% Wage
Dubuque	Dubuque	$ 25.36	$ 21.13	$ 19.02
Sioux City	Woodbury	$ 24.67	$ 20.56	$ 18.50
Council Bluffs	Pottawattamie	$ 27.53	$ 22.94	$ 20.65
Waterloo	Black Hawk	$ 24.01	$ 20.01	$ 18.01

Source: Iowa Economic Development Authority

Annual Salaries in Dubuque fall below the statewide average and the city's median salary ranks in the lower half of Iowa's metropolitan areas. Table 21 lists the median annual salary for the State of Iowa and its metropolitan areas. Lower annual salaries in Dubuque could negatively impact housing affordability in the community.

Table 21: Median Annual Salaries 2021

City	Median Annual Salary (2021)
Council Bluffs	$75,500
Cedar Rapids	$74,500
Waterloo	$70,000
State of Iowa	$70,000
Iowa City	$68,500
Ames	$65,000
Dubuque	$65,000
Davenport	$65,000
Sioux City	$62,000
Des Moines	$61,000

Source: Iowa Workforce Development

The laborshed analysis also shows that there is a large gap in median wages and education attainment between the different industries in the City of Dubuque. Table 21 presents each industry's median hourly wage and median annual salary. Figures 3-4 show the lowest median hourly wage that workers are willing to accept. Finance, Construction, and Manufacturing had the highest hourly wages, while Health Care and Professional Services had the highest salaries.

Table 22: Education of Available Labor by Industry

Industry	Education Beyond HS	Some Education Beyond HS, No Degree Obtained	Trade Certification/Vocational Training	Associate Degree	Bachelor's Degree or Above
Agriculture, Forestry, & Mining	**	**	**	**	**
Construction	42.9%	28.6%	14.3%	0.0%	0.0%
Education	100.0%	15.4%	0.0%	7.7%	76.9%
Entertainment & Recreation	66.7%	0.0%	0.0%	0.0%	66.7%
Finance, Insurance, & Real Estate	85.7%	14.3%	0.0%	14.3%	57.1%
Government & Public Administration	100.0%	0.0%	0.0%	0.0%	100.0%

Healthcare & Social Services	84.0%	8.0%	4.0%	16.0%	56.0%
Manufacturing	64.5%	22.6%	3.2%	12.9%	25.8%
Personal Services	83.4%	33.3%	16.7%	16.7%	16.7%
Professional Services	70.5%	17.6%	0.0%	0.0%	52.9%
Transportation, Communication, & Utilities	84.7%	46.2%	7.7%	0.0%	30.8%
Wholesale & Retail Trade	72.3%	30.6%	5.6%	16.7%	19.4%

Top percentages among industries per education level are highlighted in the table. **Insufficient survey data/refused

Source: Iowa Workforce Development, City of Dubuque Laborshed Report (2021)

Table 23: Median Hourly Wage & Annual Salary

Industry	Median Hourly Wage	Median Annual Salary
Agriculture, Forestry, & Mining	**	**
Construction	$ 21.08	**
Education	$ 14.55	$ 55,000.00
Entertainment & Recreation	$ 15.00	**
Finance, Insurance, & Real Estate	$ 21.52	$ 60,000.00
Government & Public Administration	**	**
Healthcare & Social Services	$ 15.50	$ 67,000.00
Manufacturing	$ 20.00	$ 60,000.00
Personal Services	**	**
Professional Services	$ 11.35	$ 68,500.00
Transportation, Communication, & Utilities	$ 19.78	$ 54,146.00
Wholesale & Retail Trade	$ 13.00	$ 48,000.00

Source: Iowa Workforce Development, City of Dubuque Laborshed Report (2021)

