CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING
Historic Federal Building: 350 W. 6th Street - Second-Floor Council Chambers.
June 15, 2026 at 6:30 PM

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ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:30 PM – Sustainable Dubuque - Greenhouse Gas Inventory Update
Sustainable Community Coordinator Gina Bell will provide an update on the progress towards meeting the 50% by 2030 greenhouse gas emissions reduction goal as well as share information about setting a longer-term, science-based target.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings for June 1; Airport Commission for April 22; Historic Preservation Commission for May 19; Zoning Board of Adjustment for April 23; Proof of Publication of City Council Proceedings of May 12, 18, 2026
Suggested Disposition: Receive and File

2. **Notice of Claims and Suits**
Dan and Beth Kennedy for property damage; Nicholas Holzer for property damage
Suggested Disposition: Receive and File; Refer to City Attorney

3. **Disposition of Claims**
City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Austin Bodenhofer for vehicle damage; Shannon Brenner for personal injury and vehicle damage; Nichloas Holzer for vehicle damage; and Dan and Bet Kennedy 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**
AECOM Technical Services, Inc. for Consulting Services Agreement-FEMA BRIC Grant BCA Assistance; Cahoy Pump Service for Deep Well No. 8 Emergency Repair; Cook Appraisal for Property Appraisal Services Contract-Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project; Environmental Systems Research Institute, Inc. for Small Government Enterprise Licensing Agreement Quote; FEH Associates, Inc. dba FEH Design for AIA Document - Design Agreement-Fire Headquarters Bunkroom; Global Payments-TSYS Merchant Solutions, LLC for Updated Contract - ule Transit Passport Parking; ImOn for Telephone Services Adjustment; Kinseth Hospitality Company, Inc. for Site Access Agreement; MSA Professional Services, Inc. for Lead Water Main Replacement Project Engineering Design; Opening Specialists Inc. for Public Improvement Contract-Electronic Strikes for Federal Building; Strand Associates, Inc. for Contract Addition Five Flags - Task Order Amendment; The East Central Intergovernmental Association for Agreement for Services-ACRES Updates; Tyler Technologies, Inc. for Amendment; Valentine Home Improvement for Vendor Service Agreement-Service Line Assistance 239 Plum; All Seasons Heating and Cooling for Master Services Agreement; All Star Environmental LLC for Master Services Agreement; Altorfer, Inc. for Master Services Agreement; CBD Utility Contractors for Master Services Agreement; Heiar Brothers Fencing Inc. for Master Services Agreement; Midwest Concrete for Master Services Agreement; Neiland Refrigeration for Master

Services Agreement; Overhead Door Co. of Dubuque for Master Services Agreement; Racom Corporation for Master Services Agreement; Tri-State Shred, Inc. for Master Services Agreement
Suggested Disposition: Receive and File

6. **Dubuque Golf & Country Club July 4 Fireworks Permit**
City Manager recommending approval of a Fireworks Permit to Lance Marting of the Dubuque Golf & Country Club for a fireworks display on July 4, 2026, at the Dubuque Golf & Country Club.
Suggested Disposition: Receive and File; Approve

7. **Dubuque Jaycees and Radio Dubuque July 3 Fireworks Permit**
City Manager recommending approval of a Fireworks Permit to Perry Mason with Radio Dubuque for a fireworks display on July 3, 2026, along Volunteer Drive.
Suggested Disposition: Receive and File; Approve

8. **US Census Boundary and Annexation Survey**
City Manager providing information on the annual U.S. Census Bureau Boundary and Annexation Survey (BAS). The City of Dubuque, along with other units of government across the country, received notice in January to participate in BAS.
Suggested Disposition: Receive and File

9. **Approval of Iowa Department of Inspections, Appeals, and Licensing New Interagency Agreement**
City Manager recommending approval of the 28E agreement with Iowa Department of Inspections, Appeals, and Licensing for performance of food and hotel licensing, inspections, and enforcement with respect to retail food establishments.
Suggested Disposition: Receive and File; Approve

10. **Theisens Warehouse LLC 2025 Property Tax Appeal Stipulation of Settlement Notice**
Senior Council transmitting notice of a Stipulation of Settlement for the 2025 property tax appeal filed byTheisens Warehouse LLC for their property located at 6201 Chevenelle Road.
Suggested Disposition: Receive and File

11. **Dubuque Main Street's SWAP Grant Funding and Newly Awarded Projects Updates**
City Manager providing information on the allocation of funds previously committed by the City Council to support Dubuque Main Street's SWAP Grant Program to recipants: Troy Froistad – 1838 Central Ave., Damyrah McDaniels / Nail Vixens – 1810 Central Ave., Korrin Schriver / ReEvolution Farms – 2418 Central Ave., Joseph Ungs – 1527 Central Ave., and Eric Whitfield / Bluff Street Books – 409 Bluff Street.
Suggested Disposition: Receive and File; Approve

12. **Jeffris Family Foundation Capital Campaign Challenge Grant - Eagle Point**

Park
City Attorney recommending approval to submit a proposal for the Jeffris Family Foundation Capital Campaign Challenge Grant and authorize the Mayor to sign the proposal on behalf of the City of Dubuque.
Suggested Disposition: Receive and File; Approve

13. **Urban Sustainability Directors Network Catalyst Fund Grant Application**
City Manager recommending approval of the submittal of the grant application and funding request to the Urban Sustainability Directors Network Catalyst Grant Fund Program.
RESOLUTION Retroactively Authorizing the Filing of an Application for the Catalyst Fund with Urban Sustainability Directors Network (USDN)
Suggested Disposition: Receive and File; Adopt Resolution(s)

14. **Love Your Block Grant Application**
City Manager recommending authorization to submit the City of Dubuque's application for the Bloomberg Center for Public Innovation Love Your Block 2026–2028 grant.
Suggested Disposition: Receive and File; Approve

15. **Letter of Support to Love Your Block Grant Application**
Mayor Cavanagh transmitting a letter of support for the City of Dubuque's application for the Love Your Block 2026–2028 grant.
Suggested Disposition: Receive and File

16. **Letter of Support for Cresent Community Health Center**
City Manager recommending approval of a letter of support for the Crescent Community Health Center's application for a Supplemental Nutrition Assistance Program Fruit and Vegetable Incentive Program under the Gus Schumacher Nutrition Incentive Program.
Suggested Disposition: Receive and File; Approve

17. **Letter of Support for an Extension Request to the Workforce Housing Tax Incentive Program by Millwork Flats, LLC**
City Manager recommending approving a letter of support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program on behalf of Millwork Flats, LLC for a project at 1065 Jackson Street.
RESOLUTION Approving a Letter of Support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program to Extend the Compliance Period for Contract No. 26-Whtip-026 on Behalf of Millwork Flats, L.L.C. for a Project at 1065 Jackson Street
Suggested Disposition: Receive and File; Adopt Resolution(s)

18. **Fiscal Year 2027 Contracted Services Agreements**
City Manager recommending approval of the Fiscal Year 2027 Contracted Services Agreements presented by Housing and Community Development Director Maddy

Haverland for Community Solutions of Eastern Iowa, Four Mounds HEART, and Hawkeye Area Community Action Program, and authorizing the Mayor to execute the contracts on behalf of the city.
Suggested Disposition: Receive and File; Approve

19. **Fiscal Year 2027 Contracted Services Agreements**
City Manager recommending approval of the Fiscal Year 2027 Contracted Services Agreements, presented by Economic Development Director, Jill Connors for the Dubuque Area Labor - Management Council, Dubuque Dream Center, Dubuque Main Street, the Fountain of Youth Program, Four Mounds Foundation to manage the Dubuque Winter Farmers Market, the Greater Dubuque Development Corporation, Travel Dubuque, and authorizing the Mayor to execute the contracts on behalf of the city.
Suggested Disposition: Receive and File; Approve

20. **Fiscal Year 2027 Contracted Services Agreements**
City Attorney recommending approval of the Fiscal Year 2027 Contracted Services Agreements presented by Economic Development Director Jill Conners for the Community Foundation of Greater Dubuque; Envision Dubuque and Project HOPE, and authorizing the Mayor to execute the contracts on behalf of the City.
Suggested Disposition: Receive and File; Approve

21. **Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements**
City Manager recommending approval of the Fiscal Year 2027 Purchase of Service Agreements as recommended by the Community Development Advisory Commission (CDAC) at their May 20, 2026, meeting with Catholic Charities of the Archdiocese of Dubuque, Community Solutions of Eastern Iowa, Opening Doors Emergency Shelter Program, Opening Doors Extended Stay Program, and Opening Doors Transitional Housing Program, and authorizing the Mayor to execute the contracts on behalf of the City.
RESOLUTION Authorizing Execution of FY27 Purchase of Services Grant Agreement to Catholic Charities of the Archdiocese of Dubuque
RESOLUTION Authorizing Execution of FY27 Purchase of Services Grant Agreement to Community Solutions of Eastern Iowa
RESOLUTION Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Emergency Shelter Program
RESOLUTION Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Extended Stay Program
RESOLUTION Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Transitional Housing Program
Suggested Disposition: Receive and File; Adopt Resolution(s)

22. **Approval of Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2026 – Period 12**
City Manager recommending approval of the suggested proceedings approving a

transfer of funds for capital projects and other expense reimbursements. Iowa Administrative Rules Code 545-2.5(5), which implements Iowa Code Section 384.18, was amended to require that all transfers of moneys from one budgeted fund to another budgeted fund must be approved by a resolution beginning April 13, 2019.
RESOLUTION Authorizing the Chief Financial Officer to make the Appropriate Interfund Transfers of Sums and Record the same in the Appropriate Manner for the FY 2026 for the City of Dubuque, Iowa
Suggested Disposition: Receive and File; Adopt Resolution(s)

23. Public Works Concrete Banding and Crack Sealing Project Acceptance of Public Improvement

City Manager recommending accepting the public improvements and giving authorization for the payment of the final contract amount of $178,120.00 to Eastern Iowa Asphalt Maintenance, Inc., for the Public Works Concrete Banding and Crack Sealing Project.
RESOLUTION Accepting the Public Works Concrete Banding and Crack Sealing Project and Authorizing Final Payment to the Contractor
Suggested Disposition: Receive and File; Adopt Resolution(s)

24. Acceptance of Grant of Easement for Sanitary Sewer Utility across Joel Callahan (CCI5, LLC) Property at 150 Cedar Cross Road in Dubuque

City Manager recommending acceptance of the Grant of Easement for Sanitary Sewer Utility from CCI5, LLC (developer Joel Callahan) for a public sanitary sewer extension as part of the Joel Callahan apartment complex development on Cedar Cross Road (known as The Landings on Cedar Cross).
RESOLUTION Accepting a Grant of Easement for Sanitary Sewer Utility Through, Under, and Across Part of Lot 1 Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa
Suggested Disposition: Receive and File; Adopt Resolution(s)

25. Well No. 7 Rehabilitation Project 2024 - Phase 2 Project Acceptance

City Manager recommending accepting the improvements and authorize the final payment for the Well No.7 Rehabilitation Project 2024 – Phase 2 to Peerless Well & Pump in the amount of $308,115.
RESOLUTION Accepting the Well No.7 Rehabilitation 2024 - Phase 2 Project and Authorizing Final Payment to the Contractor
Suggested Disposition: Receive and File; Adopt Resolution(s)

26. Final Plat of Tamarack S.E. Fifth Subdivision Approval

Zoning Advisory Commission recommending approval of the Plat of Survey of Tamarack S.E. Fifth Subdivision as submitted, subject to waiving the street frontage requirement for Lot 2.
RESOLUTION Authorizing Approval of the Plat of Survey of Tamarack S.E. Fifth Subdivision, Dubuque County, Iowa
Suggested Disposition: Receive and File; Adopt Resolution(s)

27. **Final Plat of Bucks Run Subdivision Approval**
Zoning Advisory Commission recommending approval of the Final Plat of Bucks Run Subdivision as submitted, subject to waiving the lot frontage requirement for Lots 2 and 3.
RESOLUTION Authorizing Approval of the Final Plat of Bucks Run Subdivision, Dubuque County, Iowa
Suggested Disposition: Receive and File; Adopt Resolution(s)

28. **Final Plat of Bluff Strokes Approval**
Zoning Advisory Commission recommending approval of the Final Plat of Bluff Strokes subject to waiving the minimum lot size and front yard setback requirements for Lot 1 and the front and side yard setbacks and maximum lot coverage requirements for Lot 2.
RESOLUTION Authorizing Approval of the Final Plat of Bluff Strokes in the City of Dubuque, Iowa
Suggested Disposition: Receive and File; Adopt Resolution(s)

29. **White Street Cycle Track - Iowa Department of Transportation State Recreational Trails Grant**
City Manager recommending authorizing city staff to submit the Iowa Department of Transportation (IDOT) State Recreational Trails grant application for the White Street cycle track project.
RESOLUTION Authorizing the Filing of a Grant Application with the Iowa Department of Transportation (IDOT) State Recreational Trails Grant Assist with Funding the White Street Cycle Track Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

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

31. **Approval of Retail Tobacco Permit and Device Retailer Permit Applications**
City Manager recommending City Council approval of retail tobacco permit and device retailer permits as submitted.
RESOLUTION Approving Applications For Retail Tobacco And Device Retailer Permits, As Applicable And Required By Iowa Code 453A.47A and 453E.3
Suggested Disposition: Receive and File; Adopt Resolution(s)

ITEMS SET FOR PUBLIC HEARING

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

1. **Setting a Public Hearing on the Assignment of Development Agreement with Gronen Development, Inc. to 5th & Main, LLC.**

   City Manager recommending setting a public hearing for July 6, 2026, for the assignment of the Development Agreement by and between Gronen Development, Inc. and 5th & Main, LLC.

   RESOLUTION Intent to Dispose of an interest in City of Dubuque Real Estate by Approving an Assignment of Development Agreement by and between the City of Dubuque and Gronen Development, Inc. to 5th & Main, LLC, Fixing the date for a Public Hearing of the City Council of the City of Dubuque, Iowa on the Assignment of Development Agreement and Providing for the Publication of Notice Thereof

   Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

2. **Setting a Public Hearing on the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project**

   City Manager recommending setting a public hearing for July 6, 2026, for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project.

   RESOLUTION To fix a Date for a Public Hearing on Proposal to enter into a Water Revenue Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed $50,000

   Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

3. **Setting a Public Hearing on Well No. 7 Rehabilitation - Phase 3 Project and Initiate Public Bidding**

   City Manager recommending setting a public hearing for July 6, 2026, for preliminary approval of the plans, specifications, form of contract, and estimated cost of $80,000.00 for the Well No. 7 Rehabilitation - Phase 3 Project and hereby authorize the Water Department to advertise the project for public bidding. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27.

   RESOLUTION Well No. 7 Rehabilitation - Phase 3 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 July 6, 2026

4. **Setting a Public Hearing on Dubuque Fire Headquarters Bunkroom Remodel Project Initiate Public Bidding**

   City Manager recommending setting a public hearing for July 6, 2026, for the preliminary approval of the construction plans, estimated construction cost of $640,354.00, and specifications; and hereby authorized to advertise for bid

proposals for the Dubuque Fire Headquarters Bunkroom Remodel Project.
RESOLUTION Dubuque Fire Headquarters Bunkroom Remodel Project, Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form of Contract, and Estimated Cost; and Ordering the Advertisement for Bids
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

5. **Setting Public Hearing for a Proposed Second Amendment to Development Agreement with Kinseth Hospitality Company, Inc.**
City Manager recommending setting a public hearing for July 6, 2026, to consider the proposed Second Amendment to the Development Agreement for development of a SpringHill Suites by Marriott hotel in the Port of Dubuque.
RESOLUTION Fixing the date for a Public Hearing of the City Council of the City of Dubuque, Iowa on a Second Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc., 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 July 6, 2026

BOARDS/COMMISSIONS

1. **Boards and Commission Appointments**
Appointments to the following commissions to be made at this meeting.

Arts and Cultural Affairs Advisory Commission
Two, 3-Year terms through June 30, 2028 (Vacant Arts Representative term of Ochoa and Expiring Arts Representative term of Donald)
Applicants:
Douglas Donald, 2920 Arbor Oaks Crt. Qualifies for Arts Representative
Gail Chavenelle, 1155 Kelly Ln. Qualifies for Arts Representative

Board of Library Trustees
Two, 3-Year terms through July 1, 2029 (Expiring terms of Bland and Gregory)
Applicants:
Andrew Bland, 1227 Timber Hyrst Crt.
Tasha Rosenbaum, 1205 Adeline St.
Paul Uzel, 61 North Algona St.

Building Code Advisory and Appeals Board
One, 3-Year term through January 1, 2027 (Vacant Commercial Construction Professional term of Beard)
Applicant:
Rod Schumacher, 3552 Eclipse Cir. Qualifies for Commercial Construction Professional

Cable Television Commission
Three, 3-Year terms through July 1, 2029 (Expiring terms of Guerrero, Maloney and Tigges)
Applicants:
Georgina Guerrero Galvan, 245 Princeton Pl.
Scott Goedert, 2042 Deborah Dr. .....Additional Applicant
Pauline Maloney, 506 Saint George St.
Ronald Tigges, 4927 Wild Flower Dr. .....Additional Applicant

Historic Preservation Commission
One, 3-Year term through July 1, 2029 (Expiring Architect At-Large term of Monk)
One, 3-Year term through July 1, 2029 (Expiring Living within the Langworthy District term of Witthoeft)
One, 3-Year term through July 1, 2027 (Vacant Living within the Old Main District term of Gustafson)
Applicants:
Matthew Kline, 220 West 2nd St. Qualifies for Living within the Old Main District
Christina Monk, 2770 Van Buren Ave. Qualifies for Architect At-Large
Chad Witthoeft, 430 Alpine St. Qualifies for Living within the Langworthy District

Long Range Planning Advisory Commission
Two, 3-Year terms through July 1, 2029 (Expiring terms of Rabagia and Ward)
Applicants:
Aaron Higgins, 3589 Crescent Ct. .....Additional Applicant
Carolyn Kelly, 515 Sunset Rdg. .....Additional Applicant
Mark Ward, 2758 Tiffany Ct.

Park and Recreation Advisory Commission
Two, 3-Year terms through June 30, 2029 (Expiring terms of Axtell and Kennicker)
Applicants:
Ron Axtell, 1895 Norland Dr.
Robin Kennicker, 2929 Elm St.

Zoning Advisory Commission
One, 3-Year term through July 1, 2029 (Expiring term of Christ)
Applicant:
Jake Koch, 1537 Irving St.

PUBLIC HEARINGS

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

1. Greater Dubuque Impact Investment Fund Development Agreement - 455 E.

15th Street
Proof of Publication on notice of public hearing to consider Development Agreement with Greater Dubuque Impact Investment Fund for the redevelopment and sale of the property at 455 East 15th Street and City Attorney recommending.
RESOLUTION Approving the Sale of Real Property Owned by the City of Dubuque by Sale to Greater Dubuque Impact Investment Fund Pursuant to a Development Agreement by and between the City of Dubuque and Greater Dubuque Impact Investment Fund
Suggested Disposition: Receive and File; Adopt Resolution(s)

2. **Municipal Services Center Roof and HVAC Replacement Project**
Proof of Publication on notice of public hearing to consider the Municipal Services Center Roof and HVAC Replacement Project and City Manager recommending approval.
RESOLUTION Municipal Services Center Roof and HVAC Replacement Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost
Suggested Disposition: Receive and File; Adopt Resolution(s)

PUBLIC INPUT

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

ACTION ITEMS

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

1. **Fiscal Year Ended June 30, 2025, Annual Comprehensive Financial Report**
City Manager transmitting the Fiscal Year 2025 Annual Comprehensive Financial Report and Finance Manager Brian DeMoss will make a presentation.
Suggested Disposition: Receive and File, Presentation

2. **Asbury, Carter, and Chaney Traffic Signal Project Award**
City Manager recommending awarding the Public Improvement Construction Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project to Portzen Construction in the amount of $348,287.98, which is 17% above the estimate of probable cost.
RESOLUTION Awarding Public Improvement Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

3. **North Schmitt Island Collection System Project - Contract #2 Award**

City Manager recommending awarding the Public Improvement Construction Contract for the North Schmitt Island Collection System Project – Contract #2 to Tschiggfrie Excavating Co. in the amount of $225,133.80, which is 45% above the estimate of probable cost.
RESOLUTION Awarding Public Improvement Contract for the North Schmitt Island Collection System Project – Contract #2 Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

4. **Southwest Arterial / US 52 ITS Corridor Project Award**
City Manager recommending awarding the Public Improvement Construction Contract for the Southwest Arterial / US 52 ITS Corridor Project to Eastern Iowa Directional Drillers, LLC in the amount of $1,593,173.08.
RESOLUTION Awarding Public Improvement Contract for the Southwest Arterial / US 52 ITS Corridor Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

5. **Greyhound Park Road Water Main Loop Project Award Construction Contract**
City Manager recommending awarding the Greyhound Park Road Water Main Loop Project contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of $204,993.75, which is 29.5% lower than the estimate.
RESOLUTION Awarding the Public Improvement Contract for the Greyhound Park Road Water Main Loop Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

6. **Off-Premises Sign Regulations Moratorium Extension Ordinance Amendment**
City Manager recommending approval to extend the Temporary Building Permit Moratorium until January 31, 2027. This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback.
ORDINANCE Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 2 Building Construction, Demolition and Moving, Section 14-2-4 Moratorium for Construction or Other Work on Certain Streets, Areas, or Facilities by Extending the Off-Premises Sign Moratorium Effective Date to January 31, 2027.
Suggested Disposition: Receive and File; Motion B; Motion A

7. **Request to Continue Fire Cost Recovery Ordinance to City Council Meeting in July**
Assistant City Attorney recommending that the fire cost recovery ordinance be removed from the June 15th agenda and placed on the agenda for a Council meeting in July.
Suggested Disposition: Receive and File; Approve

8. **City Manager Executive Recruitment Services Request for Proposals (RFP) Draft**
City Attorney recommending approval of the Request for Proposals (RFP) of City

Manager Executive Recruitment Services and to request guidance on how the Council would like to proceed with evaluating responses and determining next steps in the selection process.
Suggested Disposition: Receive, File, Approve, and Council Direction

COUNCIL MEMBER REPORTS

CLOSED SESSION

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

ADJOURNMENT

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

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

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

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

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June 15, 2026

City of Dubuque
City Council

WORK SESSION #

ITEM TITLE: 5:30 PM – Sustainable Dubuque - Greenhouse Gas Inventory Update

SUMMARY: Sustainable Community Coordinator Gina Bell will provide an update on the progress towards meeting the 50% by 2030 greenhouse gas emissions reduction goal as well as share information about setting a longer-term, science-based target.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. MVM Memo Sustainable Dubuque Work Session – Greenhouse Gas Inventory Update
2. Staff Memo SD Quarterly Work Session Agenda GHG Inventory Update_06062026
3. DRAFT_Dubuque_report_06082026
4. FINAL_Council_Presentation_06082026

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: Sustainable Dubuque Work Session – Greenhouse Gas Inventory Update

DATE: June 10, 2026

Director of Sustainability Gina Bell is submitting information for the 5:30 p.m. June 15, 2026, Sustainability Dubuque Work Session.

The purpose of this work session is to give an update on our progress towards meeting the 50% by 2030 greenhouse gas emissions reduction goal as well as share information about setting a longer-term, science-based target.

Michael C. Van Milligen

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

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

M E M O R A N D U M

TO: Michael C. Van Milligen, City Manager

FROM: Gina Bell, Director of Sustainability

SUBJECT: Sustainable Dubuque Work Session – Greenhouse Gas Inventory Update

DATE: June 9, 2026

INTRODUCTION
This memo is for informational purposes only in preparation for the Sustainable Dubuque Work Session on June 15, 2026.

BACKGROUND
The City Council adopted a 50% by 2030 greenhouse gas reduction goal in 2011. The Climate Action Plan (CAP) is a plan containing specific actions to help reduce and measure our greenhouse gas emissions (GHG). Throughout the past 15 years, the City Council has funded specific actions from the CAP, as well as provided funding to add staff capacity to the Office of Sustainability.

Every three years the Office of Sustainability contracts with an outside agency to conduct a greenhouse gas inventory to track our efforts to meet our 50% reduction goal by 2030. We contracted Lotus Engineering + Sustainability to update the inventory.

DISCUSSION
The purpose of this work session is to give an update on our progress towards meeting the 50% by 2030 greenhouse gas emissions reduction goal as well as share information about setting a longer-term, science-based target.

Of note, the GHG report is still in draft form so that we have time to fully review in its entirety. However, the emissions inventory numbers are final.

REQUESTED ACTION
No action needed, for informational purposes only.



City of Dubuque 2025 Community Greenhouse Gas Inventory Report

June 2026

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

LOTUS
Engineering & Sustainability

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Cover photo from the City of Dubuque.

EXECUTIVE SUMMARY

The City of Dubuque hired Lotus Engineering and Sustainability (Lotus) to complete a greenhouse gas (GHG) emissions inventory for community-wide emissions in 2025. Dubuque has been measuring community GHG emissions since 2003 and has an emissions reduction goal of 50% from 2003 levels by 2030. The inventory completed by Lotus for 2025 included the same sources as in previous years including the sources added in the 2022 inventory. Between 2003 and 2018, the emission sources measured by Dubuque included residential electricity, residential natural gas, commercial and industrial (C&I) electricity, C&I natural gas, gasoline on-road vehicles, diesel on-road vehicles, and landfill gas.

In the 2022 inventory, Lotus added the following sources: residential propane, residential fugitive emissions, residential transmission & distribution (T&D) losses, C&I propane, C&I stationary diesel, C&I T&D losses, on-road electricity, on-road T&D losses, transit, railways, aviation, waterborne, composted waste, wastewater, and refrigerant leakage. The 2025 inventory includes those same sources.

2025 GHG Inventory Results

Total Emissions

The City of Dubuque's GHG emissions totaled 680,236 mt CO_2e in 2025. This value includes emissions from all sources listed in the previous section. Dubuque's per capita emissions in 2025 totaled 11.53 mt CO_2e per person.

Emissions by Sector

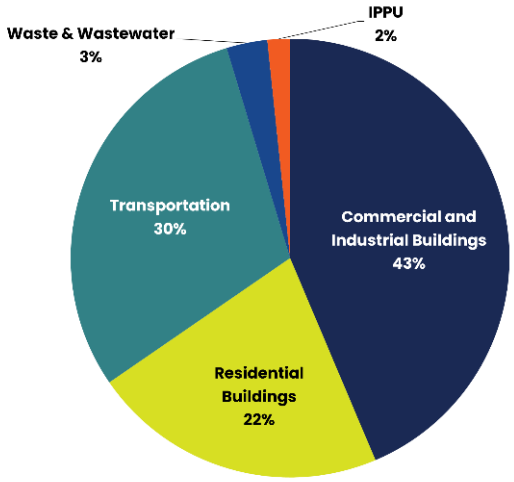

Figure 1 ES. 2025 Emissions by sector.

The three largest sectors, or categories, of emissions in 2025 were C&I building energy usage (43% of total emissions), transportation fuels (30%), and residential building energy usage (22%). The waste and wastewater sector and the industrial processes and product use (IPPU) sector together made up the remaining 5% of emissions. See **Error! Not a valid bookmark self-reference.Error! Reference source not found.**

Emissions by Source

Breaking down sectors into individual sources, the three largest sources of emissions for Dubuque in 2025 were natural gas usage (34% of total emissions), electricity usage (29%), and

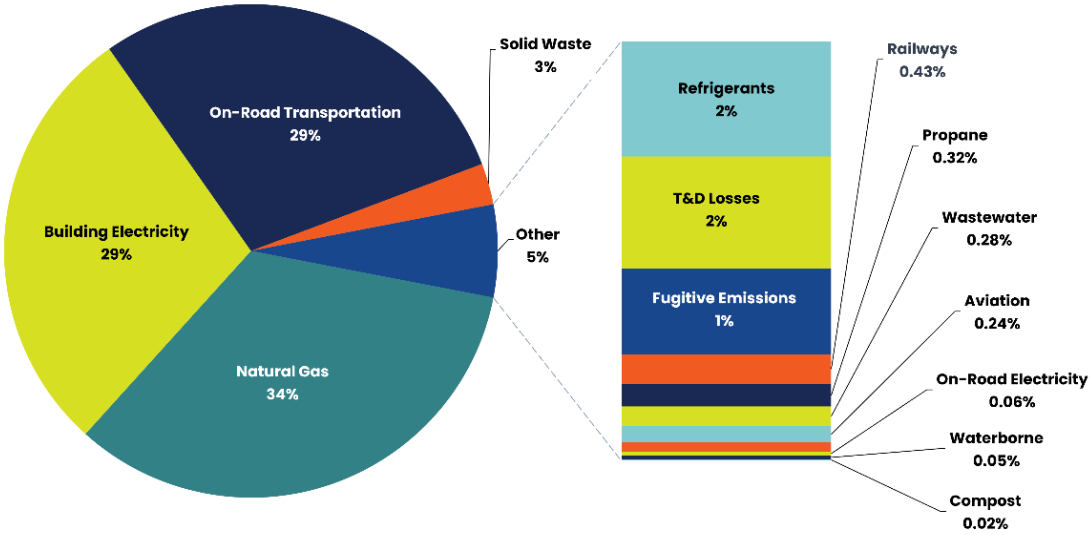

Figure 2 ES. 2025 Emissions by source.

on-road fossil fuel use in vehicles (29%). Solid waste made up three percent of total emissions and refrigerant leakage and T&D losses made up two percent. The remaining sources together comprised one percent of the remaining emissions. See **Error! Reference source not found.**

Emissions Over Time

Total Emissions 2018-2025

Looking at total emissions (including the new sources added by Lotus), Dubuque's emissions decreased 17 percent between 2018 and 2025 and 9 percent between 2022 and 2025. Excluding the new sources (only looking at comparable sources), Dubuque's emissions decreased 22 percent between 2018 and 2025 and 9 percent between 2022 and 2025. Despite the addition of several new sources in 2022, Dubuque's total emissions are continuing to decrease compared to the 2018 baseline. See Figure 3 ES.Figure 3 ES. Total and

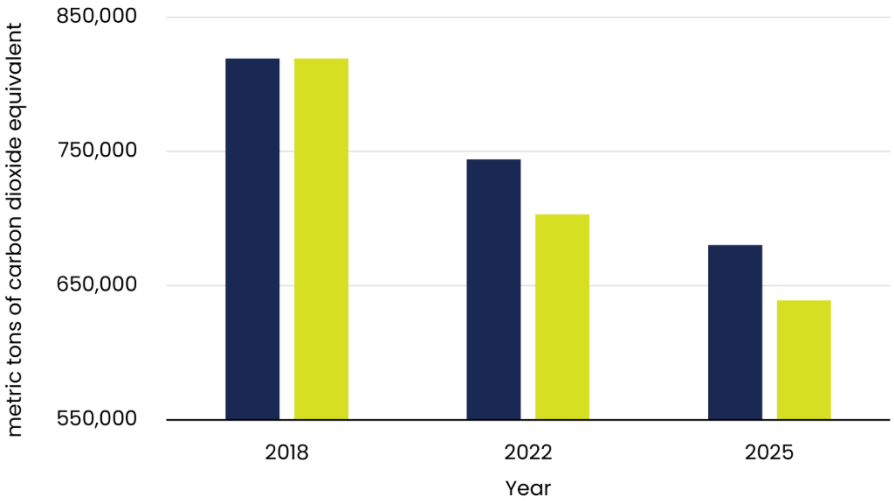

Figure 3 ES. Total and comparable emissions in 2018, 2022, and 2025.

comparable emissions in 2018, 2022, and 2025.

Emissions by Comparable Source 2018-2025

Focusing on comparable sources between 2018 and 2025, all emission sources decreased except for on-road gasoline and diesel vehicle emissions. Between 2022 and 2025, all emission sources decreased except for C&I natural gas, on-road diesel, and landfill emissions. See Figure 4 ES. Comparable emission sources in 2018, 2022, and 2025. Emissions reductions for electricity can be attributed to reductions in Alliant Energy's electricity emission factor. Between 2018 and 2025, the emission factor for electricity decreased 40%, from 0.538 mt CO_2/MWh to 0.323 mt CO_2/MWh. Note that the EPA eGRID factor was previously used before 2022 rather than an emission factor provided by Alliant Energy. Between 2022 and 2025 the Alliant Energy emission factor for electricity decreased 15%, from 0.382 mt CO_2/MWh to 0.323 mt CO_2/MWh.

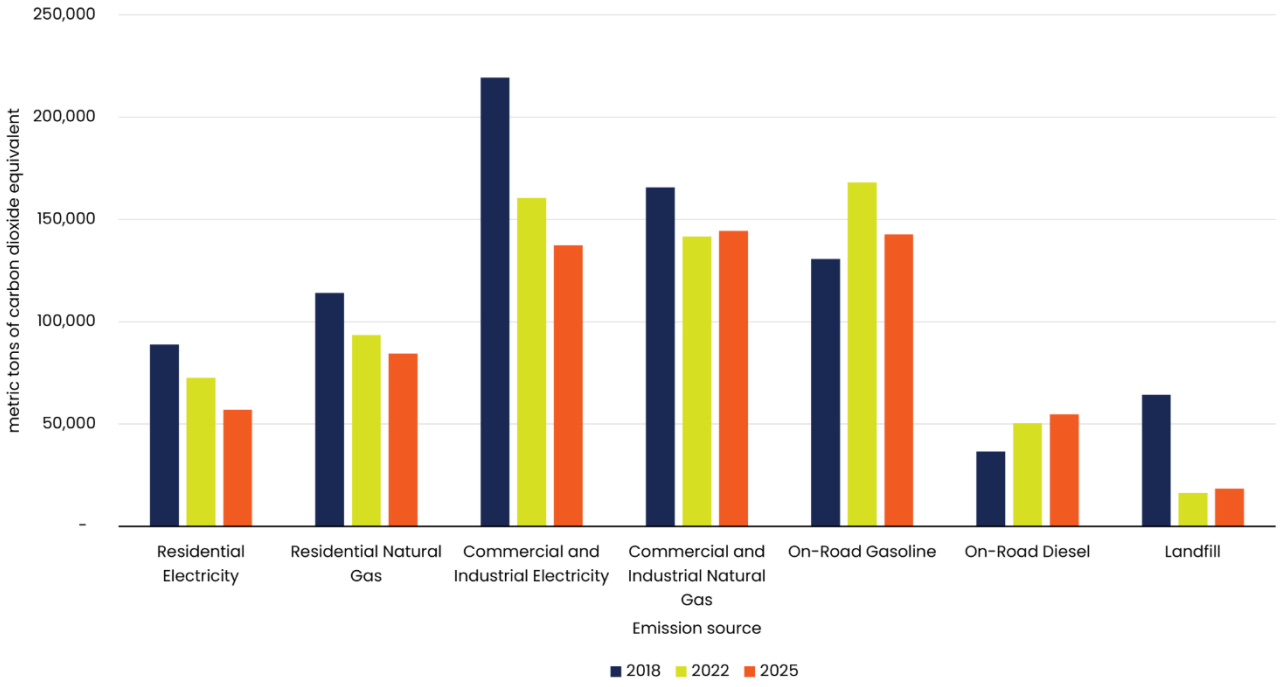

Figure 4 ES. Comparable emission sources in 2018, 2022, and 2025.

Total Emissions 2003-2025

Looking at Dubuque's total emissions (including new sources added by Lotus in 2022), between the baseline year of 2003 and the most recent inventory year of 2025, Dubuque's emissions have decreased by 39%. Excluding the new emission sources added in 2022, Dubuque's emissions decreased by 43% between 2003 and 2025. Dubuque is still on track to meet its

current emissions reduction goal, regardless of emissions sources included. See Figure 5 ES. Emission trends from 2003 to 2025.

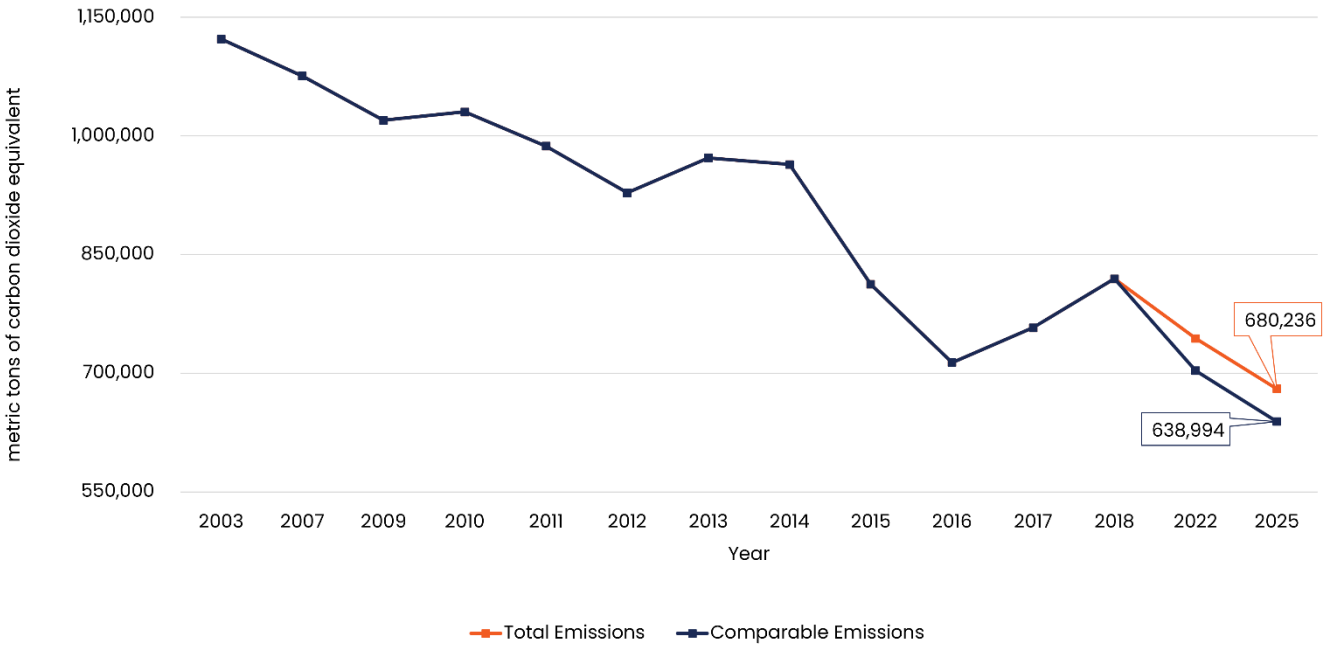

Figure 5 ES. Emission trends from 2003 to 2025.

Science-Based Target

Although the City of Dubuque has an existing emissions reduction goal of 50% from 2003 levels by 2050, Lotus used the One Planet City Challenge's (OPCC) approach to calculate a science-based emissions reduction target for Dubuque in 2022. This approach used the US Human Development Index Score (HDI) and population growth projections, as well as the community's total scope 1 and 2 emissions and population during the baseline year of 2018. Using the methodology from OPCC, Lotus calculated Dubuque's science-based target to be a 62% emissions reduction from 2018 levels by 2030 and net-zero emissions by 2050.

INTRODUCTION

The City of Dubuque has been tracking greenhouse gas (GHG) emissions since 2003 and has an emissions reduction goal of 50% from 2003 levels by 2030. In 2026, the City contracted with Lotus Engineering and Sustainability, LLC (Lotus) to create a community-wide GHG emissions inventory for calendar year 2025. The inventory completed by Lotus for 2025 included the same emissions sources as in previous years, including the newly added sources from the 2022 inventory.

Between 2003 and 2018, the emission sources measured by Dubuque included residential electricity, residential natural gas, commercial and industrial (C&I) electricity, C&I natural gas, gasoline on-road vehicles, diesel on-road vehicles, and landfill gas. In the 2022 inventory, Lotus added the following sources: residential propane, residential fugitive emissions, residential transmission & distribution (T&D) losses, C&I propane, C&I stationary diesel, C&I T&D losses, on-road electricity, on-road T&D losses, transit, railways, aviation, waterborne, composted waste, wastewater, and refrigerant leakage. Those newly added sources were included in the 2025 inventory as well. **Throughout the report, "total emissions" will refer to all calculated sources of emissions for 2025. "Comparable emissions" will refer to only the sources of emissions that Dubuque has tracked since 2003 and does not include the sources added in 2022.**

Lotus used the Global Protocol for Community-Scale Greenhouse Gas Emissions Inventories (GPC) to calculate Dubuque's 2025 emissions. The GPC allows cities and local governments to develop a robust, transparent, and globally accepted framework to consistently identify, calculate, and report on city greenhouse gas emissions. The following report will provide Dubuque with an overview of the 2025 inventory process, an analysis of city-wide emissions, and an assessment of year-over-year trends that can be used to inform future emission reduction strategies.

DUBUQUE'S 2025 EMISSIONS

Dubuque's community-wide GHG emissions in 2025 totaled 680,236 mt CO_2e. This equates to a nine percent decrease compared to the last inventory year of 2022 and a 39% decrease compared to the baseline year of 2003. The majority of 2025 emissions came from building energy use and on-road transportation fuel use.

Emissions Overview

Emissions by Sector

The three largest emission sectors in 2025 were C&I building energy usage (296,813 mt CO_2e or 43% of total emissions), transportation (203,541 mt CO_2e or 30%), and residential building energy usage (148,132 mt CO_2e or 22%). The waste and wastewater sector and the industrial processes and product use (IPPU) sector made up the remaining total emissions (20,414 mt CO_2e or 3% and 11,336 or 2% respectively). See Figure 6. 2025 GHG emissions by sector.

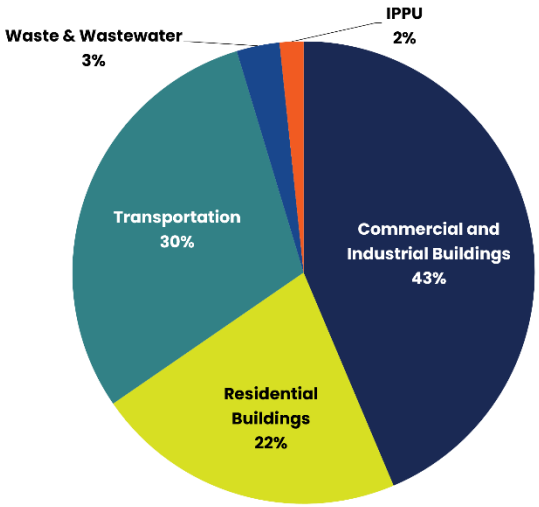

Figure 6. 2025 GHG emissions by sector.

Emissions by Source

Breaking down sectors into individual sources, the three largest sources of emissions for Dubuque in 2025 were natural gas usage (228,974 mt CO_2e or 34% of total emissions), on-road fossil fuel vehicles (197,331 mt CO_2e or 29%), and electricity usage (194,351 mt CO_2e or 29%). Solid waste and refrigerant leakage in buildings each made up three percent and two percent of total emissions (18,357 mt CO_2e and 11,336 mt CO_2e, respectively), and the remaining sources together comprised three percent of total emissions. See Figure 7. 2025 GHG emissions by source.

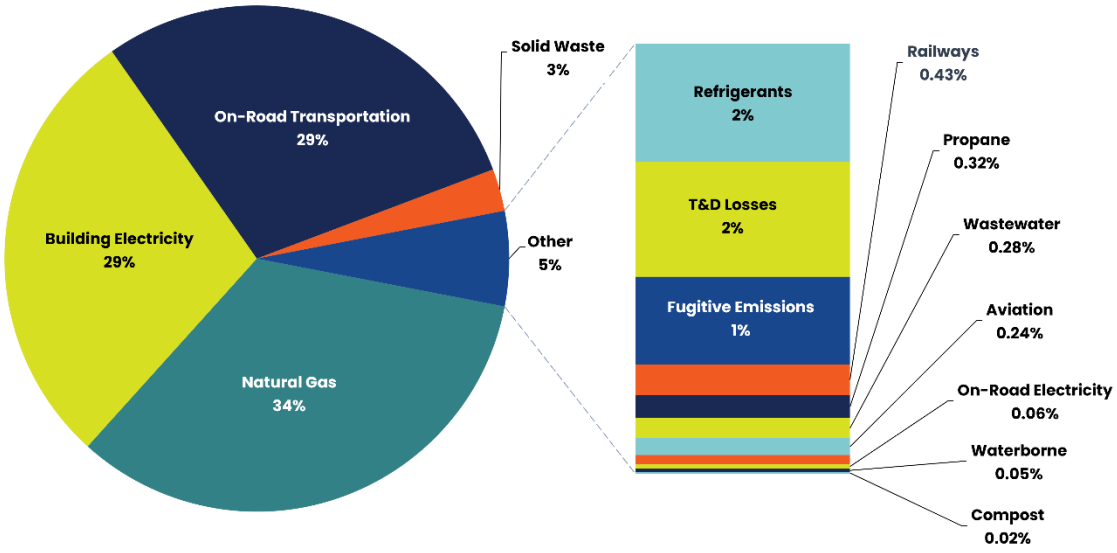

Figure 7. 2025 GHG emissions by source.

Emissions by Sector and Source

The following figure combines emission sectors and sources. The figure separates residential building energy usage from commercial and industrial (C&I) building energy usage, as well as on-road gasoline vehicles from on-road diesel vehicles. This provides a more detailed analysis of emission sources. See Figure 8. 2025 GHG emissions by sector and source.Separating the categories of building energy usage and on-road fossil fuel vehicles, the three largest emission sources for Dubuque in 2025 were C&I electricity usage including transmission and distribution losses (145,048 mt CO_2e or 21%), C&I natural gas usage (144,465 mt CO_2e or 21%), and on-road gasoline vehicles (142,659 mt CO_2e or 21%).