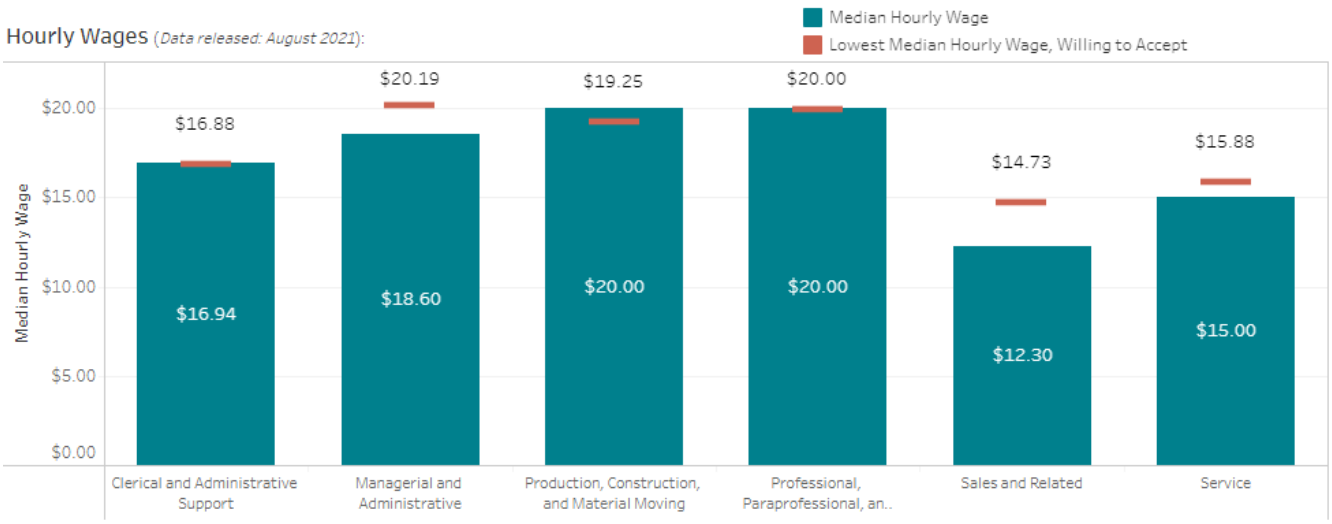

Figure 3: Iowa Workforce Development's Laborshed Analysis by Occupational Category (Hourly)
Source: Iowa Workforce Development, City of Dubuque Laborshed Report (2021)

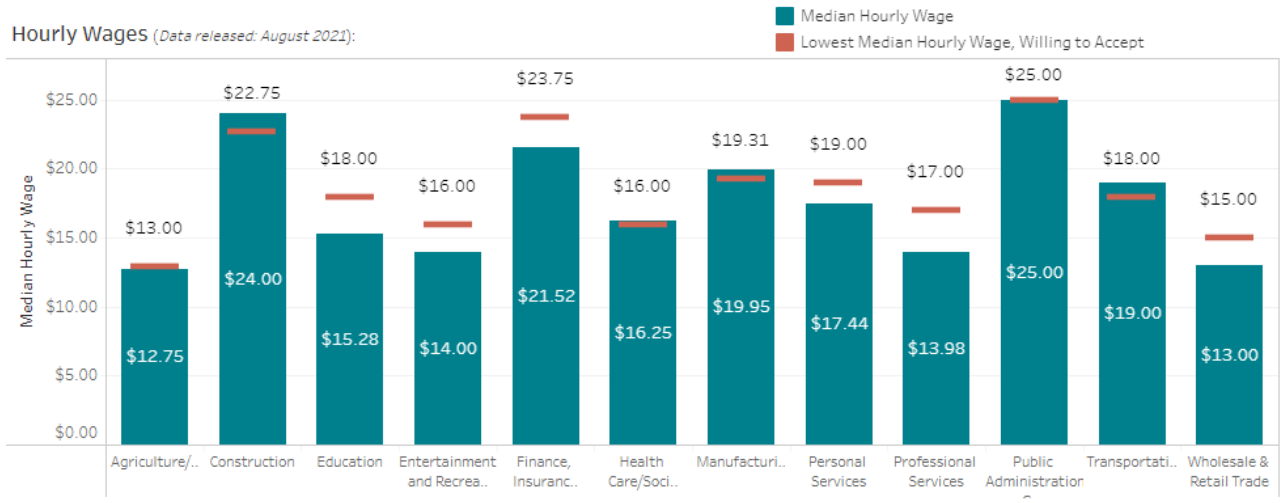

Figure 4: Iowa Workforce Development's Laborshed Analysis by Industry Category (Hourly)
Source: Iowa Workforce Development, City of Dubuque Laborshed Report (2021)

*Visualizations of Annual Salary Data were unavailable on the Iowa Workforce Development website during the writing of this report.

Conclusion

In accordance with the WHTIP's administrative rule, this study's goal was to evaluate whether or not the City of Dubuque has a severe housing shortage relative to demand, low vacancy rates, or rising housing costs combined with low unemployment.

The data and subsequent analysis included in this report show a high need for housing units within the City of Dubuque. Housing permits within the City of Dubuque have increased significantly between 2019-2021, yet new construction only makes up 0.76% of the existing of the total housing in Dubuque. An exceptional housing demand is marked by statistics regarding the days on market (DOM); from 2019-2021 there was an average DOM of 30 days which is significantly less than the state average at the same time. Cost overburdened renters and relatively low unemployment despite the Covid-19 pandemic, show a sustained need for workforce housing in the City of Dubuque.

By submitting this report, we request your consideration for the City of Dubuque to gain the designation as a distressed housing community under the IEDA Workforce Housing Tax Incentive Program.

THE NEED IN NUMBERS

1,192

New housing units needed by 2030

681

New units built by 2030, following present trend

Source: Iowa State Profile, Volume III: Dubuque City, 14.56; Iowa Dashboard

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May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 6.

ITEM TITLE:	Work Session Request: iJAG City Life and City Life Alumni Program Presentation and Recommendations.
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Council

ATTACHMENTS:

1. MVM Memo Work Session Request for Spring 2026 iJAG City Life & City Life Alumni Program Presentation and recommendations (1)
2. Request for Work Session City Life Program (2)

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: Work Session Request for Spring 2026 iJAG City Life & City Life Alumni Program Presentation and Recommendations

DATE: April 30, 2026

Community Impact and Neighborhood Support Director Antonio Mouzon is 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.