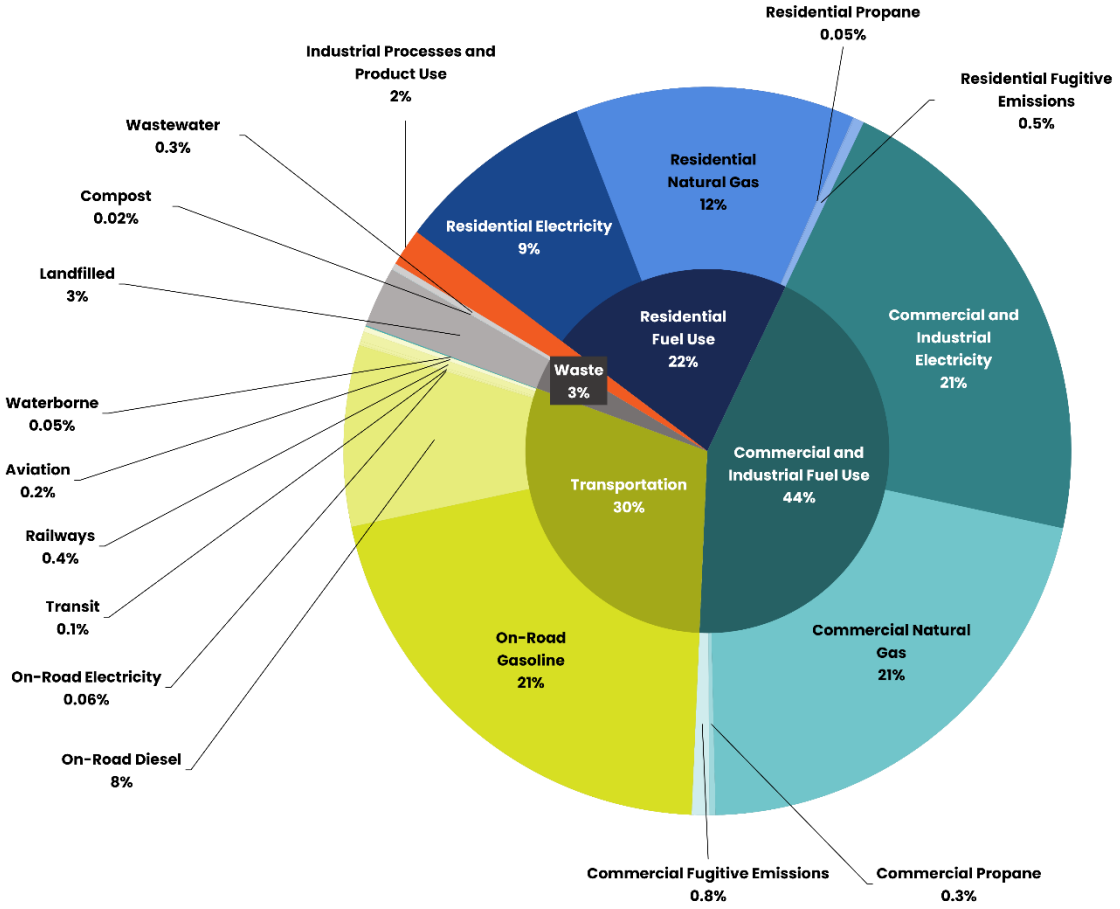

Figure 8. 2025 GHG emissions by sector and source.

The following table lists all emission sectors and sources by total emissions in mt CO_2e and percentage of total emissions. See Table 1. 2025 GHG emissions by sector and source (mt CO_2e).For comparison between 2003, 2018, 2022, and 2025 emission sources, see Table 3 in the *Appendix*.

Table 1. 2025 GHG emissions by sector and source (mt CO_2e).

Emission Source	Emissions (mt CO_2e)		Percent of Total
Residential Fuel Use	**148,279**		**21.80%**
Residential Electricity		60,304	8.87%
Residential Natural Gas		84,509	12.42%
Residential Propane		354	0.05%
Residential Fugitive Emissions		3,112	0.46%
Commercial and Industrial Fuel Use	**296,666**		**43.61%**
Commercial and Industrial Electricity		145,048	21.32%
Commercial Natural Gas		144,465	21.24%
Commercial Propane		1,834	0.27%
Commercial Fugitive Emissions		5,319	0.78%
Transportation	**203,541**		**29.92%**
On-Road Gasoline		142,659	20.97%
On-Road Diesel		54,652	8.03%
On-Road Electricity		433	0.06%
Transit		894	0.13%
Railways		2,928	0.43%
Aviation		1,622	0.24%
Waterborne		351	0.05%
Waste	**20,414**		**3.00%**
Landfilled		18,357	2.70%
Compost		133	0.02%
Wastewater		1,924	0.28%
Industrial Processes and Product Use	**11,336**		**1.67%**
Refrigerant Leaks		11,336	1.67%
Total	**680,236**		**100%**

**Note that transmission and distribution losses have been combined with electricity use in the residential, commercial, and on-road sectors.*

Normalized Metrics and Benchmarking

Below are normalized metrics[1] for Dubuque's 2025 GHG emissions, as well as normalized metrics for other cities in the region. See Table 2. Benchmarking of normalized GHG emissions metrics.These data help to situate Dubuque amongst its neighboring and similar cities in terms of emissions. It is important to note that not all cities listed below have updated inventories for 2025, so their most recent inventory data were used.

Table 2. Benchmarking of normalized GHG emissions metrics.

City	Inventory Year	Population	Total Emissions (mt CO_2e)	Emissions per Capita	Emissions per Household	Emissions per Employee
Dubuque, IA	2025	58,987	680,236	11.53	26.35	22.24
Bozeman, MT	2024	56,114	705,542	12.57	27.23	19.64
Appleton, WI	2024	74,439	806,790	10.84	25.79	19.97
Eagan, MN	2022	67,526	919,762	13.62	32.00	22.24
Minnetonka, MN	2022	53,529	700,857	13.09	28.44	23.00
Lakeville, MN	2022	74,551	520,850	6.99	19.10	13.07
Eden Prairie, MN	2022	63,623	762,715	11.99	29.36	21.10

Stationary Energy

Building energy use, or stationary energy, emissions made up 65% of Dubuque's total emissions in 2025. C&I natural gas usage was the largest source of stationary energy emissions (144,465 mt CO_2e or 32% of total stationary energy emissions). This source was followed by C&I electricity usage (137,278 mt CO_2e or 31%), residential natural gas usage (84,509

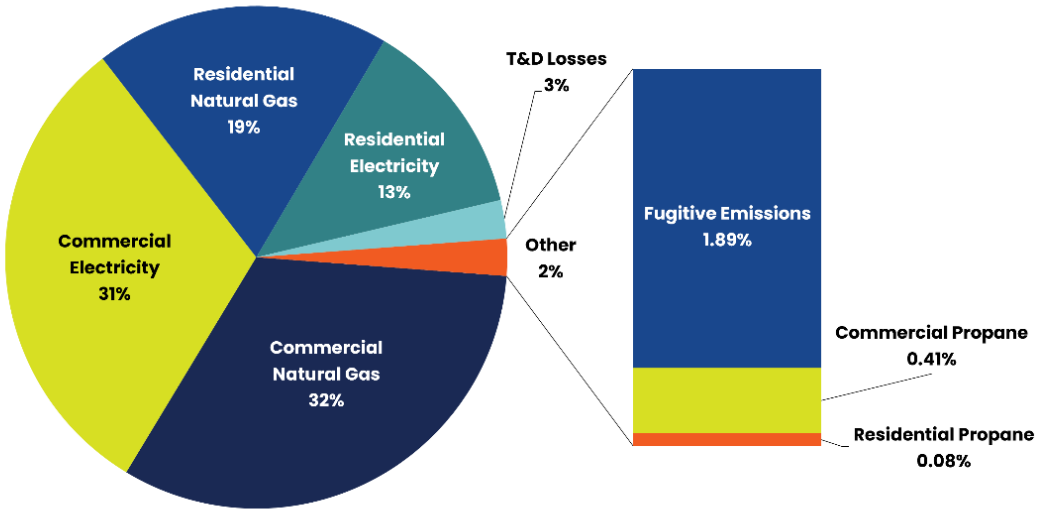

Figure 9. 2025 stationary energy sector breakdown.

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mt CO_2e or 19%), and residential electricity usage (57,073 mt CO_2e or 13%). The remaining stationary energy sources made up five percent of total stationary energy emissions. See Figure 9. 2025 stationary energy sector breakdown.

Compared to the last inventory year of 2022, residential electricity emissions have decreased by 22% and residential natural gas emissions have decreased by 10%. C&I electricity emissions have decreased by 14% and C&I natural gas emissions have increased by 2%. Since the baseline year of 2003, both C&I electricity and residential electricity emissions have decreased by 69%, C&I natural gas emissions have increased by 15%, and residential natural gas emissions have decreased by 23%.

Emissions from natural gas will decrease if more homes and businesses convert from natural gas furnaces, stoves, and water heaters to electric heat pumps. Much of the decrease in electricity emissions has been possible due to Alliant Energy's work to add renewable energy to the electric grid. Between 2022 and 2025, the emission factor for electricity decreased from 0.382 mt CO_2/MWh to 0.323 mt CO_2/MWh; this is a 15% decrease from 2022. Additionally, the 2025 inventory was the first inventory to receive renewable energy generation data from Alliant Energy from photovoltaic systems throughout the community. Electricity emissions will also continue to decrease as these systems become more prevalent moving forward.

Transportation

Transportation emissions made up 30% of Dubuque's total emissions in 2025. The largest source of transportation emissions was on-road gasoline vehicles (142,659 mt CO_2e or 70% of total transportation emissions). This was followed by on-road diesel vehicles (54,652 mt CO_2e or 27%). All other sources of transportation emissions made up three percent of all

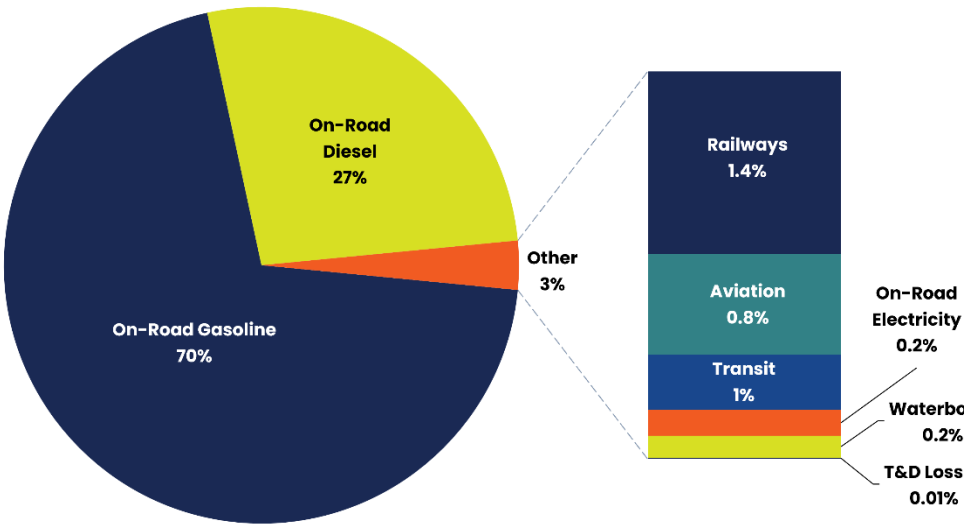

Figure 10. 2025 transportation sector breakdown.

transportation emissions. See Figure 10. 2025 transportation sector breakdown.

The only transportation sources comparable to past inventories are on-road gasoline and diesel vehicles. Emissions from gasoline vehicles decreased by 15% between 2022 and 2025 and have increased by 6% since 2003. Emissions from diesel vehicles increased by 8% between 2022 and 2025 and have increased by 57% since 2003. Note that activity data between 2022 and 2025 uses different methodology as Google EIE data is updating their methodology and data will not be available for 2025. The 15% decrease in gasoline vehicle emissions between 2022 and 2025 could be attributed to an increase in electric vehicles (EV) and plug-in hybrid electric vehicles (PHEV). There were an estimated 288 registered battery electric vehicles in Dubuque in 2025, a 197% increase from the estimated 97 registered EVs in 2022. In 2025, Dubuque's EV/PHEV registrations were up 299 from 2022 totals. Additionally, Dubuque Airport operated commercial flights in 2025. No commercial flights operated in previous inventory years, and commercial flights ceased in 2026. Subsequent inventories will most likely reflect a decrease in aviation emissions.

Waste and Wastewater

Waste and wastewater emissions made up three percent of Dubuque's total emissions in 2025. The Dubuque Metropolitan Area landfill falls inside city limits, so all emissions from the landfill are attributable to Dubuque. Emissions from the landfill made up most of the waste and wastewater emissions (18,357 mt CO_2e or 90%). Wastewater made up nine percent (1,924 mt CO_2e) and composted waste made up less than one percent (133 mt CO_2e). See Figure 11. 2025 waste sector breakdown.Although all landfill emissions are attributable to the city, 12% of landfilled waste tonnage is directly attributable to Dubuque residents.

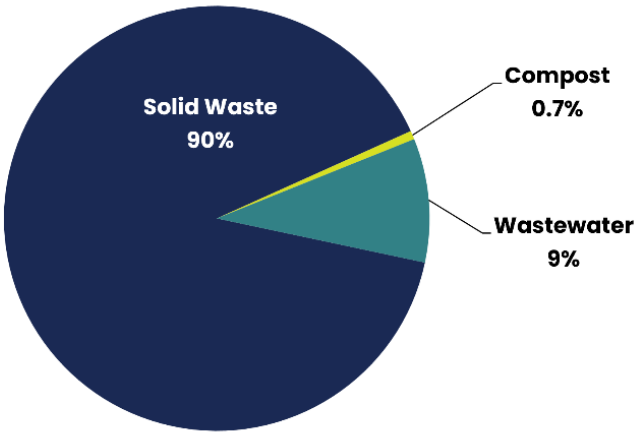

Figure 11. 2025 waste sector breakdown.

Dubuque's past inventories did track emissions from the landfill; however, they did not track emissions from composting or wastewater treatment processes. Landfill emissions have increased by 13% since 2022 and decreased by 78% since 2003. The landfill began capturing landfill gas several years ago, significantly reducing emissions.

Industrial Processes & Product Use (IPPU)

IPPU emissions made up two percent of Dubuque's total emissions in 2025. The only source of IPPU emissions calculated for Dubuque was refrigerant leakage from commercial and residential systems. Residential refrigerant leakage made up 52% of total IPPU emissions (5,922 mt CO_2e) and commercial refrigerant leakage made up 48% of total IPPU emissions (5,414 mt CO_2e). See Figure 12. IPPU sector breakdown.

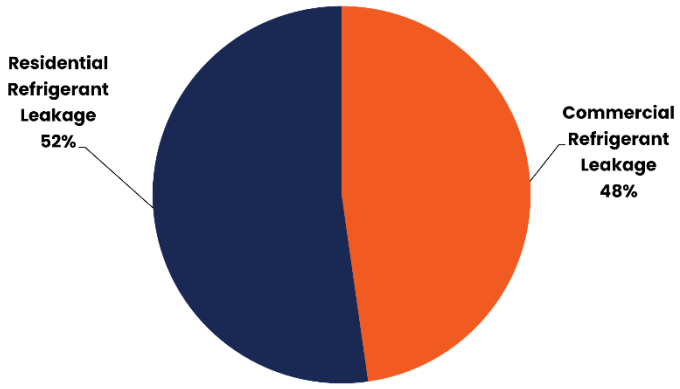

Figure 12. IPPU sector breakdown.

YEAR-OVER-YEAR TRENDS

There are two ways to compare the year-over-year GHG emissions totals for Dubuque: total emissions and comparable emissions. Total emissions include all emission sources for each inventory year. This includes the new sources added by Lotus to the 2022 inventory. Comparable emissions only look at sources that are directly comparable between all inventories. This does not include the new sources added in 2022.

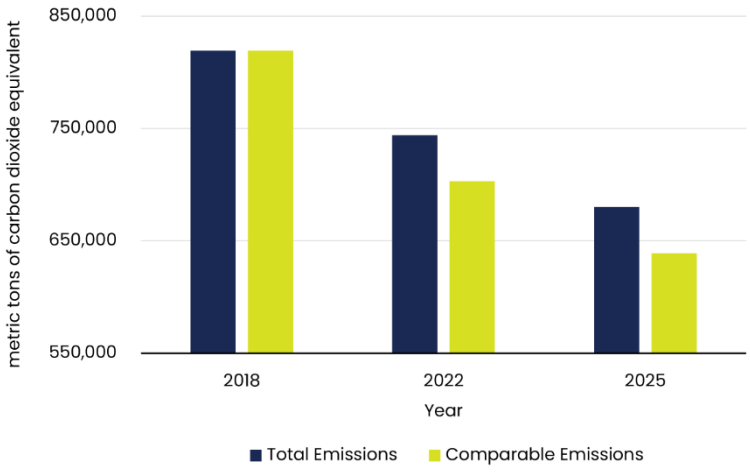

Figure 13. Total and comparable emissions in 2018, 2022, and 2025.

Looking at total emissions, Dubuque's emissions decreased nine percent between 2022 and 2025. Excluding the new sources (only looking at comparable sources), Dubuque's emissions decreased nine percent between the two years. See Figure 13. Total and comparable emissions in 2018, 2022, and 2025.In other words, despite the addition of several new sources, Dubuque's total emissions still decreased.

Only looking at comparable emission sources between 2022 and 2025, all emission sources decreased except for C&I natural gas usage, on-road diesel, and landfill emissions. Between

2018 and 2025, all emission sources decreased except for on-road gasoline and on-road diesel. VMTs continue to increase, but on-road gasoline emissions do not follow the same trend as on-road diesel emissions. This could potentially indicate a larger transition of gasoline vehicles to electric vehicles, likely due to the availability of federal tax credits and a wider variety of vehicles available for purchase. Diesel vehicles, which oftentimes consist of large trucks or buses, are being electrified at a slower rate than passenger vehicles, leading to a continued, steady increase in emissions. See Figure 14. Comparable emission sources in 2018, 2022, and 2025.

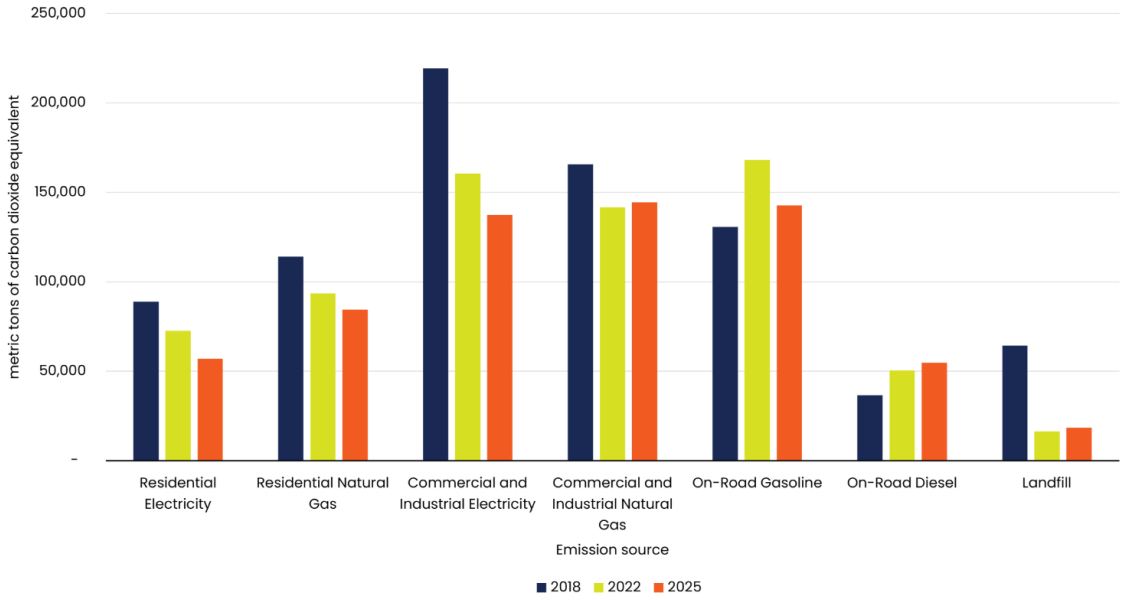

Figure 14. Comparable emission sources in 2018, 2022, and 2025.

Dubuque's total emissions have decreased by 39% between the baseline year of 2003 and the

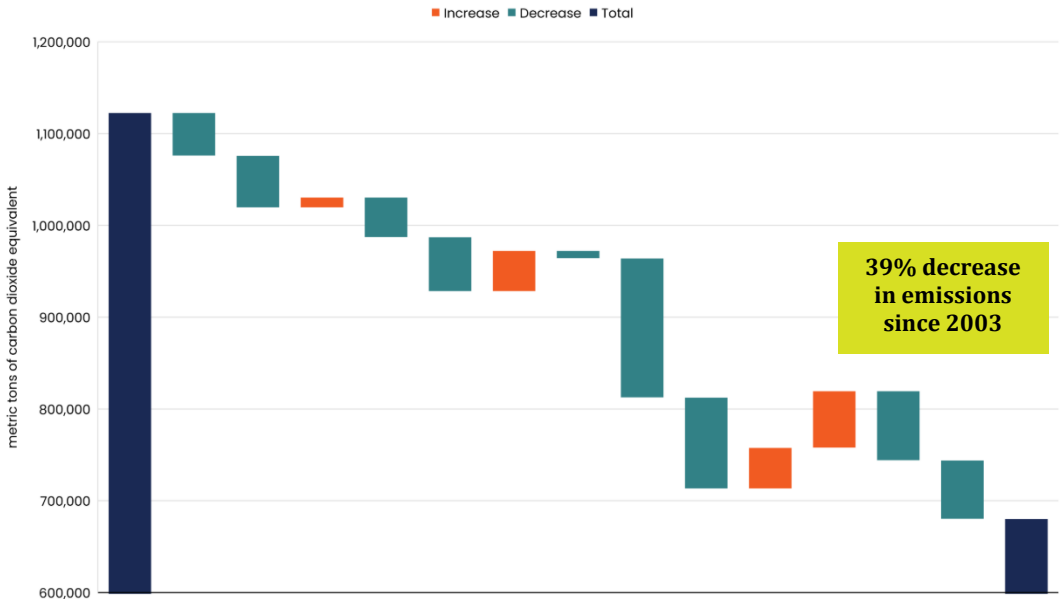

Figure 15. Year-over-year total emissions (increases and decreases).

most recent inventory year of 2025. Excluding the new emission sources, Dubuque's comparable emissions decreased by 43% between 2003 and 2025. See Figure 15. Year-over-year total emissions (increases and decreases).Figure 15 and Figure 16 Dubuque is currently on track to meet the goal of 50% emissions reductions from 2003 levels by 2030.

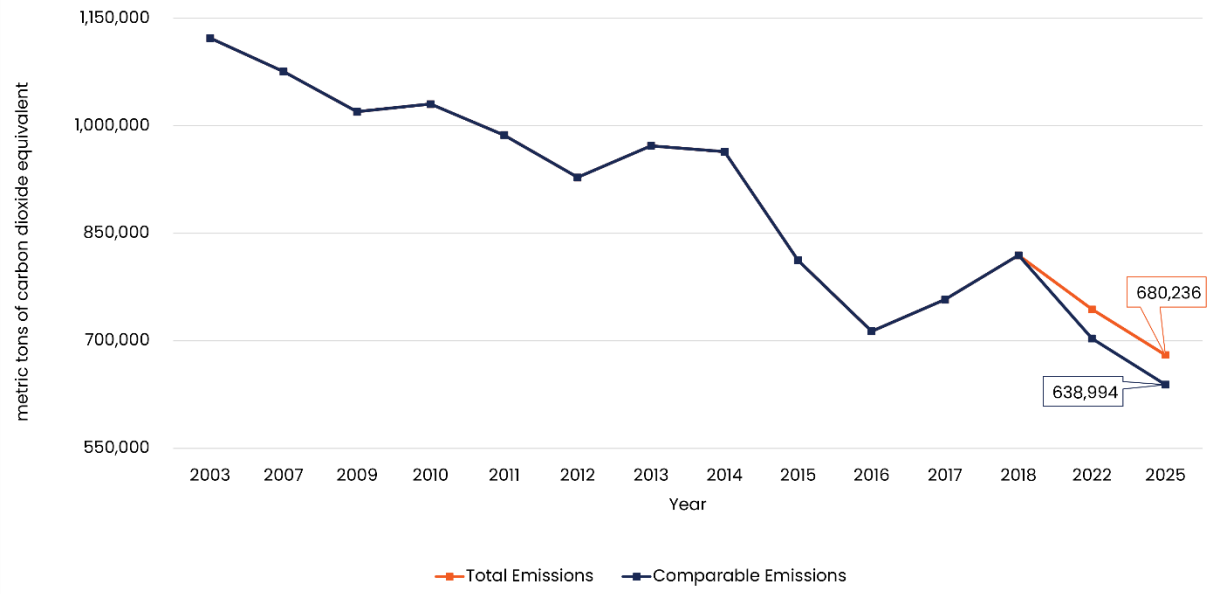

Figure 16. Emission trends from 2003 to 2025.

SCIENCE-BASED TARGET

As a part of the scope of work in 2022, Lotus developed a Science-Based Target for the City to consider adopting. Lotus used the One Planet City Challenge's (OPCC)[2] approach to calculate a science-based emissions reduction target for Dubuque. This approach uses several values to calculate the target, including the US Human Development Index Score (HDI), population growth projections, and the community's total scope 1 and 2 emissions and population during the baseline year. Dubuque's baseline year is 2018. Using the methodology from OPCC, Lotus calculated Dubuque's science-based target to be a 62% emissions reduction from 2018 levels by 2030. Dubuque's 2018 emissions totaled 819,408 mt CO_2e; a 62% reduction in emissions would mean 2030 emissions equaling approximately 311,000 mt CO_2e.

Dubuque's Science-Based Target:

62%

reduction from 2018 levels by 2030

[2] See: https://wwf.panda.org/projects/one_planet_cities/one_planet_city_challenge/.

CONCLUSION

Monitoring greenhouse gas emissions is a vital step in working towards a more sustainable community. Dubuque will need to continue tracking emissions over time in order to identify trends and learn the impacts of emission reduction work enacted by the City. This sustainability work will help Dubuque become more resilient to the changing climate and will serve as an example for other communities to begin similar work.

APPENDIX: DETAILED EMISSIONS OVER TIME

Table 3. 2003, 2018, 2022, and 2025 emissions comparison.

Emission Source	2003 Emissions (mt CO_2e)	2018 Emissions (mt CO_2e)	2022 Emissions (mt CO_2e)	2025 Emissions (mt CO_2e)
Residential Fuel Use	**295,023**	**202,896**	**172,693**	**148,124**
Residential Electricity	184,805	88,832	72,640	56,926
Residential Natural Gas	110,218	114,064	93,455	84,509
Residential Propane	N/A	N/A	447	354
Residential Fugitive Emissions	N/A	N/A	3,461	3,112
Residential T&D Losses	N/A	N/A	2,690	3,222
Commercial and Industrial Electricity Fuel Use	**575,374**	**385,074**	**316,018**	**296,821**
Commercial and Industrial Electricity	450,118	219,369	160,596	137,425
Commercial and Industrial Natural Gas	125,256	165,704	141,689	144,465
Commercial and Industrial Propane	N/A	N/A	2,539	1,834
Commercial and Industrial Stationary Diesel	N/A	N/A	0	0
Commercial and Industrial Fugitive Emissions	N/A	N/A	5,247	5,319
Commercial and Industrial T&D Losses	N/A	N/A	5,946	7,778
Transportation	**169,881**	**167,132**	**224,956**	**203,541**
On-Road Gasoline	134,980	168,137	168,137	142,659
On-Road Diesel	34,901	36,523	50,456	54,652
On-Road Electricity	N/A	N/A	367	410
On-Road Electricity T&D Losses	N/A	N/A	14	23
Transit	N/A	N/A	932	894

Railways	N/A	N/A	3,846	2,928
Aviation	N/A	N/A	932	1,622
Waterborne	N/A	N/A	273	351
Waste	**82,319**	**64,305**	**18,101**	**20,414**
Landfilled	82,319	64,305	16,297	18,357
Compost	N/A	N/A	96	133
Wastewater	N/A	N/A	1,708	1,924
Industrial Processes and Product Use	**N/A**	**N/A**	**12,344**	**11,336**
Refrigerant Leaks	N/A	N/A	12,344	11,336
All Emissions Total	**1,122,597**	**819,408**	**744,112**	**680,236**
Comparable Emissions Total	**1,122,597**	**819,408**	**703,270**	**638,994**

City of Dubuque's 2025 Greenhouse Gas Emissions

Rachel Meier, Senior Associate

Emma Kaznowski, Research Associate

LOTUS Engineering & Sustainability

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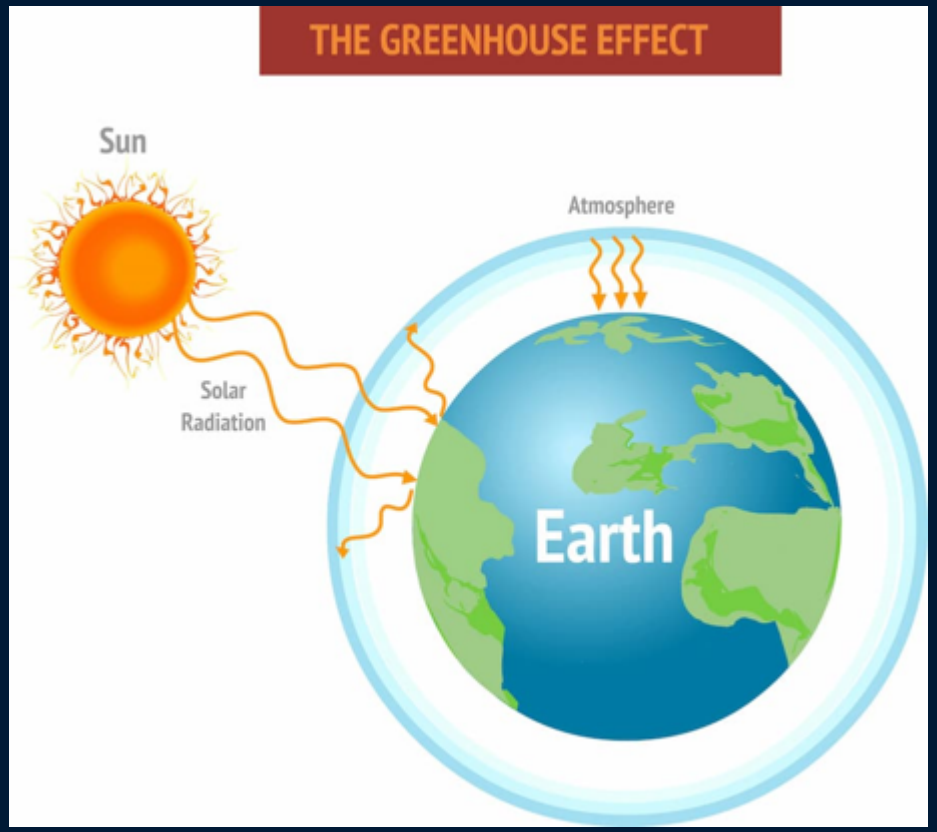
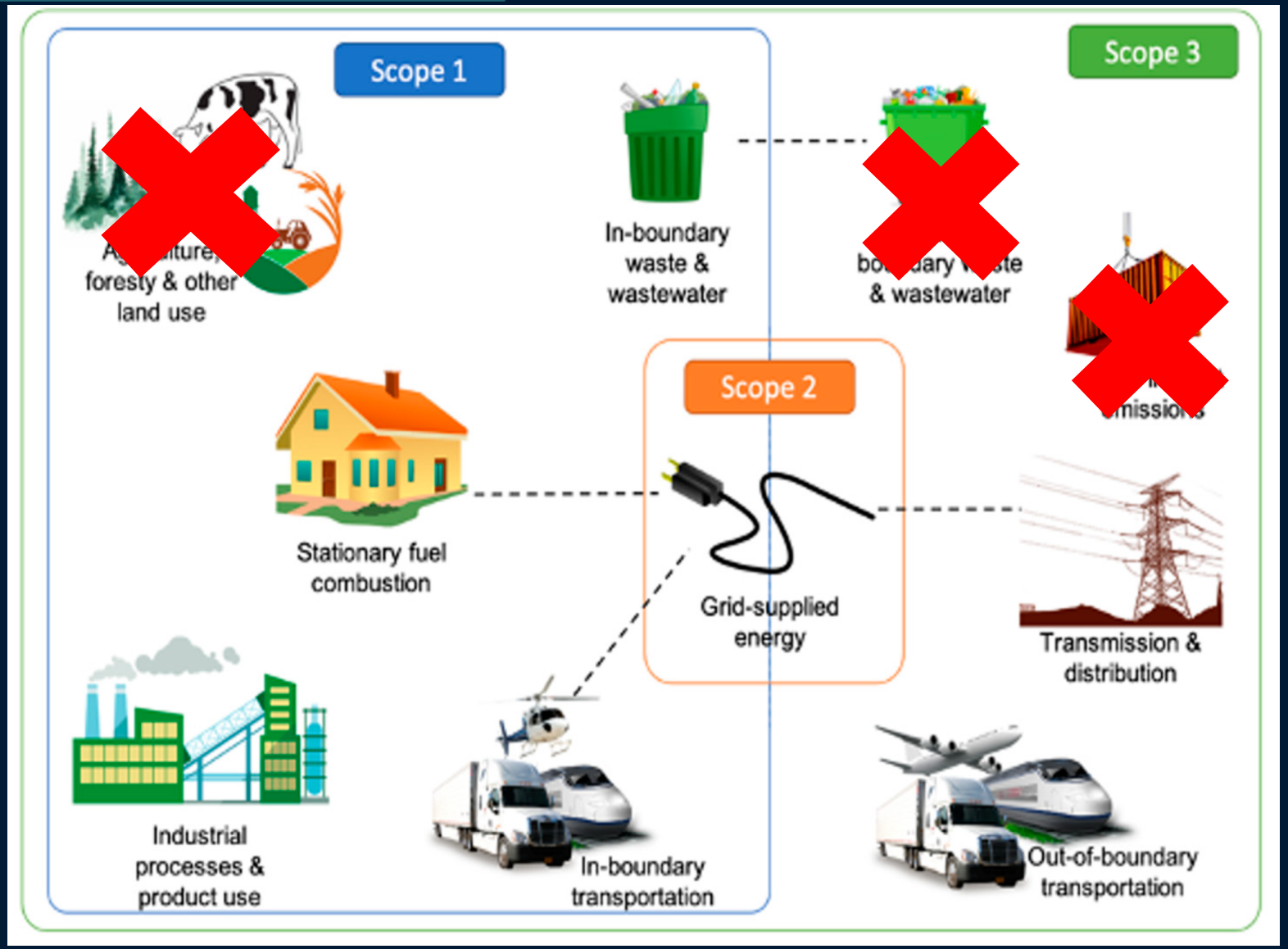
GHGs and Climate Change

- Greenhouse gases (GHGs) create a buffer in Earth's atmosphere.
- More GHGs in the atmosphere = more trapped heat in the atmosphere.
- This can lead to increased temperatures, extreme precipitation, flashing flooding, worse air pollution, etc.
- Decreasing emissions can help mitigate these environmental changes.



What are GHG Inventories?



Emission Sources for 2025

Dubuque has been tracking greenhouse gas (GHG) emissions since 2003. Inventories from 2003 to 2018 were completed by volunteers and students at the University of Northern Iowa. Lotus completed Dubuque's 2022 inventory as well as the 2025 inventory with the same emission sources.

2025 Sources

- Residential electricity
- Residential natural gas
- Residential propane
- Residential fugitive emissions
- Residential transmission and distribution (T&D) losses
- Commercial and industrial electricity (C&I)
- C&I natural gas
- C&I propane
- C&I T&D losses
- Gasoline on-road vehicles
- Diesel on-road vehicles
- On-road electricity
- On-Road T&D losses
- Transit
- Railways
- Aviation
- Waterborne activity
- Landfill gas
- Composted waste
- Wastewater
- Refrigerant leakage

Information-Only

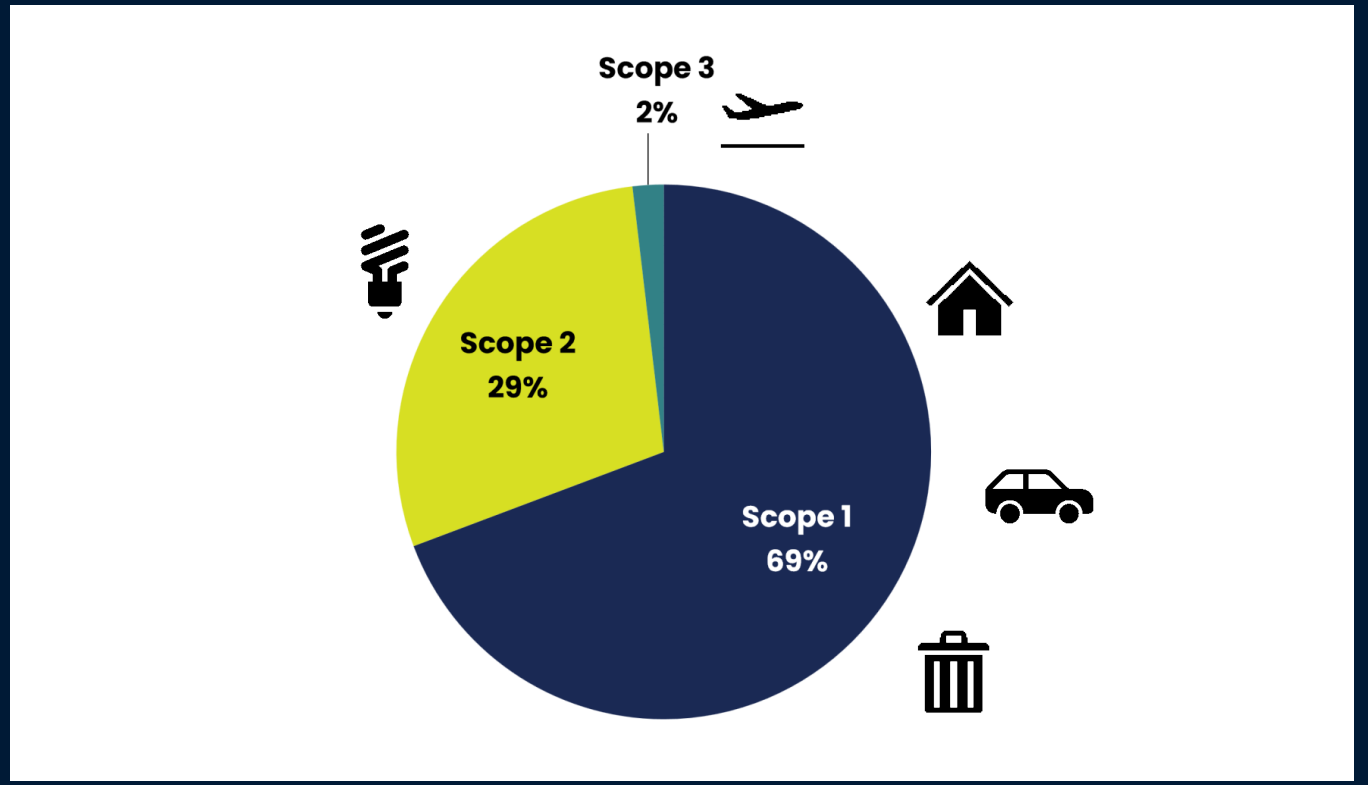
- Solar Renewable Energy Credits (RECs)
- Recyclables

NEW!

Methodology Comparisons: 2022 and 2025

- The IPCC's Sixth Assessment Report (AR6) was used for CH4, N2O and R-134a Global Warming Potentials (GWP). In the most recent AR6 update, CH4 was split into CH4-Fossil (27.9 GWP) and CH4-Fugitive (29.8 GWP).
- Google EIE is undergoing a methodology update, and 2025 vehicle miles traveled (VMT) data will not be available. Lotus used 2025 VMT data from the Iowa Department of Transportation (DOT) instead.
- Lotus separated plug-in hybrid electric vehicle (PHEV) VMT into gasoline VMT and electric VMT per percentage split provided by the Alternative Fuels Data Center. The electric VMT was the only portion subtracted from Dubuque's daily VMT to increase accuracy of VMT attributed to fossil fuels.
- The 2025 inventory is the first inventory to include renewable energy. Per GPC guidance, this is included as information-only and is not subtracted from Dubuque's overall emissions.
- Alliant Energy provided Lotus with a T&D loss rate for the 2025 inventory. Previous inventory T&D loss rates were calculated using averages from the US EIA State Electricity Profile for Iowa.
- Lotus included Class A and Class B Motor Homes in on-road emissions based on definitions from Iowa's Motor Vehicles and Law of the Road §321.124. Previous inventories had excluded Class A, B, and C Motor Homes. Class C Motor Homes were still excluded from the 2025 inventory.

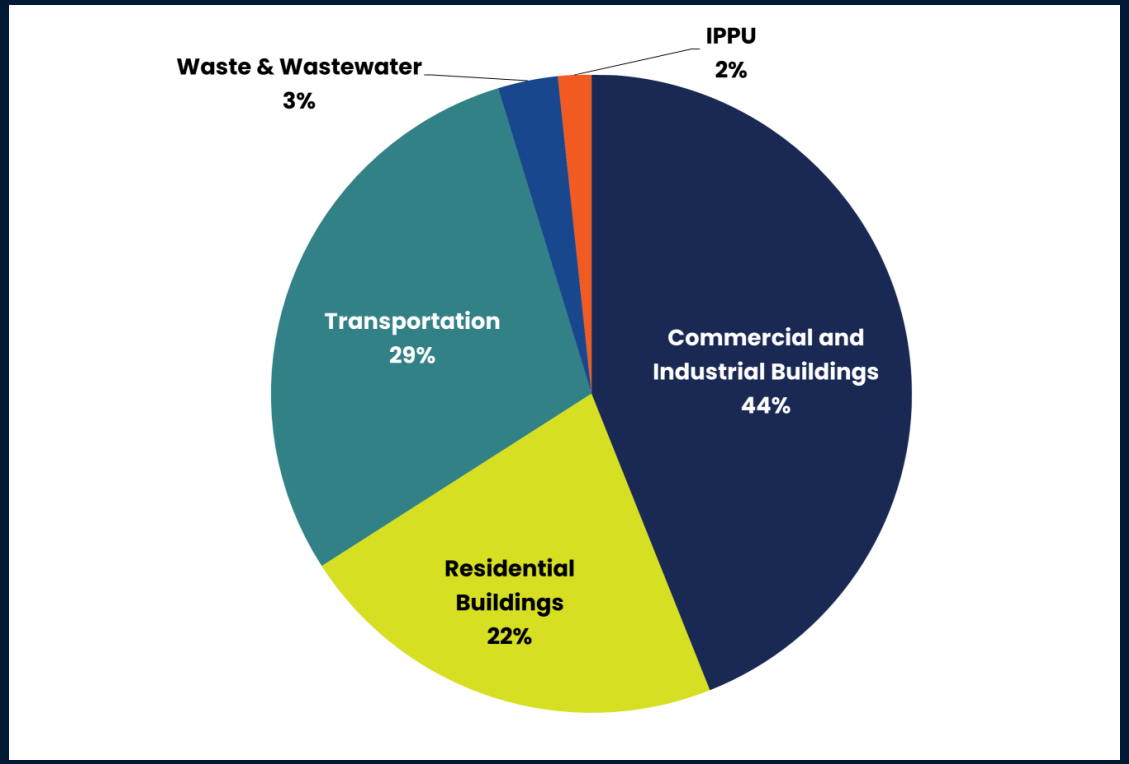
Emissions by Scope: 2025



2025

680,236 mt CO_2e

Emissions by Sector: 2025



2025

680,236 mt CO_2e

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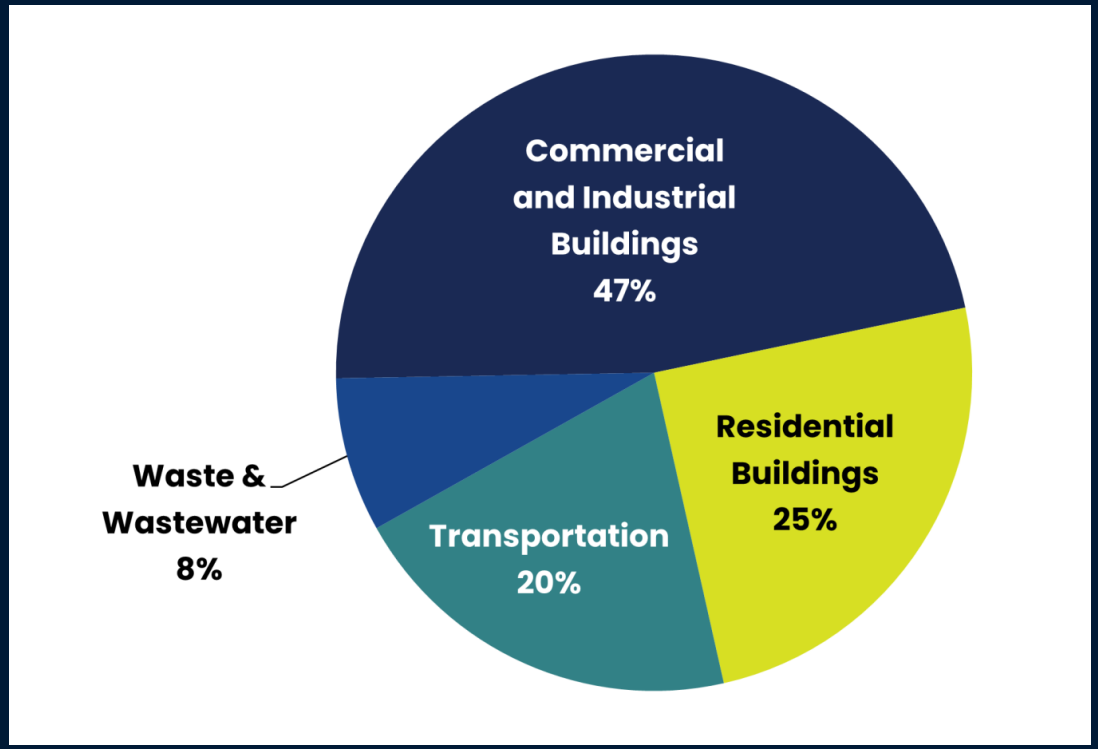
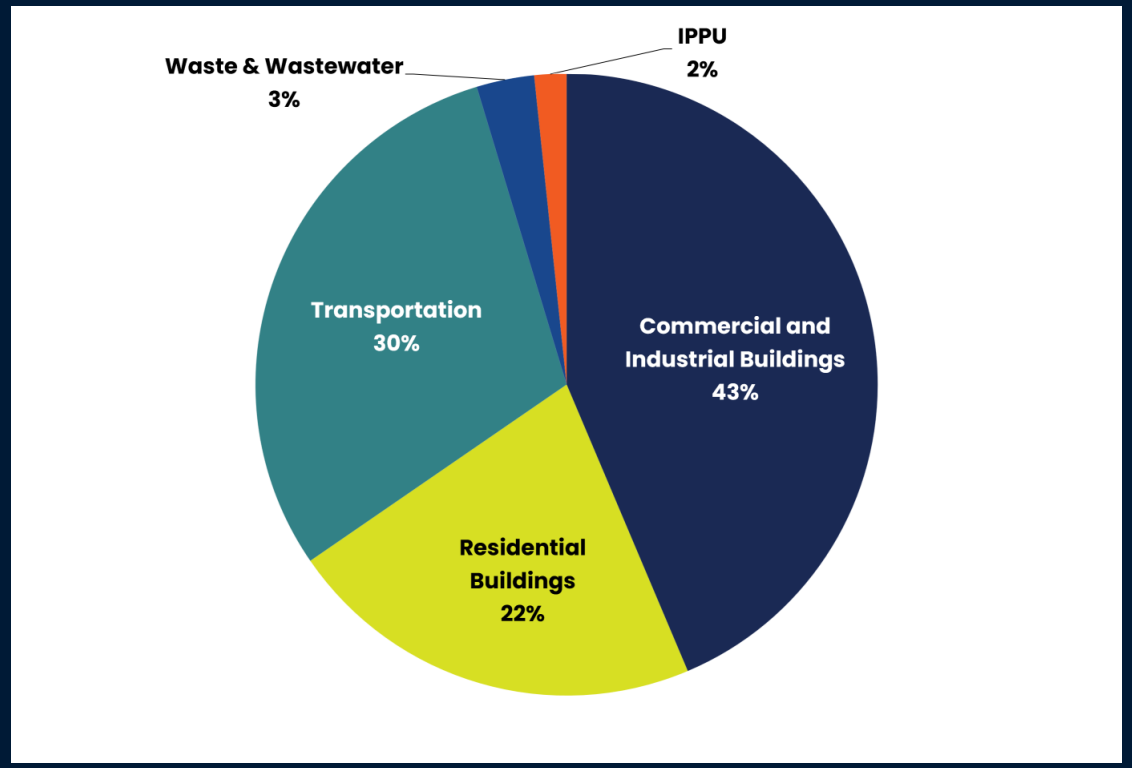
Emissions by Sector: 2018 and 2025