The presentation would include:

- Reflections from iJAG high school students and Adult City Life alumni regarding their experience in the program;
- Key lessons and takeaways participants gained about local government and civic engagement;
- Discussion on how the program shifted or strengthened their understanding of the community and their role within it;
- Recommendations and ideas participants would like to share with City Council related to communication, engagement, accessibility, and resident involvement.

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
Antonio Mouzon, Community Impact and Neighborhood Support Director

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: Antonio J. Mouzon, Community Impact & Neighborhood Support Director

SUBJECT: Work Session Request for Spring 2026 iJAG City Life & City Life Alumni Program Presentation and recommendations

DATE: April 30th, 2026

INTRODUCTION

The purpose of this memorandum is to request approval for a work session for current iJAG high school students on May 18, 2026 from 5:15 p.m. to 6:00 p.m.

High School students and Adult City Life alumni will present and share their program experiences, discuss insights gained about local government and community, and provide feedback and recommendations to City Council.

BACKGROUND

City Life was developed as a community engagement and civic learning initiative designed to increase understanding of local government, strengthen relationships between residents and City staff, and create intentional opportunities for transparency, trust-building, and meaningful civic participation. Through the program, participants engage directly with City departments, staff, community leaders, and local decision-making processes.

While both programs share a similar foundation centered around civic engagement, relationship-building, transparency, and exposure to local government, the student and adult City Life programs are designed with different outcomes and engagement pathways in mind.

The iJAG City Life program serves as a work-based learning experience focused on career exposure and workforce development opportunities within local government and the broader community. Through the program, students engage with City staff and community partners to learn about career pathways, job shadowing opportunities, internships, employment opportunities, leadership development, and ways to become involved in the community. The experience is intended to help students better understand potential career interests while also increasing their awareness of how local government impacts daily life and community well-being.

The Adult City Life program focuses on civic engagement and community leadership development by connecting residents to opportunities for ongoing involvement within the City of Dubuque. Participants learn about City operations, departments, services, and decision-making processes while exploring opportunities to serve on Boards and Commissions, participate in Neighborhood Associations, apply for employment opportunities, volunteer, and engage more actively with City initiatives and community efforts.

Participants across both programs consistently report increased confidence in engaging with local government, a stronger understanding of City services and processes, and a deeper sense of connection to the Dubuque community. The programs also continue to support the City's broader goals of strengthening relationships between government and residents by creating spaces for dialogue, accessibility, transparency, and authentic community engagement.

DISCUSSION

This memorandum proposes a City Council Work Session presentation on Monday, May 18, 2026, from 5:15 p.m. to 6:00 p.m. to provide City Life participants with the opportunity to share directly with Council.

The presentation would include:

- Reflections from iJAG high school students and Adult City Life alumni regarding their experience in the program;
- Key lessons and takeaways participants gained about local government and civic engagement;
- Discussion on how the program shifted or strengthened their understanding of the community and their role within it;
- Recommendations and ideas participants would like to share with City Council related to communication, engagement, accessibility, and resident involvement.

This presentation would allow Council to hear directly from residents and students who spent significant time learning from City staff, engaging in community conversations, and building a deeper understanding of local government. It also highlights the City's continued commitment to civic engagement, youth leadership development, and creating authentic opportunities for residents to participate in local decision-making processes.

Creating space for participants to share their experiences publicly reinforces the value of relationship-centered engagement and demonstrates the impact of investing in civic education and community leadership development.

ACTION REQUESTED

I respectively request approval for a City Council Work Session on May 18, 2026, at 5:15 p.m., where High School iJAG students and Adult City Life alumni will share their experiences, discuss their learning, reflect on the impact of the program, and offer feedback and recommendations to City Council.

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May 4, 2026

City of Dubuque
City Council

ACTION ITEMS # 7.

ITEM TITLE:	Work Session Request: Community Foundation of Greater Dubuque on Contracted Service Agreement Update
SUMMARY:	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.
SUGGUESTED DISPOSITION:	Receive and File; Council

ATTACHMENTS:

1. JDL Memo
2. Staff Memo

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: Jason D. Lehman, Assistant City Attorney

SUBJECT: Request for Work Session – Community Foundation Contracted Service Agreement Update

DATE: April 30, 2026

Economic Development Director Jill Connors is recommending City Council schedule a work session for May 18, 2026, at 6:00 p.m. for the Community Foundation of Greater Dubuque staff to present updates on its programs supported by FY2026 City Contracted Service Agreements (Envision Dubuque and Project HOPE).

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

JDL: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: Jason D. Lehman, Assistant City Attorney

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Request for Work Session – Community Foundation Contracted Service Agreement Update

DATE: April 28, 2026

This memorandum requests a May 18, 2026 work session from 6:00 – 6:30 PM for Community Foundation of Greater Dubuque staff to present updates to City Council on its programs supported by FY26 City Contracted Service Agreements (Envision Dubuque and Project HOPE).

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May 4, 2026

City of Dubuque
City Council

CLOSED SESSION #

ITEM TITLE: Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa

SUMMARY:

SUGGUESTED DISPOSITION:

ATTACHMENTS:
None