2018

819,408 mt CO_2e

17% decrease in emissions between 2018 and 2025

2025

680,236 mt CO_2e

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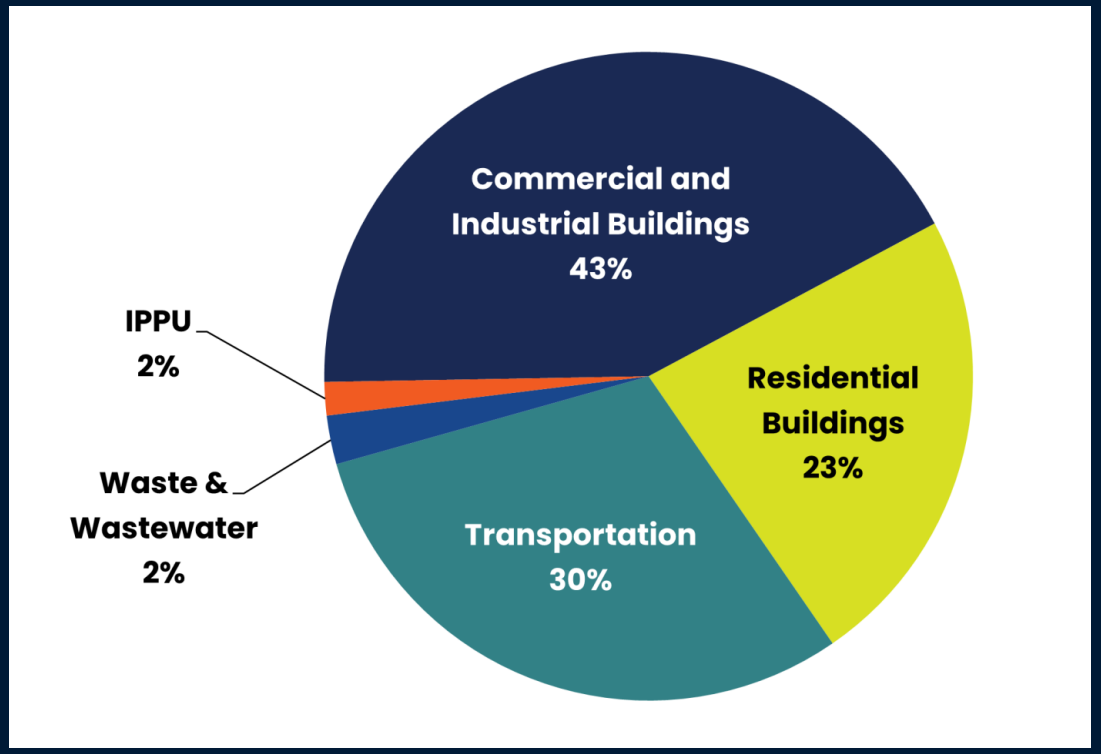
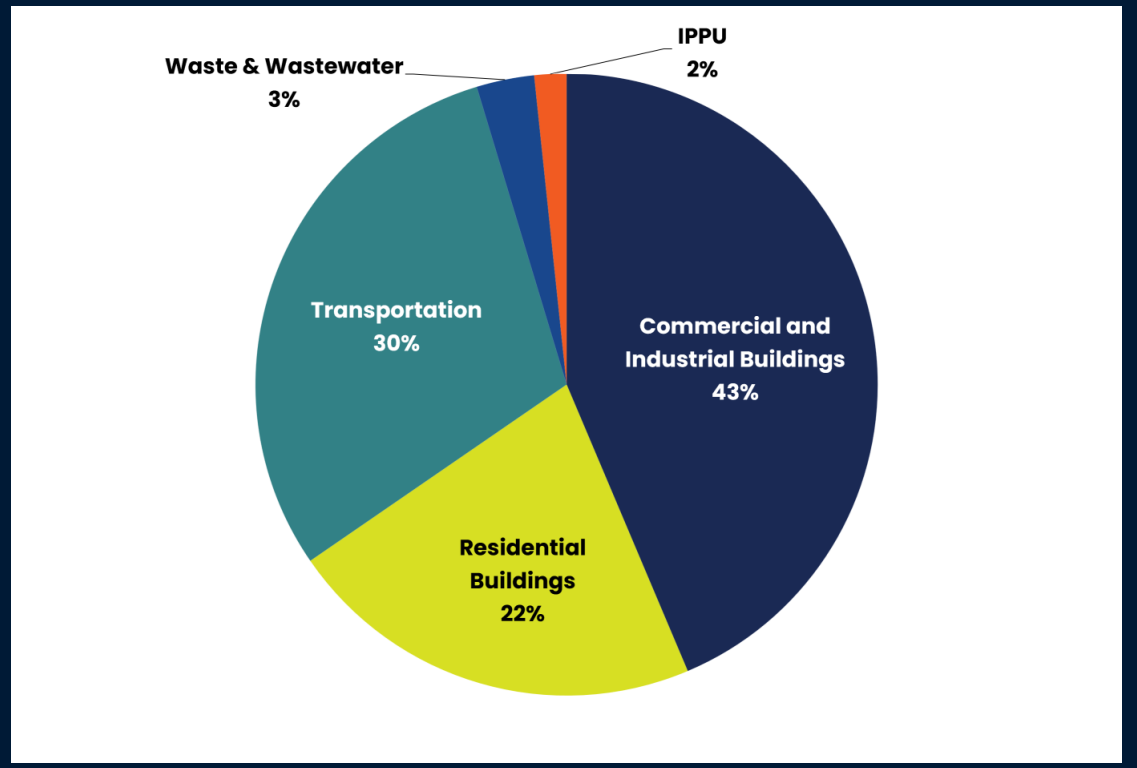
Emissions by Sector: 2022 and 2025





2022

744,112 mt CO_2e

9% decrease in emissions between 2022 and 2025

2025

680,236 mt CO_2e

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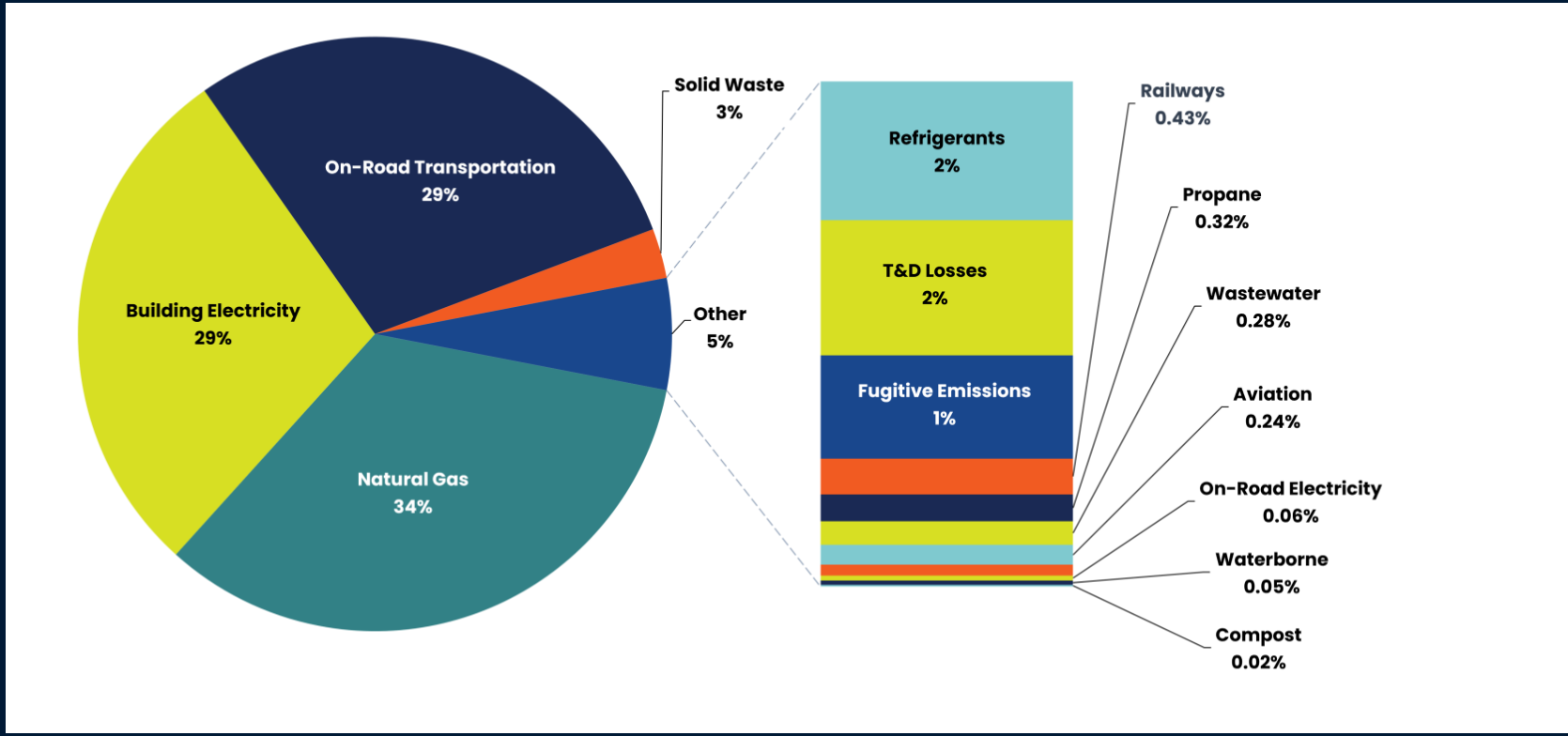
Emissions by Source: 2025

Notable Data Points:

- The largest emission sources are natural gas (34%), electricity (29%), and on-road fossil fuels (29%).
- Solid waste makes up 3% of total emissions.
- All other emission sources make up 5% of total emissions.



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Benchmarking

City	Inventory year	Population	Total emissions (mt CO2e)	Emissions per capita
Dubuque, IA	2025	58,987	680,236	11.53
Bozeman, MT	2024	56,114	705,542	12.57
Appleton, WI	2022	74,439	806,790	10.84
Eagan, MN	2022	67,526	919,762	13.62
Minnetonka, MN	2022	53,529	700,857	13.09
Lakeville, MN	2022	74,551	520,850	6.99
Eden Prairie, MN	2022	63,623	762,715	11.99

*Not all cities listed below have updated inventories for 2025, so their most recent inventory data were used.

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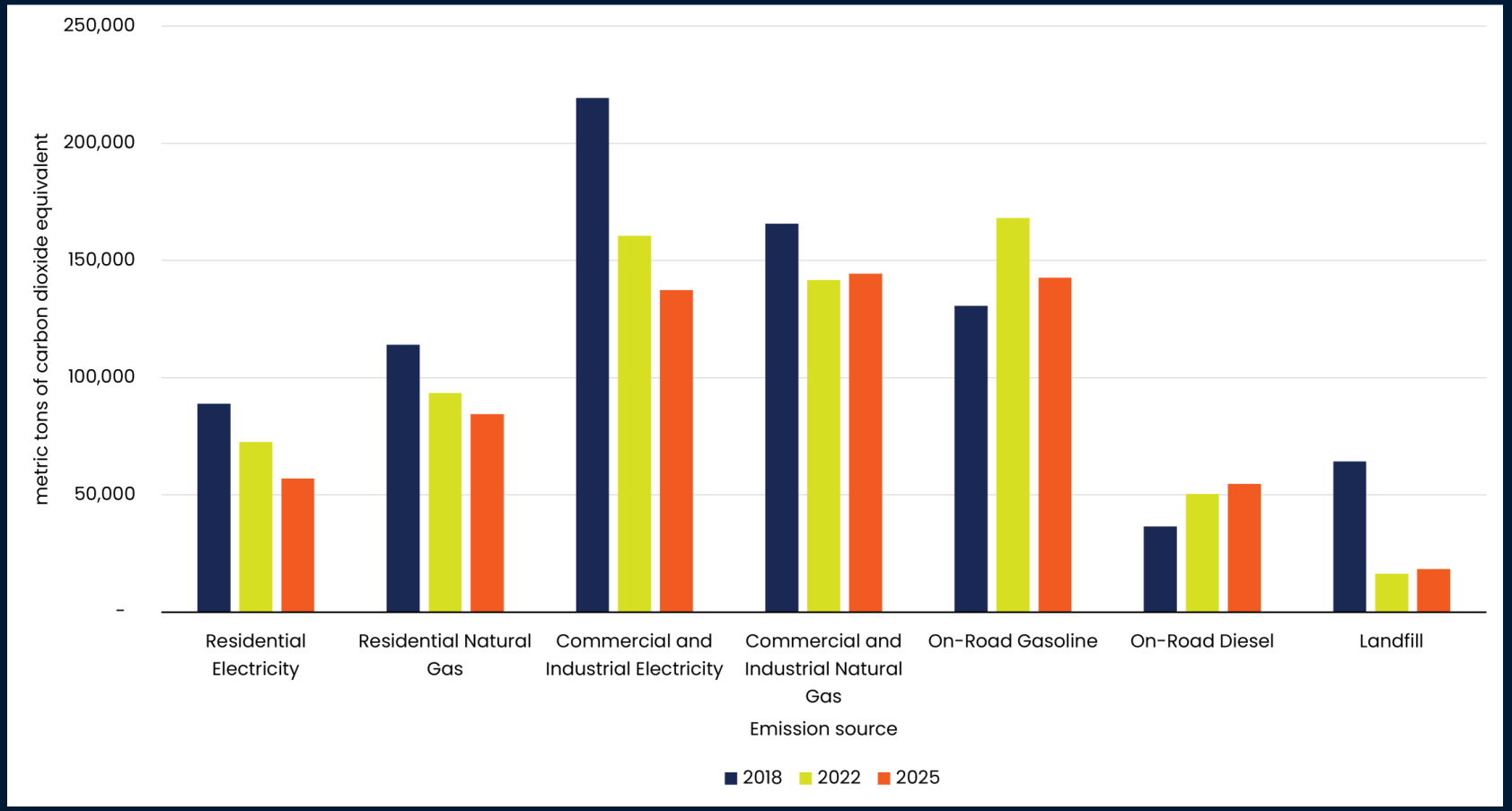
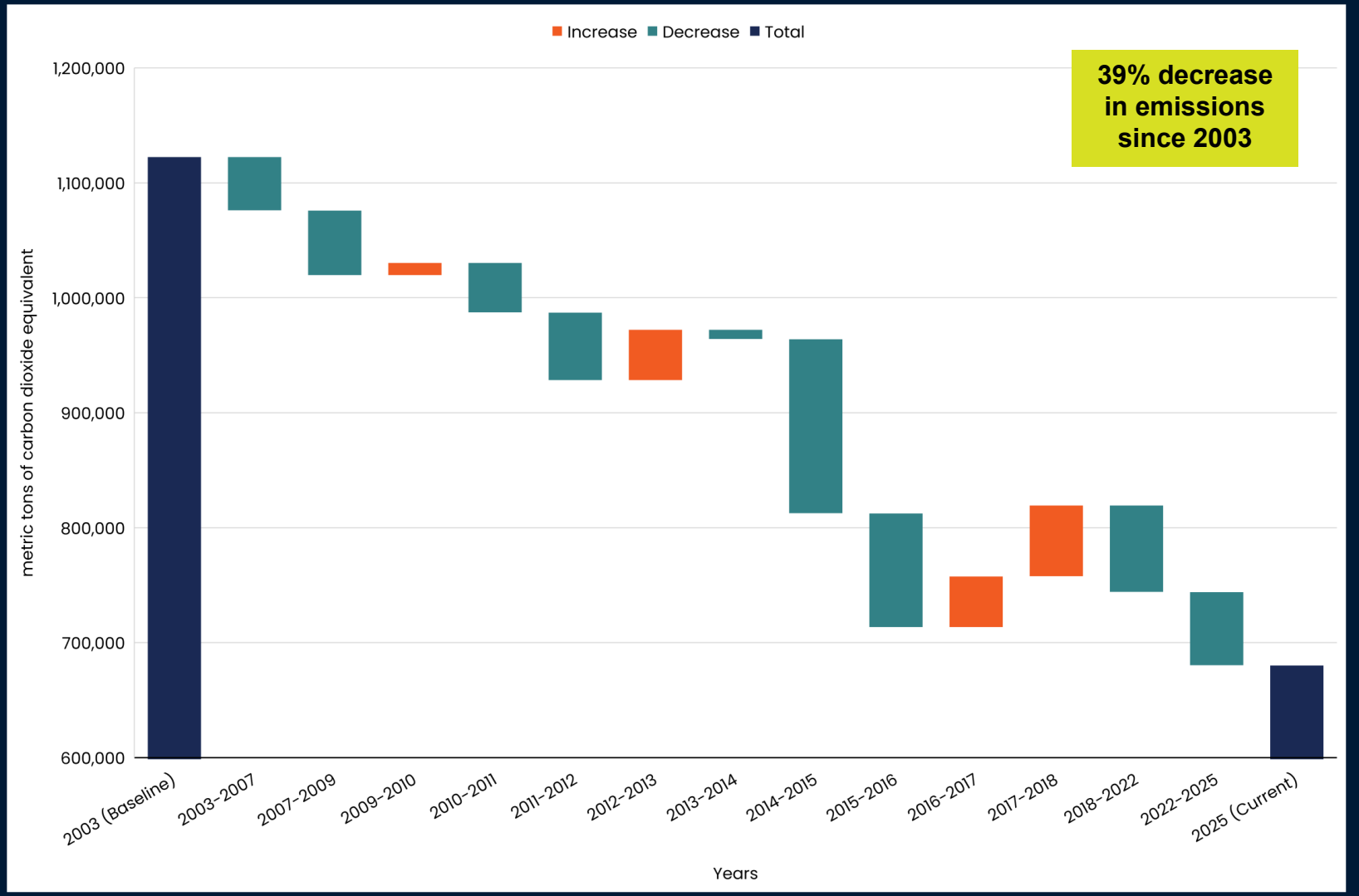
Emissions Over Time: Comparable Sources

Notable Trends

- Between 2018 and 2025, all sources decreased except for on-road gasoline and diesel vehicle emissions.
- Between 2022 and 2025, all sources decreased except for C&I natural gas, on-road diesel, and landfill emissions.
- Between 2022 and 2025, Alliant's emission factor decreased 15% due to continued expansion of their renewable energy portfolio. This contributed to the decrease in Dubuque's electricity-related emissions.



Emissions Over Time: All Emission Sources



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Science-Based Target

Dubuque's science-based emissions reduction target is 62.4% by 2030.

- Lotus used the One Planet City Challenge's (OPCC) approach to calculate Dubuque's science-based target.
- This approach uses the following data points:
  - US Human Development Index Score (HDI)
  - Population projections for Dubuque
  - Baseline year (2018) scope 1 and 2 emissions totals
  - Baseline year (2018) community population
- Why a Science-Based Target?
  - Helps avoid the worst emissions scenario
  - Ensures the City does its part in mitigating climate change impacts

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Science-Based Target cont'd.

5-Year Summary	2018	2022	2025	2030	2035	2040	2045	2050
Absolute Emissions Target (mt CO2e)	*819,408*	*734,531*	*667,590*	~308,000	~231,000	~154,000	~77,000	0
Emissions Reduction Target %	*N/A*	*-10%*	*-20%*	-62%	-72%	-81%	-91%	-100%

*Reductions are based on a 2018 baseline and only take into account scope 1 and 2 emissions.

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Science-Based Target cont'd.

Sector-based % Reduction	2022	2025	2030	2035	2040	2045	2050
Stationary Energy	*-18%*	*-26%*	-65%	-73%	-82%	-91%	-100%
Transportation	*34%*	*21%*	-49%	-62%	-75%	-87%	-100%
Waste and Wastewater	*-72%*	*-68%*	-86%	-89%	-92%	-95%	-100%
IPPU (Refrigerants)	*N/A*	*N/A*	-51%	-60%	-71%	-83%	-100%

*Note: IPPU emissions decreased 8% between 2022-2025

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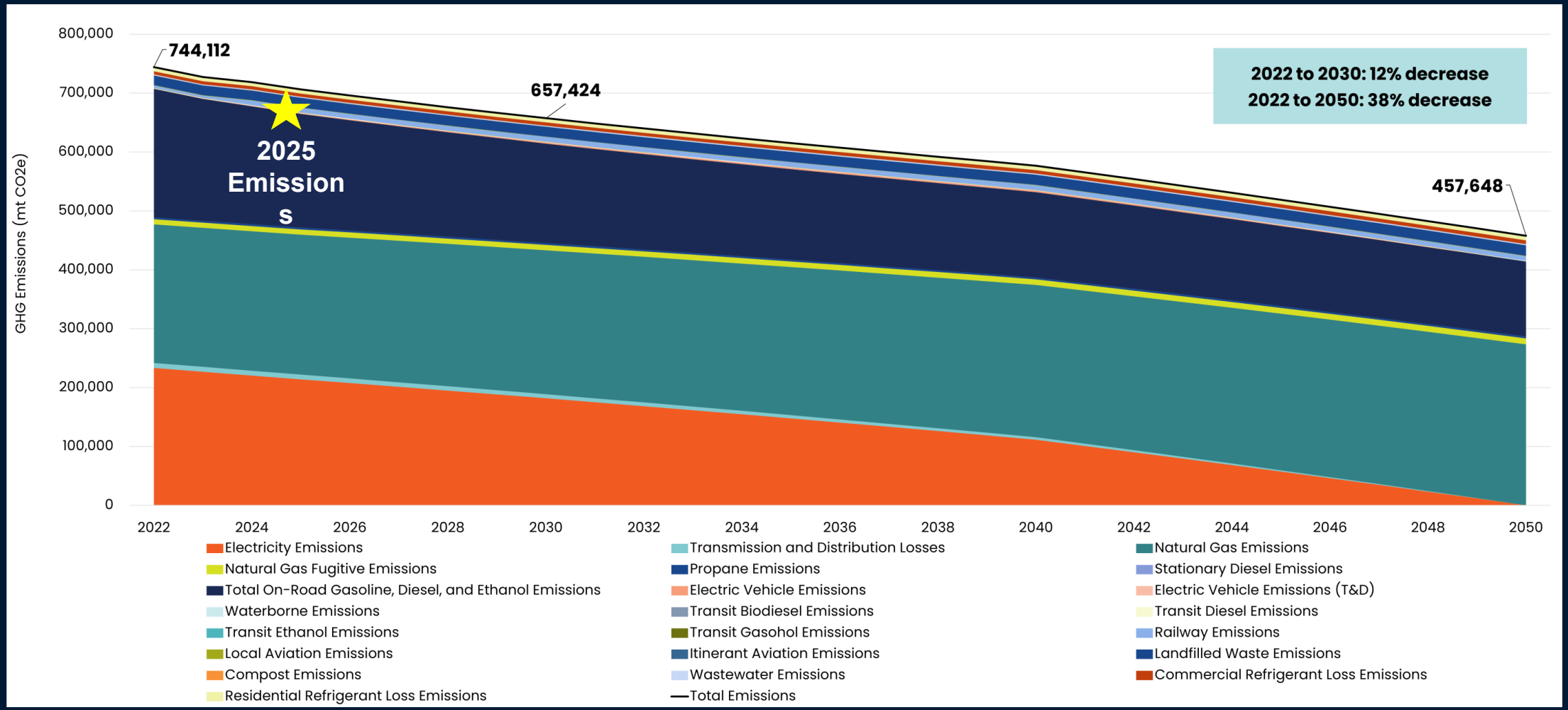
Business-As-Usual Model



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What is Dubuque Doing?

- Current Projects:
  - Energy Savers Program
    - Provided high efficiency furnaces and/or water heaters to low-income residents who had appliances that were 10+ years old/in disrepair.
  - Youth Climate Action Fund
    - Awarded 19 microgrants to Dubuque youth (15-25 yrs) and Youth Serving CBOs to partake in climate action-$85,000!
  - Direct Pay Provision
    - $427,000 for the City from the airport solar array and EV chargers.
  - Branching Out Dubuque Initiative:
    - Tree planting around Dubuque with a goal of 5,280 trees!



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Looking Forward

- Future Projects:
  - 2 municipal solar energy projects
    - Currently working on feasibility study
  - Climate Action Plan update
    - Internal update of Dubuque's 50% reduction goal by 2030 to reach a wider audience.
  - Energy Savers Program second round
- Think long-term
  - Invest in climate-friendly infrastructure and public transit.
  - Incremental efforts.
  - Outreach & education.
  - Sustainable funding sources.
- Long-term benefits
  - Social cost of carbon
  - Natural disaster mitigation
  - Cost savings
  - Resilience



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Questions?

LOTUS
Engineering & Sustainability

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 1.

ITEM TITLE:	Minutes and Reports Submitted
SUMMARY:	City Council Proceedings for June 1; Airport Commission for April 22; Historic Preservation Commission for May 19; Zoning Board of Adjustment for April 23; Proof of Publication of City Council Proceedings of May 12, 18, 2026
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. City Council Proceedings 6-1-26
2. Proof of Publication - City Council Proceedings 05.12.26 Closed Session
3. Proof of Publication - City Council Proceedings May 18, 2026

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on June 1, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. 2026 Employee SPIRIT Awards Recognition: Assistant City Manager Cori Burbach introduced the 2026 City of Dubuque SPIRIT Award winners.

PROCLAMATIONS

1. National Poppy Day (Friday before Memorial Day) was accepted by the Mayor on behalf of VFW Post 508 and American Legion Post 6 Auxiliary.

2. Juneteenth National Independence Day (June 19, 2026) was accepted by Adrianna Johnson on behalf of the Multicultural Family Center.

3. Women Veterans Recognition Day (June 20, 2026) was accepted by Dawn Flemming and Christina Schauer on behalf of Tri-State Women Warriors

4. Dornbirn 125th Anniversary Days (June 19-21, 2026) was accepted by Kevin Firnstahl on behalf of the Dubuque Sister City Commission

5. LGBTQIA+ Pride Month was accepted by Chuck Harris on behalf of Dubuque Pride, Inc. and The Alphabet Soup Collective

CONSENT ITEMS

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

1. Minutes and Reports Submitted: City Council Proceedings for May 18; Resilient Community Advisory Commission of April 9; Human Rights Commission of April 14; Historic Preservation Commission of March 19; Long Range Planning Advisory Commission of February 18; Community Development Advisory Commission for April 22;

Proof of Publication for City Council Proceedings of April 28 and May 4. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Shannon Brenner for Vehicle Damage; Ann Marie Schroeder for Personal Injury; J&R Rental LLC for Property Damage; Austin Bodenhofer for Property Damage. Upon motion the documents were received, filed, and referred to the 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: Ann Marie Schroeder for Personal Injury; J&R Rentals LLC for Property Damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 207-26 Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Signed Contracts: ImOn Communications LLC for Amendment No 18 to Master Co-locations and Shared Services Agreement; Grand River Center / Oak View Group for City Council Goal Setting; Eastern Iowa Asphalt Maintenance, Inc. for Concrete Banding and Crack Sealing Project Public Improvement Contract; Strand Associates, Inc. for Facility Plan Engineering for Operational Support; Eastern Iowa Excavating & Concrete, LLC for Loras Boulevard Reconstruction and Repairs Public Improvement Contract; Gansen Excavating, Inc. for Loras Blvd & Locust St Storm Sewer Reconstruction Project Public Improvement Contract; Kluesner Construction, Inc. for Maintenance Contract Public Improvement Contract; Ostrom Painting & Sandblasting, Inc. for Pavement Marking Project Contract; Fleege Custom Woodworks LLC for Pool Roofing Projects Public Improvement Contract; Stryker for Preventative Maintenance Contract (41); Stryker for Preventative Maintenance Contract (42); Windstream for Proposed Conduit Facilities Agreement; WK Construction Co., Inc. for Public Works Asphalt Milling Profile Project Public Improvement Contract; RaDD Network Solutions, Inc. for Sole Source for Splice Capsules; River City Paving for Valentine Park Walk Path Public Improvement Contract; Giese Sheet Metal Co., Inc. for Vendor Service Agreement Eagle Point Water Roof Rehab Award HVAC; 563 Design for Vendor Service Agreement - Five Flags Theater Renovations; College Lawn Service and Snow Removal LLC for Vendor Service Agreement - Lawn Mowing Services; EMS Industrial, Inc. - Energetics & Badger Electric Motor for Vendor Service Agreement Port Ramp Compressor Repairs; Dubuque Sign Company for Vendor Service Agreement - Sign Replacement/Repairs for Transportation Services; Advantage Sheet Metal, Inc. for Master Services Agreement; Dubuque Fire Equipment for Master Services Agreement; Dubuqueland Door Co. for Master Services Agreement; Gansen Excavating for Master Services Agreement; Germaine Electric for Master Services Agreement; Giese Sheet Metal Co. for Master Services Agreement; Jaeger Plumbing and Pump Inc. for Master Services Agreement; Paulson Electric Company for Master Services Agreement; Top Grade Excavating for Master Services Agreement; Total Maintenance Inc. for Master Services Agreement; Portzen Construction Inc. for Master Services Agreement. Upon motion the documents were received and filed.

6. New Brownfield Redevelopment Flyer: Publication of a flyer highlighting the impact of the EPA Brownfield Redevelopment Program in Dubuque. Dubuque has leveraged $2 million in EPA Brownfields funding into more than $942 million in total reinvestment. Upon motion the documents were received and filed.

7. City of Dubuque Consumer Confidence Water Quality Report 2026: The City of Dubuque drinking water met all state and federal water quality requirements and had no drinking water violations in 2025. Upon motion the documents were received and filed.

8. Eagle Point Water Treatment Plant Boiler Replacement Project - Solicit Consulting Engineering Design Services: Authorizing the Water Department to release a request for qualifications for design of the Eagle Point Water Treatment Plant Boiler Replacement Project. Due to the timing of the project, the funding will be subject to the first budget amendment in FY27. Upon motion the documents were received, filed, and approved.

9. White Street Cycle Track – Dubuque Metropolitan Area Transportation Study Transportation Alternatives Program Grant Application Approval: Upon motion the documents were received and filed, and Resolution No. 208-26 Authorizing the filing of a Grant Application with the Dubuque Metropolitan Area Transportation Study Transportation Alternatives Program Grant Assist with Funding the White Street Cycle Track Project was adopted.

10. Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 Acceptance: Upon motion the documents were received and filed, and Resolution No. 209-26 Accepting the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 and Authorizing Final Payment to the Contractor was adopted.

11. Kerper Blvd Lift Station Replacement Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 210-26 Accepting the Kerper Boulevard Lift Station Project and Authorizing Final Payment to the Contractor was adopted.

12. National Register of Historic Places - Expansion of the Old Main Historic District by adding the Chadwick Block at 249 West 1st Street for inclusion in the National Register of Historic Places, through a district expansion for the Old Main Street. Upon motion the documents were received, filed, and approved.

13. Safe Streets and Roads for All SMART Project Grant Application and Required Local Match: Upon motion the documents were received and filed, and Resolution No. 211-26 Retroactively authorizing the filing of a grant application with the Federal Highway Administration and U.S. Department of Transportation for a Safe Streets and Roads for all Grant to assist with funding for the Proposed Smart Safety Technology and Rail Crossing Safety Improvements Project was adopted.

14. Approval of an irrevocable license for Creek Valley Campground to encroach on City property and the City Clerk to record the irrevocable license in the office of the County Recorder. Upon motion the documents were received, filed, and approved.

15. Terminal Street Pumping Station Rehabilitation Project Construction Contract Award: Upon motion the documents were received and filed, and Resolution No. 212-26 Awarding Contract for the 2026 Terminal Street Pumping Station Rehabilitation Project was adopted.

16. MacHom Windows, LLC Lease Agreement Second Amendment: Upon motion the documents were received and filed, and Resolution No. 213-26 Approving the Second Amendment to Lease Agreement by and between the City of Dubuque, Iowa and MacHom Windows, LLC was adopted.

17. Approval of Retail Tobacco Permit and Device Retailer Permit Applications: Upon motion the documents were received and filed, and Resolution No. 214-26 Approving Applications for Retail Tobacco Permits and Device Retailer Permits, as Applicable and as Required by Iowa Code 453A.47A and 453E.3 was adopted.

ITEMS SET FOR PUBLIC HEARING

Assistant City Clerk announced that item No. 2 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Private Lead Service Line Replacement Pilot Program - Phase 2. had been pulled from the agenda. Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearing as indicated. Seconded by Sprank. Motion carried 7-0.

1. Municipal Services Center Roof and HVAC Replacement Project: Upon motion the documents were received and filed and Resolution No. 215-26 Municipal Services Center Roof and HVAC Replacement Project, Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form of Contract, and Estimated Cost; and Ordering the Advertisement for Bids was adopted, setting a public hearing for a meeting to commence at 6:30 p.m. on June 15, 2026, in the Historic Federal Building.

BOARDS/COMMISSIONS

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

Arts and Cultural Affairs Advisory Commission: Two, 3-Year terms through June 30, 2028 (Vacant Arts Representative term of Ochoa and Expiring Arts Representative term of Donald) Applicants: Douglas Donald, 2920 Arbor Oaks Crt. Qualifies for Arts Representative provided written input in support of his application; Gail Chavenelle, 1155 Kelly Ln. Qualifies for Arts Representative.

Board of Library Trustees: Two, 3-Year terms through July 1, 2029 (Expiring terms of Bland and Gregory) Applicants: Andrew Bland, 1227 Timber Hyrst Crt. provided written input in support of his application; Tasha Rosenbaum, 1205 Adeline St. provided written input in support of her application; Paul Uzel, 61 North Algona St.; spoke in support of his application.

Building Code Advisory and Appeals Board: One, 3-Year term through January 1, 2027 (Vacant Commercial Construction Professional term of Beard) Applicant: Rod Schumacher, 3552 Eclipse Cir. Qualifies for Commercial Construction Professional provided written input in support of his application.

Cable Television Commission: Two, 3-Year terms through July 1, 2029 (Expiring terms of Guerrero and Maloney) Applicants: Georgina Guerrero Galvan, 245 Princeton Pl. provided written input in support of her application; Pauline Maloney, 506 Saint George St.

Historic Preservation Commission: One, 3-Year term through July 1, 2029 (Expiring Architect At-Large term of Monk) One, 3-Year term through July 1, 2029 (Expiring Living within the Langworthy District term of Witthoeft) and One, 3-Year term through July 1, 2027 (Vacant Living within the Old Main District term of Gustafson) Applicants: Matthew Kline, 220 West 2nd St. Qualifies for Living within the Old Main District provided written input in support of his application. Christina Monk, 2770 Van Buren Ave. Qualifies for Architect At-Large; Chad Witthoeft, 430 Alpine St. Qualifies for Living within the Langworthy District.

Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2029 (Expiring term of Ward) Applicant: Mark Ward, 2758 Tiffany Crt. provided written input in support of his application.

Park and Recreation Advisory Commission: Two, 3-Year terms through June 30, 2029 (Expiring terms of Axtell and Kennicker) Applicants Ron Axtell, 1895 Norland Dr.; Robin Kennicker, 2929 Elm St. spoke in support of her application.

Zoning Advisory Commission: One, 3-Year term through July 1, 2029 (Expiring term of Christ) Applicant: Jake Koch, 1537 Irving St.

PUBLIC HEARINGS

1. Voluntary Annexation Request – Dubuque Metropolitan Area Solid Waste Agency (applicant and property owner): Motion by Roussell to receive and file the documents and adopt Resolution No. 217-26 Approving an Application for Voluntary Annexation of Territory to the City of Dubuque, Iowa. Ken Miller Solid Waste Agency Administrator responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

2. Request to Rezone 101 Airborne Road by Dubuque Metropolitan Area Solid Waste Agency: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Planning Services Director Wally Wernimont made a presentation. Ken Miller Solid Waste Agency Administrator responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 25-26 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by Reclassifying Hereinafter Described Parcels of Land Located Along Airborne Road and U.S. Highway 20 (Pin 1401400005, 1412226001, 1506326003, 1506351004, 1506376002 And 1507101002) from County A-1 Agricultural, County R-1 Rural Residential, County R-2 Single Family Residential, and County C-1 Conservancy to City HIC Heavy Industrial with

Conditions Concurrently with Annexation into the City of Dubuque. Seconded by Wethal. Motion carried 7-0.

3. Kellhoff Properties, LLC Petition to Vacate the 20' alley right of way lying between Peru Road, Toledo Street, Excelsior Street, and Walker Street. Motion by Sprank to receive and file the documents and adopt Resolutions No. 218-26 Vacating of the 20’ Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa and Resolution No. 219-26 Disposing of City Interest the 20’ Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

4. Property Owners Reiss and Blong, Fondell, and Hemesath Petition to Vacate Certain Street Right of Way Easements in Julien Addition: Motion by Sprank to receive and file the documents and adopt Resolutions No. 220-26 Vacating Certain Street Easements in Julien Addition, City of Dubuque, Iowa and Resolution No. 221-26 Disposing of City Interest in Certain Street Easements in Julien Addition, City of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

5. North Schmitt Island Collection System Project - Contract #2: Motion by Resnick to receive and file the documents and adopt Resolution No. 222-26 North Schmitt Island Collection System Project – Contract #2, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Wethal. Motion carried 7-0.

6. Asbury, Carter and Chaney Traffic Signal Improvement Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 223-26 Asbury, Carter & Chaney Traffic Signal Improvement Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyis and Engineering Technician Duane Richter responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

7. Southwest Arterial / US 52 ITS Corridor Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 224-26 Southwest Arterial / US 52 ITS Corridor Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyis responded to questions from council. City Engineer Gus Psihoyis and Engineering Technician Duane Richter responded to questions from Council. Seconded by Resnick. Motion carried 7-0.

8. Private Lead Service Line Replacement Pilot Program - Phase 2: Motion by Sprank to receive and file the documents and adopt Resolution No. 225-26 Giving Final Approval to, and Confirmation of, Plans, Specifications, Form of Contract and Estimate of Cost for the Lead Service Line Replacement - Phase 2 Project. Water Department Director Chris Lester responded to questions from Council. Seconded by Roussell. Motion carried 7-0.

PUBLIC INPUT

Assistant City Clerk Trish Gleason announced that written public input Related to Action

Item No. 3, Selection of Preferred Concept for the Historic Millwork District Outdoor Community Space was submitted by Scott Corwell and Susan Price.

Related to Action Item No. 1, Dan McDonald spoke in support of Request to Alter the Broadway Street Neighborhood Conservation District Boundaries by Dan Reavis owner of Big A Auto.

Related to Action Item No. 1, Dan Reavis spoke in support of Request to Alter the Broadway Street Neighborhood Conservation District Boundaries as the owner of Big A Auto.

ACTION ITEMS

1. Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundaries: Motion by Resnick to receive and file and council discussion. Seconded by Leyendecker. Planning Services Director Wally Wernimont made a presentation.

Restated motion by Resnick to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Leyendecker. Motion carried 6-1 with Roussell voting Nay.

Motion by Resnick for final consideration and passage of Ordinance No. 26-26 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 2327 Central Avenue. Seconded by Leyendecker. Motion carried 6-1 with Roussell voting Nay.

2. Construction of an Off-Street Parking Lot at the Corner of 5th and Locust Street Request: Motion by Roussell to receive and file the documents and adopt Resolution No. 226-26 Allowing for the Construction of an Off-Street Parking Lot at the Corner of 5th and Locust Street in a C-5 Downtown Commercial District in the City of Dubuque, Iowa. Seconded by Sprank. Motion carried 6-1 with Leyendecker abstaining.

3. Selection of Preferred Concept for the Historic Millwork District Outdoor Community Space: Motion by Roussell to receive and file the documents and approve Concept 1, which features upper and lower lawn areas, a central event space, integrated art features, play space, and catenary lighting, creating a flexible and visually engaging park environment with Option A. with the removal of the temporary parking lot now. Seconded by Wethal. Motion carried 5-2 with Leyendecker and Staver voting Nay.

4. Smart Parking & Mobility Management Plan - Pay by Plate Multi-Space Meter System Request: Motion by Roussell to receive and file the documents and approve the Transportation Services Parking Division selecting a vendor from the proposals submitted in the Request For Proposal process to replace the outdated on-street meters in the downtown area and also, install equipment for our surface lots. Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Wethal. Motion carried 7-0.

5. Smart Parking & Mobility Management Plan - Mobile LPR System Request: Motion by Resnick to receive and file the documents and approve the Transportation Services Parking Division selecting a vendor from the proposals submitted for the Mobile License Plate Recognition Enforcement Request for Proposal with a final contract being brought back to City Council for final approval Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Wethal. Motion carried 7-0.

6. 440 West 3rd Street, LLC Workforce Housing Tax Credit Application Support: Motion by Resnick to receive and file the documents and adopt Resolution No. 227-26 Supporting the Submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by 440 West 3rd St, LLC. Seconded by Sprank. Motion carried 7-0.

7. Authorization to Submit Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response Grant Application: Motion by Roussell to receive and file the documents and approve. Fire Chief Amy Scheller responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

8. Areas of Persistent Poverty Study, Master Plan Development, and Implementation Project Consultant Approval: Motion by Sprank to receive and file the documents and approve the City to negotiate an agreement and execute a contract with Jarrett Walker and Associates for services. Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Resnick. Motion carried 7-0.

9. Bee Branch Trail Project - Phase 3 (12th to 9th Street) Award: Motion by Resnick to receive and file the documents and adopt Resolution No. 228-26 Awarding Public Improvement Contract for the Bee Branch Creek Trail Project – Phase 3 Iowa Dot Tap-U-2100(711)—8I-3. Seconded by Wethal. Motion carried 7-0.

10. Request to Continue Fire Cost Recovery Ordinance to June 15, 2026, City Council Meeting: Motion by Roussell to receive and file the documents and approve the requests that the fire cost recovery ordinance to be moved to the agenda for the June 15th meeting. Seconded by Wethal. Motion carried 7-0.

11. Initiation of Recruitment Process for City Manager: Motion by Resnick seconded by Leyendecker to receive and file and council discussion. Seconded by Leyendecker. Restated motion by Resnick to receive and file and approve option 1 to Request for Proposals for External Recruitment Services Under this option, the City would develop and issue a Request for Proposals seeking qualified executive recruitment firms specializing in local government leadership recruitment. This option allows the City Council to evaluate multiple firms, approaches, and pricing structures before selecting a consultant. Seconded by Leyendecker. Motion carried 7-0.

12. VIDEO: New Housing Creation - Spring Update: Motion by Resnick to receive and file the documents and view the video. The video can also be viewed on the City's YouTube channel at https://youtu.be/dmCB7-Bu4JM Seconded by Leyendecker. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council member Sprank reported on attending a Marshallese celebration recognizing the forming of their country where he extended a hand of friendship to the Marshallese Speaker of the House, Senator, and Assistant Attorney General who were flown in for the celebration. Attending meetings with Dubuque Forward and Neighborhood Associations. Attending a Fly By Night production, All That Jazz concert as well as the Pride Festival. He encouraged everyone to vote in the Primary election being held on June 2.

Council member Resnick reported on his resent travel to Europe to visit a family he met through the Foreign Exchange Student program.

Mayor Cavanagh reported on an upcoming trip to Washington DC to have discussions with representatives and the upcoming Chamber Fly In. He also encouraged everyone to vote in the upcoming Primary election and closed out the night by Congratulating the current graduates.

CLOSED SESSION

Motion by Wethal to convene in closed session at 10:45 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 1:42 a.m. on June 2, 2026, stating that staff had been given proper directions.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 1:42 a.m. on June 2, 2026

/s/Trish L. Gleason, Assistant City Clerk

STATE OF IOWA SS:
DUBUQUE COUNTY

CERTIFICATE OF PUBLICATION

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

05/15/2026

and for which the charge is 21.02

Kathy Goetzinger

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

this 15th day of May, 2026

Janet K Pape

Notary Public in and for Dubuque County, Iowa.

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

Ad text :

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:30 p.m. on May 12, 2026 in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting a closed session pursuant to Chapter 21.5 of the Code of Iowa.

CLOSED SESSION

Motion by Wethal to convene in closed session at 5:30 p.m. to discuss Professional Evaluation(s) Chapter 21.5(1)(i) Code of Iowa. Seconded by Roussell. Motion carried 7-0.

The City Council reconvened in open session at 7:43 p.m.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:43 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk
1t 5/15

STATE OF IOWA SS:
DUBUQUE COUNTY

CERTIFICATE OF PUBLICATION

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

05/29/2026

and for which the charge is 535.53

Kathy Goetzinger

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

this 29th day of May, 2026

Janet K. Pape

Notary Public in and for Dubuque County, Iowa.

NOTARIAL SEAL IOWA

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

Ad text :

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:15 p.m. on May 18, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting work sessions on Spring 2026 iJAG City Life & City Life Alumni Program Presentation and Recommendations and on the Community Foundation Contracted Service Agreement Update.

WORK SESSIONS NO. 1

Spring 2026 iJAG City Life & City Life Alumni Program Presentation and Recommendations: Community Engagement Coordinator Temwa Phiri played a video of individuals who attended these programs. This presentation allowed 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 Citys continued commitment to civic engagement, youth leadership development, and creating authentic opportunities for residents to participate in local decision-making processes. City Council congratulated high school student JaLiyah Hubbard for being named President of iJAG for the State of Iowa and being the voice of her peers.

WORK SESSIONS NO. 2

Community Foundation of Greater Dubuque Contracted Service Agreement Update: Alex Baum Director of Advocacy, Data and Learning for the Community Foundation of Greater Dubuque presented updates on its programs supported by the FY26 City Contracted Service Agreements: Envision Dubuque and Project HOPE.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:26 p.m.

/s/Trish Gleason Assistant City Clerk

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on May 18, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council. Assistant City Clerk Trish Gleason announced that under Items to be set for public hearing, number 7. MacHom Windows, LLC, Second Amendment Lease Agreement has been pulled from the agenda.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Planning Services Director Wally Wernimont recognized

Zoning Advisory Commissioner Martha Christ for her 32 years of service on the Zoning Advisory Commission. Christ's term is set to expire on July 1, 2026.

PROCLAMATIONS

1. Public Works Week Proclamation (May 17- 23) Accepted by Assistant Public Works Director Max OBrian and additional Public Works staff on behalf of the Public Works Department.

2. National Mississippi River Day (June 2, 2026) Accepted by Jim Earles and others on behalf of the Shalom Spirituality Center and Franciscan Land Justice Team.

CONSENT ITEMS

Motion by Wethal to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Sprank. Motion passed 7-0 for items 1-14 and 16-22. Item No. 15 Gronen Development, Inc., Mixed-use Building Project at the Corner of West 5th and Main Streets Agreement. Item No. 15 passed 6-0 with Leyendecker abstaining.

1. Minutes and Reports Submitted: City Council Proceedings of April 6, 7, 9, 13, 15, 16, 20, 21, 22, 28, 2026 and May 4 and 12, 2026; Housing Commission of January 27, 2026; Zoning Advisory Commission of April 1, 2026; Proof of Publication for City Council Proceedings of April 6, 7, 9, 13, 15, 16, 20, 21, 22, 2026; Proof of Publication for Expenditures Reports presented at the April 6, 2026, meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Donald Boyle for Vehicle Damage; Thomas Mercer for Property Damage. Upon motion the documents were received, filed, and referred to the 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: Thomas Mercer for Property Damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 180-26 Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Signed Contracts: Des Moines Area Community College for Education to Health care students; Eastern Iowa Asphalt Maintenance for Vendor Service Agreement; Miovision Sole Source for Central Management Software; Mobotrex Sole Source for Traffic Signal Pedestrian Buttons; United Leak Detection for Vendor Service Agreement; Communication Engineering Company for Vendor Service Agreement; Racom for Vendor Service Agreement; Fred Jackson Tuckpointing for Vendor Service Agreement; Fire recovery USA, LLC for Service Agreement; Trane USA Inc. for Public Improvement Contract; FEH Design for Fire Headquarters Bunkroom and Bathroom Remodel; Central Tank Coatings for Public Improvement Contract; Origin Design Co. for Roof and HVAC Replacement; Neztrop, LLC for Second Amendment Lease Agreement; CEC Communication Engineering Company for Master Services Agreement; Midwest Concrete, Inc. for Public Improvement Contract; McDermott Excavating for Streetlight removal and replacement; Grand River Center for City Council Goal Setting; GoTo Technologies USA, LLC for Services Order; Fischer Bros. LLC for Public Improvement Contract Upon motion the documents were received and filed.

6. The Arbor Day Foundation named Dubuque a 2025 Tree City

USA in honor of its commitment to plant, grow, and maintain trees to benefit its community. Upon motion the documents were received and filed.

7. Crescent Community Health Center Letter of Support for application and committing to partnering to ensure data-driven insights lead to action, action leads to access, and access leads to measurable cancer outcomes. Upon motion the documents were received, filed, and approved.

8. Housing Commission recommending City Council approval to appoint Commissioner Cathy Dickens as the Housing Commissioner Liaison to the Long-Range Planning Advisory Commission with a term expiration date of August 17, 2027. Upon motion the documents were received, filed, and approved.

9. Civil Service Commission submitting the certified lists for the positions of EMS Field Supervisor and Deputy Fire Chief. Upon motion the documents were received and filed and made a matter of record.

10. City Council approval to receive FY 2027 Iowa Department of Public Safety, Governors Traffic Safety Bureau Grant funds of $17,000. Upon motion the documents were received, filed, and approved.

11. City Council approve the FY2026 Annual Action Plan Amendment #2 as recommended by the Community Development Advisory Commission. Upon motion the documents were received and filed, and Resolution No. 181-26 Adopting the Fiscal Year 2026 (Program Year 2025) Community Development Block Grant (CDBG) Annual Action Plan Amendment #2 was adopted.

12. City Council approval to proceed with Legat Architects (in partnership with McClaren, Wilson, and Lawrie) with a cost of $92,500 to conduct the Dubuque Law Enforcement Center Space and Feasibility Study. Upon motion the documents were received, filed, and approved.

13. City Council approve and authorize the Mayor to execute Amendment No. 1 to the Grant Agreement between the City, the Iowa DOT, and the FHWA for the RAISE Infrastructure Planning Grant to complete the Engineering Design and NEPA / Environmental Study Phase to advance development for the B2E2 project. Upon motion the documents were received and filed, and Resolution No. 182-26 Approving Grant Agreement Amendment No. 1 with the U.S. Department of Transportation for the Awarded Raise Infrastructure Planning Grant was adopted.

14. City Council approval of an agreement with Kellhoff Properties, L.L.C. (Kellhoff) related to the vacation and sale of certain alley right of ways adjacent to the property at 3860 Peru Road in Dubuque, Iowa. Upon motion the documents were received and filed, and Resolution No. 183-26 Approving Plat of Proposed Vacated 20 Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa was adopted.

15. City Council approval of the Plat of Survey consolidating Block 17 in Dubuque Downtown Plaza and Lot 61B, both in the City of Dubuque, Iowa, to be hereinafter known as Lot 1A of Block 17 in Dubuque Downtown Plaza, in the City of Dubuque, Iowa, pursuant to a Development Agreement with Gronen Development, Inc. (Gronen) and be signed by the Mayor and City Clerk to consolidate two existing City owned lots. Upon motion the documents were received and filed, and Resolution No. 184-26 Approving the Plat of Survey (Consolidation) of Block

17 in Dubuque Downtown Plaza and Lot 61B, both in the City of Dubuque, Iowa, to be known as Lot 1A of Block 17 in Dubuque Downtown Plaza, in the City of Dubuque, Iowa was adopted.

16. City Council adopt the resolution rescinding Resolution No. 135-26 thereby canceling the current public bidding process for the Asbury, Carter & Chaney Traffic Signal Improvement Project. Upon motion the documents were received and filed, and Resolution No. 185-26 Rescinding Resolution No. 135-26 Which Provided Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost for the Asbury, Carter, and Chaney Traffic Signal Improvement Project was adopted.

17. City Manager providing information for the enrollment of the Dodds and Sinclair Sites in Iowa Department of Natural Resources Land Recycling Program. Upon motion the documents were received and filed.

18. City Council approval of the individual resolutions of support for Workforce Housing Tax Credit Applications to the Iowa Economic Development Department being submitted by multiple developers for redevelopment of five properties in Dubuque. Upon motion the documents were received and filed, and Resolution No. 186-26 Supporting the Submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Wilson House Apts., LLC and Resolution No. 187-26 Supporting the Submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program By 1301 Central, LLC and Resolution No. 188-26 Supporting the Submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Dubuque and Jackson County Habitat For Humanity were adopted.

19. City Council accepting the Deed to certain real property in Dubuque County, Iowa, at 2300 University Avenue from the Stephen J. Butt Trust and the Patricia J. Schroeder Trust. Upon motion the documents were received and filed, and Resolution No. 189-26 Accepting the Deed to Certain Real Estate in Dubuque County, Iowa, from the Stephen J. Butt Trust and the Patricia J. Schroeder Trust was adopted.

20. City Council approval of the resolution for the Final Plat of Sky Blue Estates #3 as it is in compliance with the City of Dubuques Unified Development Code and the Citys policy for sustainability points when receiving public assistance. Upon motion the documents were received and filed, and Resolution No. 190-26 Authorizing Approval of the Final Plat of Sky Blue Estates #3 in the City of Dubuque, Iowa was adopted.

21. City Council approval of retail alcohol licenses as submitted. Upon motion the documents were received and filed, and Resolution No. 191-26 Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits was adopted.

22. City Council approval of the retail tobacco permit and device retailer permits as submitted. Upon motion the documents were received and filed, and Resolution No. 192-26 Approving Applications for Retail Tobacco Permits and Device Retailer Permits, As Applicable and as Required by Iowa Code 453A.47A and 453E.3 was adopted.

SET FOR PUBLIC HEARING

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

1. Private Lead Service Line Replacement Project Pilot Program - Phase 2: City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of $3,320,000.00 for the Private Lead Service Line Replacement Pilot Program - Phase 2 (CIP No. 4281000050), set the public hearing date of June 1, 2026, and hereby authorize the Water Department to advertise the project for public bidding. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27. Upon motion the documents were received and filed, and Resolution No. 193-26 To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Lead Service Line Replacement - Phase 2 Project, and the Taking of Bids Therefor was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

2. Petition to Vacate the 20′ alley right of way lying between Peru Road, Toledo Street, Excelsior Street and Walker Street for Vacating Petition (Agreement between City of Dubuque and Kellhoff Properties, LLC): City Manager recommending City Council set a public hearing for June 1, 2026, for the vacation of and disposal of city interest in the alley right of way property described as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City Of Dubuque, Iowa, through adoption of the enclosed resolution. Upon motion the documents were received and filed, and Resolution No. 194-26 Intent to Vacate and Dispose of the 20 Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

3. Petition to Vacate Certain Street Right of Way Easements in Julien Addition, from Property Owners Reiss and Blong, Fondell and Hemesath: City Manager recommending City Council set a public hearing for June 1, 2026, in response to a request from property owners Elaine Reiss and Doug Blong (of common address 2501 Harriet Street), Thomas J. and Jean M. Fondell (of common address 2570 Shiras Avenue), and Ross G. and Julie A. Hemesath (of common address 2630 Shiras Avenue) for the vacating of certain street right of way easements in Julien Addition, in the City of Dubuque, Iowa. Upon motion the documents were received and filed, and Resolution No. 195-26 Intent to Vacate and Dispose of City Interest in Certain Street Easements in Julien Addition, City of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026, in the Historic Federal Building.

4. Initiate Public Bidding Process and Setting Date for a Public Hearing for the Asbury, Carter & Chaney Traffic Signal Improvement Project: City Manager recommending City Council grant preliminary approval of the construction plans and specifications; and establish June 1, 2026, as the date of the public hearing; estimated construction amount $297,082.25; and hereby authorized to advertise for bid proposals for the Asbury, Chaney & Carter Traffic Signal Improvement Project .

Upon motion the documents were received and filed, and Resolution No. 196-26 Asbury, Carter, and Chaney Traffic Signal Improvement Project, Preliminary Approval of Plans, Specifications, form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form of Contract, and Estimated Cost; and Ordering the Advertisement for Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

5. Southwest Arterial / US 52 ITS Corridor Project Initiate Public Bidding Process and Setting Date for a Public Hearing: City Manager recommending City Council grant preliminary approval of the construction plans and specifications; estimated construction amount of $1,791,400.00 and establish June 1, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the Southwest Arterial / US 52 ITS Corridor Project. Upon motion the documents were received and filed, and Resolution No. 197-26 Southwest Arterial / US 52 ITS Corridor Project, Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

6. North Schmitt Island Collection System Project Contract 2: City Manager recommending City Council authorize the public bidding process and set a public hearing for June 1, 2026, and to preliminarily approve the plans, specifications, form of contract and estimated cost of $155,000.00 for the North Schmitt Island Collection System Project Contract #2. Upon motion the documents were received and filed, and Resolution No. 198-26 North Schmitt Island Collection System Project Contract #2, Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form of Contract, and Estimated Cost; and Ordering the Advertisement for Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

7. MacHom Windows, LLC, Second Amendment Lease Agreement: Item pulled from the agenda

PUBLIC HEARINGS

1. Request to Rezone 1836 Washington Street: Motion by Sprank to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Planning Services Director Wally Wernimont made a presentation. Motion carried 7-0.

Motion by Sprank for final consideration and passage of Ordinance No. 21 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by Reclassifying Hereinafter Described Property Located at 1836 Washington Street (Pin 1024259008) from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial District. Seconded by Wethal. Motion carried 7-0.

2. Unified Development Code Text Amendment for Community Gardens by Listing Community Gardens as a Permitted Use in all Office, Commercial, and Industrial Zoning Districts and Zoning Advisory Commission recommending approval: Motion by Roussell

to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Planning Services Director Wally Wernimont made a presentation. Hillary Dalton, 1629 Washington Street spoke in favor of continuing community gardens and the benefits they provide.

Motion by Roussell for final consideration and passage of Ordinance No. 22-26 Amending Title 16 of the City Of Dubuque Code of Ordinances, Unified Development Code, by Amending Articles 16-5-8 (OS), 16-5-9 (OC), 16-5-10 (C-1), 16-5-11 (C-2), 16-5-12 (C-2A), 16-5-13 (C-3), 16-5-14 (C-4), 16-5-15 (C-5), 16-5-16 (CS), 16-5-17 (CR), 16-5-18 (LI), 16-5-19 (HI), and 16-5-20 (MHI) by Adding Community Garden as a Principal Permitted Use. Seconded by Wethal. Motion carried 7-0.

3. River City Property Management, LLC Development Agreement and Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Roussell to receive and file the documents and adopt Resolution No. 200-26 Approving A Development Agreement by and between the City of Dubuque, Iowa and River City Property Management, LLC for the Redevelopment of the Property at 1255-1257 Locust Street, Including the Issuance of Urban Tax Increment Revenue Obligations. Economic Development Director Jill Connors addressed questions from Council. Seconded by Wethal. Motion carried 7-0.

4. Fiscal Year 2026 Second Budget Amendment: Motion by Wethal to receive and file the documents and adopt Resolution No. 201-26 Amending the Current Budget for Fiscal Year Ending June 2026 (as last certified or amended on 10/20/2025). Chief Financial Officer Jennifer Larson and Budget Manager Laura Bendorf (Virtually) addressed questions from Council. Seconded by Roussell. Motion carried 7-0.

5. Bee Branch Trail Project - Phase 3 (12th to 9th Street) Iowa DOT Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 202-26 Bee Branch Creek Trail Project Phase 3, Iowa DOT TAP-U-2100(711)8I-31, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyos addressed questions from Council. Seconded by Wethal. Motion carried 7-0.

6. Greyhound Park Road Water Main Loop Project - Conduct Public Hearing and Approve Bidding Documents: Motion by Roussell to receive and file the documents and adopt Resolution No. 203-26 Greyhound Park Road Water Main Loop Project Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Wethal. Motion carried 7-0.

PUBLIC INPUT

Dale Leslein, 17345 Asbury Rd. with the Dubuque ATV/UTV Alliance spoke regarding the need for a variance to a half-mile section of Asbury Rd. from Seippel Rd. to approximately Briarwood Dr. within the city limits of Dubuque, thus allowing the City of Asbury to pass an ATV ordinance for the City of Asbury.

Kevin Hennings, 2100 Macina Crt. Spoke in support of the variance needed to allow the City of Asbury to pass an ATV ordinance.

ACTION ITEMS

Assistant City Clerk announced that Council Member Resnick was no longer in attendance.

1. City Manager Recommendation to Appoint Assistant Chief of

Police Joe Messerich as the Next City of Dubuque Chief of Police: Motion by Roussell to receive and file the documents and approve. This appointment requires approval by a majority vote of the City Council, in accordance with Iowa Code ? 400.13(3), which states: In cities under a council-manager form of government, the city manager shall make the appointments with the approval of the city council. Seconded by Wethal. Motion carried 6-0.

2. Loras Boulevard & Locust Street Storm Sewer Reconstruction Project Award Public Improvement Contract Project to Gansen Excavating, Inc. in the amount of $512,919.92 for both the Base Bid and Alternate No. 1, which is 8.0% below the revised estimate of probably cost: Motion by Sprank to receive and file the documents and adopt Resolution No. 204-26 Awarding Public Improvement Contract for the Loras Boulevard & Locust Street Storm Sewer Reconstruction Project. Seconded by Roussell. Motion carried 6-0.

3. Loras Boulevard Reconstruction and Repairs Project Award Public Improvement Contract be awarded to Eastern Iowa Excavating & Concrete, Inc. of Cascade, Iowa in the amount of $405,706.20. This contract award amount is 6.92% more than the engineers estimate: Motion by Roussell to receive and file the documents and adopt Resolution No. 205-26 Awarding Public Improvement Contract for the Loras Boulevard Reconstruction and Repairs Project. Seconded by Wethal. Assistant Public Works Director Max OBrian addressed questions from the Council. Motion carried 6-0.

4. 2026 Public Works Asphalt Milling Profile Project Award Public Improvement Contract to WK Construction Co., Inc. of Middleton, Wisconsin in the amount of $135,229.47. This award contract amount is 7.29% less than the engineers estimate: Motion by Sprank to receive and file the documents and adopt Resolution No. 206-26 Awarding Public Improvement Contract for the 2026 Public Works Asphalt Milling Profile Project. Seconded by Wethal. Motion carried 6-0.

5. Ordinance Establishing Minimum Sanitary Sewer Charge for FY27: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Deron Muehring addressed questions from Council. Seconded by Wethal. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 23-26 Amending City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 2 Sewers and Sewage Disposal, Article C Rates, Section 13-2C-3(C)(7) Service Charge. Seconded by Wethal. Motion carried 6-0.

6. Fire Cost Recovery Billing Ordinance: Motion by Wethal to receive and file the documents and to bring back to Council with additional information. Fire Chief Amy Scheller addressed questions from Council. Seconded by Sprank. Motion carried 6-0.

7. Relocate Taxiway A - Combine Construction Phase 4 and Phase 6 which serves as a parallel taxiway to Runway 13/31: Motion by Roussell to receive and file the documents and approve. Airport Director addressed questions from Council. Seconded by Wethal. Motion carried 6-0.

8. Request for Qualifications - Fire Headquarters Bunkroom Remodel Consultant selection of FEH Design as the consultant for the Fire Headquarters Bunkroom and Bathroom Remodel

project and to finalize the necessary professional services agreement and grant authorization to the City Manager to sign the Notice to Proceed. Selection: Motion by Wethal to receive and file the documents and approve. Fire Chief Amy Scheller addressed questions from Council. Seconded by Roussell. Motion carried 5-0 with Leyendecker abstaining.

COUNCIL MEMBER REPORTS

Council Member Roussell spoke regarding attending the kickoff and the wrap up with the Fire Department accreditation team; attended the Employee Recognition breakfast; meeting with Dubuque Forward, Friends of Dubuque Parks, Dubuque Main Street; church mission team and planted a few trees.

Council Member Wethal spoke regarding attending the Employee Recognition breakfast; Indigenous Heritage Celebration at the MFC; toured Dubuque Metropolitan Area Solid Waste Agency with State legislative delegates;

Council Member Leyendecker spoke regarding attending a cookout for the Boys and Girls Club; participated in the announcement at the Field of Dreams, attended a meeting with Dubuque Forward.

Council Member Sprank spoke regarding attending two neighborhood association meetings; Employee Recognition breakfast; Safe Zone training in conjunction with the cities ERP groups.

Mayor Cavanagh spoke regarding attending the Employee Recognition breakfast; Travel Dubuque breakfast; Greater Dubuque Development Corporation Workforce Solutions Breakfast; Indigenous Heritage Celebration at the MFC; the announcement at the Field of Dreams, Hills and Dales mural painting event. The Mayor congratulated graduates of all ages.

CLOSED SESSION

Motion by Wethal to convene in closed session at 8:43 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Leyendecker. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 6-0.

The City Council reconvened in open session at 10:49 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:50 p.m.

/s/Trish L. Gleason, Assistant City Clerk

1t 5/29

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Dan and Beth Kennedy for property damage; Nicholas Holzer for property damage
SUGGUESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Dan and Beth Kennedy
2. Claim by Nicholas Holzer

mvm
Legal
Quick Shift

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:** Dan & Beth Kennedy
2. **Address:** 2190 Shiras Ave
   City: Dubuque **State:** IA **Zip:** 52001
3. **Telephone Number:** 563-599-9215
4. **Date of Incident:** 9/8/2025
5. **Time of Incident:** 7pm until City cleared the line at 10:45pm
6. **Location of Incident (Be specific):** Basement - Rec Room - Bathroom - laundry & storage rooms
7. **DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)**
   See Exhibit A (which includes Exhibits A1, A2 & A3.
8. **What were weather conditions like?** Clear
9. **Give name and address of any witnesses:** Lucky - mr Rooter
   ~~Joe Pregler 2300 Shiras Ave~~
   Delora Belanger 2150 Shiras Ave
10. **Did police investigate? (If so, give names of officers.)**
    NO
11. **Was anyone injured? (If so, give names, addresses, and extent of injuries).**
    NO

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

See Exhibit B

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

See Exhibit C

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.)

See Exhibit C

15. What amount do you claim from the City of Dubuque? $7187.35 See Exhibit A (A1, A2 & A3)

16. Why do you claim the City of Dubuque is responsible? See Exhibit A (A1, A2 & A3)

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 3rd day of June, 2026.

Dan Kennedy Beth Kennedy (Signature)

Dan Kennedy BETH KENNEDY (Print Name)

RECEIVED JUN -3 AM 12:17 City Clerk's Office Dubuque

(Rev. 9/24)

6/3/26 12:17 pm

Confidential

This communication and any attachments may contain information which is confidential and privileged by law and is for the use of the designated recipient. If you are not the intended recipient, you are hereby notified that you have received this communication in error, and that any review, disclosure, dissemination, distribution or copying of its contents is prohibited. Please notify City of Dubuque immediately by telephone at (563)-589-4120 of your receipt of these items and destroy the communication and any attachments immediately. Further disclosure of this information may violate state and federal restrictions.

Confidential information may include the following:

1) Social Security Number(s)
2) Driver's License Number(s)
3) Medical/Health Information
4) Personnel/Disciplinary Information
5) Bank Account Information
6) Financial Information
7) Credit Card Numbers

If any documentation you desire to submit to the City of Dubuque contains any of the items above this cover sheet must be attached directly to the confidential information and indicate the type of information that is included.

I, Dan & Beth Kennedy, hereby certify that the attached documents include the following protected information:

N/A Social Security Number(s)
N/A Driver's License Number(s)
N/A Medical/Health Information
N/A Personnel/Disciplinary Information
N/A Bank Account Information
N/A Financial Information
N/A Credit Card Number(s)

I understand that this information may be distributed within the City organization or to agents of the City for processing and I hereby authorize the City to act accordingly taking all precautions to protect my information from unnecessary distribution.

Dan Kennedy
Beth Kennedy
Signature

3rd June, 2026
Date

Exhibit A

#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.)

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

On 09/08/2025, our property experienced a sewer backup into the basement. A licensed plumber (Mr. Rooter – see Exhibit A1) was immediately contacted to investigate. The plumber jetted and inspected approximately 100 feet of our private sewer lateral and was unable to locate the cause of the blockage within the private line, determining that the obstruction was beyond our lateral.

Due to this finding, the plumber contacted the City of Dubuque Public Works on-call staff. City Public Works personnel responded and identified the cause of the sewer backup as a brick lodged in the city-owned sewer line, which had accumulated wet wipes and debris, creating a blockage. The obstruction was not located on our private sewer lateral.

During the period between the initial backup and the time the obstruction was located and cleared by City Public Works, raw sewage flowed into our basement for approximately **three and one-half (3.5) hours**. This was not a brief or isolated backup, but a sustained discharge of raw sewage into the residence until the city-owned sewer line obstruction was identified and removed. (See pictures – Exhibit A2)

Subsequent City Sewer Line Maintenance and Observations

On the next day (09/09/2025) following the sewer backup, City of Dubuque Public Works personnel returned and cleaned the city-owned sewer line from the approximate area of the Eagle Point Park entrance above our residence to the intersection of Rhomberg Avenue and Shiras Avenue. This work involved mechanical cleaning equipment that was operating for an extended period and was clearly audible from our residence.

During this work, my wife, Beth, spoke with a City Public Works employee regarding the noise. The employee stated that there was approximately three to four inches (3"– 4") of loose gravel and material in the sewer line that was being removed by the equipment.

Approximately one month later, City Public Works personnel were again performing work on the sewer line and/or a manhole located approximately one block up the street. This location corresponds to the furthest point reached by both the plumber and City personnel on the night of the original occurrence.

These subsequent maintenance activities and observations further indicate that the obstruction and buildup within the city-owned sewer line extended beyond a single point and were contributing factors to the sewer backup into our residence.

There are also two signs are within our neighborhood from 2108 Shiras Ave to 2260 Shiras Ave. that state the following (See Exhibit A3), which no one within our neighborhood was notified of them.

CAUTION!

This area may be contaminated due to temporary overflow from sanitary sewer. Please stay clear of the area and avoid physical contact. As it may pose a health risk.

Our homes are a **'health risk'** to our family, children, grandchildren and our friends. Lost dollars do not even come close to our **'health risks'**

We also respectfully request:

- A formal review of the sewer backup incident.
- Reimbursement for damages, cleanup expenses, and related costs associated with the backup.
- Copies of any inspection, maintenance, or service records related to the sewer line in the affected area.

Please review all pictures provided within this packet.

Sincerely,

Dan Kennedy Beth Kennedy

Dan & Beth Kennedy
2190 Shiras Ave
Dubuque, Iowa 52001
Email: dscsportsonline@yahoo.com
563-599-9215

Exhibit A1

Mr. Rooter Plumbing of Dubuque
5085 Wolff Road
Dubuque, Iowa 52002
(563) 583-5080

Invoice 124803192
Invoice Date 9/9/2025
Completed Date 9/9/2025
Technician Lucky Lott
Customer PO
Payment Term Due Upon Receipt
Due Date 9/9/2025

Billing Address
Dan Kennedy
2190 Shiras Avenue
Dubuque, IA 52001 USA

Job Address
Dan Kennedy
2190 Shiras Avenue
Dubuque, IA 52001 USA

Description of Work

Customer complaint- main line backed up.

Arrived on site and spoke with Dan. He explained how his main line is backed up and is flooding the basement. Went into basement and found sewage sitting approximately 2" inches certain areas of basement. There entire bathroom was flooded as well. Gave options to restore flow opting for the jetting machine. Removed stack cleanout and sent jetter out approximately 100ft and was unable to clear blockage. Went outside and noticed neighbors house sump pump was constantly running and discharging into front yard and found it was sewage. Found manhole sitting full four houses down. Called the on call sewer department and spoke with Aaron and informed him the city main on shiras ave is currently blocked and manhole sitting full backing up into customers house. Spoke with customer and explained what is going on. At this time house is currently still backed up but the city is on there way.

Task #	Description	Quantity	Your Price	Your Total
W1100	After Hours Dispatch Fee	1.00	$0.00	$0.00
C1332	**Mr Rooter High Velocity Hydro Scrub, up to 2 hours** Hydro Scrubbing is the process of using pressurized water to clean the interior surfaces of the plumbing pipes, removing naturally occurring obstructions, grease, vegetative matter and waste that has accumulated over time. Perform video inspection to assess piping condition and make appropriate recommendations.	1.00	$724.44	$724.44

Paid On	Type	Memo	Amount
9/8/2025	Visa		$128.40
9/8/2025	Check		$646.75

Sub-Total	$724.44
Tax	$50.71
Total Due	$775.15
Payment	$775.15
Balance Due	$0.00

Thank you for your business.

IMPORTANT NOTICE: You and your service professional are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks, nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Rooter Plumbing® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. I hereby authorize Mr. Rooter Plumbing® to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. Independently owned and operated franchise. Amount to Authorize: $775.15

OK by Dan

Exhibit A2





Exhibit A3

2260 – 2214 – 2206 – 2200 – **2190** – 2150 – 2120 – 2116 – 2112 – 2108



EXHIBIT B

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

Noted within Exhibit C "Totals"

User Defined Items	$2,951.32	
Depreciation	**-$1,180.53**	**Lost Amt**
Insurance Paid to Us only	$1,770.79	

Floor Covering - Carpet	$4,665.85	
Depreciation	**-$1,866.34**	**Lost Amt**
Insurance Paid to Us only	$2,799.51	

Itemized totals of all damaged items that were thrown away

2 card tables	$ 67.37
4 moving blanket	$ 38.48
10 beach towels	$ 160.40
15 bath towels	$ 80.09
1 box kitchen floor tile	$ 148.00
1 de-humidifier	$ 288.89
1 Bissell carpet cleaner	$ 160.49
1 cooler w/ rubber side - Artic brand	$ 53.49
1 rubber exercise pad for treadmill - NordicTrack 3x5	$ 74.88
1 Vanity	$ 149.70
mat scraper(3x4); rubber non-slip cushion desk pad(3x4); 4 rubber non-slip mats(3x5); 2 grey runner carpets(3x6); grey carpet(5x7); grey carpet(4x6); 1 black rubber backed carpet 5x7	$ 147.40
1 (washable) rug, but too damaged to wash(3x5)	$ 150.00
1 iRobot Roomba floor vacuum cleaner	$ 319.00
Mildew Remover & supplies	$ 30.51
Sensor Kit for Water Heater	$ 23.85
Misc paint and supplies & Misc drywall and supplies	$ 527.12
Paint back room concrete floor & supplies	$ 531.65
Total	$ 2,951.32

EXHIBIT C

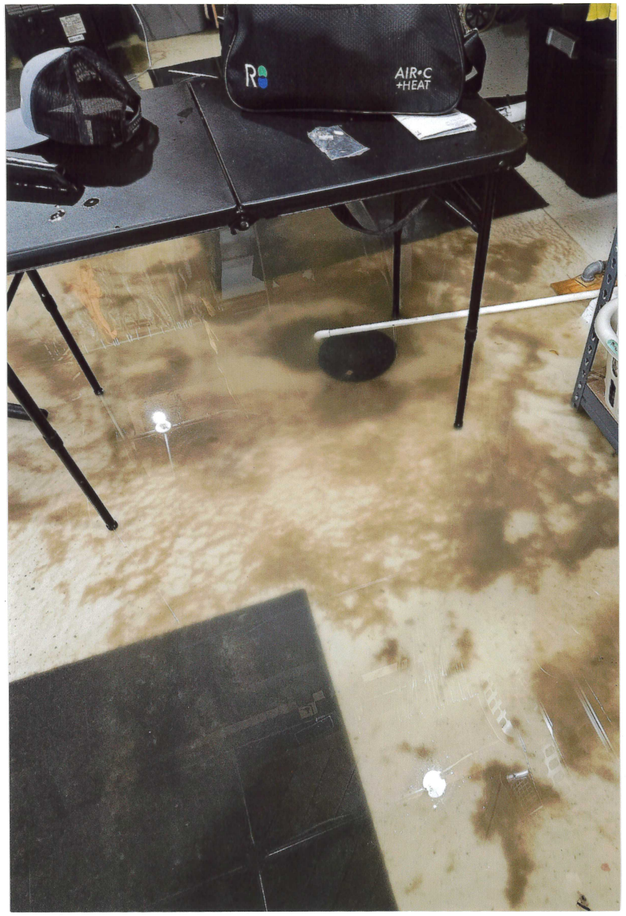
#13. What other damages do you claim, if any?

#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.)

Auto Owners
PO Box 65440
1621 West Lakes Pkwy
West Des Moines, IA 50265-0440

Our claim against the city of Dubuque is only for compensation for what was not covered by our Insurance company. (** See Exhibit B)

Item Description	Amount
Deductible	$2,500.00
**Replace carpet not paid by insurance	$1,866.34
**User Defined Items	$1,180.53
Time off work PTO – Dan (40 hours × $29.70/hr.)	$1,188.00
Time off work PTO – Beth (8 hours × $32.32/hr.)	$258.56
Personal time working on insurance claim – Beth (6 hours × $32.32/hr.)	$193.92
TOTAL	**$7,187.35**


AIR•C
+HEAT












MAX FILL LIMIT
563-552-6875
563-542-3905
RENT
ME


Galaxy S20+ 5G


Galaxy S20+ 5G


Galaxy S20+ 5G








RENT


HENICK
STAVER
FOR CITY COUNCIL
BLUFF
ART SALE

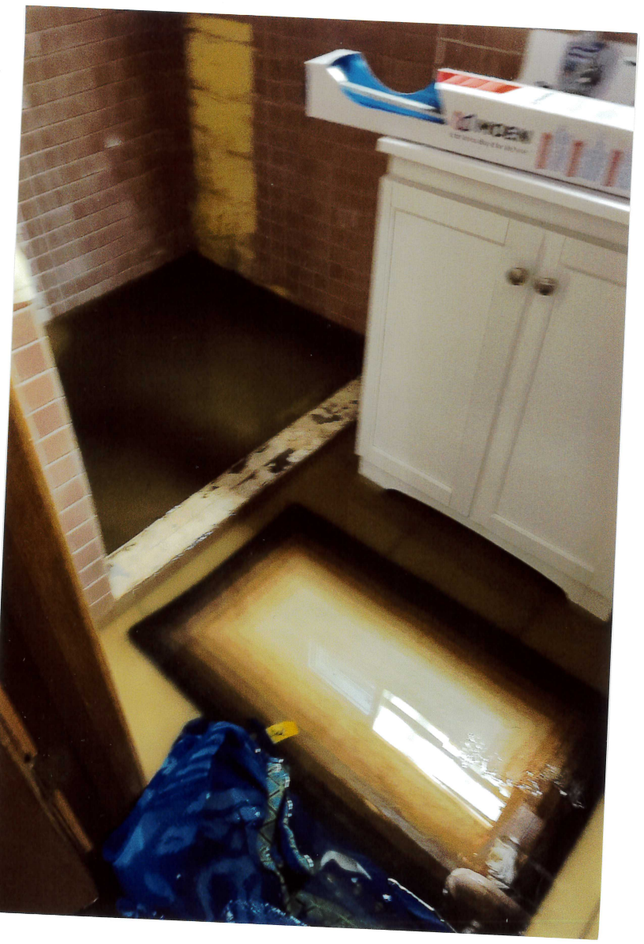









ServiceMASTER
Restore












MOEN

MVM
Legal
Arielle Swift

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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

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

1. **Name of Claimant:** Nicholas Holzer
2. **Address:** 900 Hawkeye Dr., Dubuque, IA 52001
3. **Telephone Number:** 630-881-1712
4. **Date of Incident:** 5/15/26
5. **Time of Incident:** ~3 pm
6. **Location of Incident (Be specific):** 900 Hawkeye Dr., Dubuque, IA 52001

7. **DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)**
The city sewer backed up into my basement. The city had to come out and unclog the sewer, so the water could drain out of my house. I have photos.
8. **What were weather conditions like?** sunny. no rain.
9. **Give name and address of any witnesses:** I can provide information of plumber and professional cleaning service, if needed.
10. **Did police investigate? (If so, give names of officers.)**
NO
11. **Was anyone injured? (If so, give names, addresses, and extent of injuries).**
NO

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

Yes. I do not have estimates yet. I have photos.

There was water damage to bathroom floor, bare boards, and door.

There was water damage to living room carpet and door. Also, water damage to laundry room door.

13. What other damages do you claim, if any? Yes. Loss of personal items from water damage. Mattress, TV stand, baby items, and others. I have photos.

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? The amount of property damage, loss of personal items, and [redacted] professional cleaning charges.

16. Why do you claim the City of Dubuque is responsible? The city is responsible for maintaining the sewer.

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 18th **day of** May, **20** 26.

[redacted]

(Signature)

Nicholas Holzer

(Print Name)

RECEIVED

5/29/2026, 10:17:18 AM

City Clerk's Office
Dubuque, IA






Workmans ZOO


by LENNOX
WARNING
DANGER






BEARS
lost and found
SHOUT



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June 15, 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: Austin Bodenhofer for vehicle damage; Shannon Brenner for personal injury and vehicle damage; Nichloas Holzer for vehicle damage; and Dan and Bet Kennedy for property damage.
SUGGUESTED DISPOSITION:	Receive and File; Concur

ATTACHMENTS:

1. Bodenhofer - PERS
2. Brenner - PERS
3. Holzer - PERS

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 6/3/2026

RE: Claim Against the City of Dubuque by Austin Bodenhofer

Claimant	Date of Claim	Date of Incident	Nature of Claim
Austin Bodenhofer	5/26/2026	5/26/2026	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was "scratched up" due to the City Police Department using Claimant's vehicle for cover while executing a warrant.

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

cc: Michael C. Van Milligen, City Manager
Jeremy Jensen, Chief of Police
Joe Messerich, Assistant Chief of Police
Austin Bodenhofer

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

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 6/3/2026

RE: Claim Against the City of Dubuque by Shannon Brenner

Claimant	Date of Claim	Date of Incident	Nature of Claim
Shannon Brenner	5/14/2026	2/13/2026	Personal Injury/Vehicle Damage

This is a claim in which Claimant alleges Claimant was in a traffic accident due to the "absence of traffic control devices" at a City of Dubuque intersection.

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

cc: Michael C. Van Milligen, City Manager
Gus Psihoyos, City Engineer
Shannon Brenner

THE CITY OF DUBUQUE
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MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 6/3/2026

RE: Claim Against the City of Dubuque by Nicholas Holzer

Claimant	Date of Claim	Date of Incident	Nature of Claim
Nicholas Holzer	5/18/2026	5/15/2026	Property Damage

This is a claim in which Claimant alleges Claimant's basement was flooded due to a City sewer back up.

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

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Nicholas Holzer

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

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June 15, 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_06_15
2. Approving Expenditures Resolution 2026_06_15
3. 06-17-2026_Approvals
4. 06-17-2026_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: June 8, 2026

Finance is submitting the following expenses to City Council for approval at the June 15, 2026, meeting. Payments on these expenses will be made on June 17, 2026.

In addition, Finance is submitting expenses paid since June 3, 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 06-17-2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	$ 863.90	STAFF SHIRTS FOR YOUTH SPORTS & MCALEECE
A-1 CRANE RENTAL & MACHINERY MOVING	660.00	Crane Svc for the WRRC - FY26
ACCO UNLIMITED CORPORATION	59.99	POOL CHEMICALS
ACCO UNLIMITED CORPORATION	1,811.60	POOL CHEMICALS
ACCO UNLIMITED CORPORATION	2,046.20	POOL CHEMICALS
ADDOCO INC	2,400.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	294.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	420.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	475.00	MULCH FOR PARK AREAS
ADDOCO INC	475.00	MULCH FOR UPPER BEE BRANCH
ADVANCE DESIGNS	779.79	AQUATICS STAFF SHIRTS
AHMANN'S LAWN CARE INC	340.00	LAWN CARE AT MCCOY LOT
AIRGAS USA LLC	1.86	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	1.86	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	3.72	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	11.16	LF-Rent Cyl Large Acetylene, Argon, Oxygen 05/31/2
AIRGAS USA LLC	2,161.80	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,425.63	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,832.73	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,740.94	Tank & Vaporizer Rental - FY26
AIRGAS USA LLC	2,359.23	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,499.03	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,385.99	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,403.23	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,324.59	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,455.18	Liquid Oxygen for the WRRC - FY26
ALL SEASONS HEATING & COOLING	267.00	LF- Replace Thermostat 05/12/26
ALL SEASONS HEATING & COOLING	75.00	Reimbursement for permit issued in error
ALLIANT ENERGY	21.17	Alliant 0539621000 12th Bluff Lot FY26
ALLIANT ENERGY	2,149.17	0557811000 PORT RAMP FY26
ALLIANT ENERGY	1,549.83	Alliant Intermodal Ramp
ALLIANT ENERGY	388.33	Alliant 1477501000 5th Bell Lot FY26
ALLIANT ENERGY	1,517.29	Alliant 1522511000 5th St Ramp FY26
ALLIANT ENERGY	4,560.00	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	6,047.52	Alliant Ramps and Lots
ALLIANT ENERGY	1,429.20	FY26 535 E 16th
ALLIANT ENERGY	80.05	Alliant 6477860931 12th Elm Lot FY26
ALLIANT ENERGY	2,073.69	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	610.35	0557811000 PORT RAMP FY26
ALLIANT ENERGY	303.62	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	14,099.40	WRRC Lift Stations - Electricity Expense FY26
ALLIANT ENERGY	3,346.80	FY 2026 Energy Costs for Various Locations
ALTORFER INC	81.00	UNIT #540018 - EXTAPPGRS DESERTCA - 5/28/2026
ALTORFER INC	343.23	UNIT #3104 - HYDO 10W-5 - 6/2/2026
AMERICAN LEGION POST 6	2,955.00	FLAGS FOR PARKS DEPARTMENT-48 FLAGS
AMERICAN RESPONSE VEHICLES INC	780.90	1914# - PUCKS, MOUNTING KITS - 5/29/2026
ANDREW RAESIDE	160.00	Artist sales art at your library
Ascendance Trucks LLC	245.60	UNIT #2704 - CARRIER - 5/26/2026
Ascendance Trucks LLC	587.03	UNIT #2695 - INJECTOR, GASKET - 6/5/2026
Ascendance Trucks LLC	267.54	3401# - SEATBELT RETRACTOR ASSY - 6/8/2026
AT&T Mobility National Accounts, LLC	4,939.96	FY26 First Net Charges for IPhone/Tech Services
AT&T Mobility National Accounts, LLC	1,196.07	FY2026 BLANKET PO-MONTHLY PHONE & IPAD COSTS
AT&T Mobility National Accounts, LLC	2,697.02	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	2,683.34	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	2,689.99	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	884.98	IPHONES AND IPADS PARKS- APR 29 TO MAY 28, 2026
AT&T Mobility National Accounts, LLC	967.38	AT&T FirstNet - 04/29/26-05/28/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
AY MCDONALD MFG CO	14,281.13	Franchise Fee FY26
BENJAMIN R HUNT	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
BIECHLER ELECTRIC INC	3,065.00	SERVICE WORK FOR BUNKER AND MILLER RIVERVIEW
BIG RIVER SIGN COMPANY INC	1,600.00	BANNERS FOR ADVERTSING PROGRAM
BLACK HILLS/IOWA GAS UTILITY CO	51.71	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	44.41	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	43.09	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	110.16	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	47.07	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	683.66	3115 Westmore
BLACK HILLS/IOWA GAS UTILITY CO	44.41	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	3,190.77	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	45.74	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	56.34	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	147.58	JOTC Natural Gas May 26
BLACK HILLS/IOWA GAS UTILITY CO	62.30	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	83.78	Locust Ramp Electricity FY26
BLACKHAWK AUTOMATIC SPRINKLERS INC	297.00	Fire Sprinkler Inspection
CALL2RECYCLE STEWARDSHIP, INC.	1,768.00	LF- Bulk Battery Collection 06/04/26
CALLAWAY GOLF SALES COMPANY	221.63	SPECIAL ORDER GOLF CLUB-RUDEN
CARLISLE RYAN DIGITAL SERVICES	181.81	Award Banquet Programs 2026
CATHOLIC CHARITIES OF THE	250.10	FY2026 Purchase of Services Agreement
CENGAGE LEARNING INC	36.00	Large Print books for circulating collection
CENTER POINT INC	177.39	Large print books for circulating collection
Centrally Rooted Mission, Inc.	1,690.81	Community Support & Empowerment Grant: Centrally
CES COMPUTERS INC	382.99	DOCKING STATION
CES COMPUTERS INC	704.99	DESK TOP COMPUTER
CHEM-SULT INC	1,412.84	Polymer for Water Plant Treatment
Christina A Kirk	584.00	Artist ARt at library sales
CINTAS CORP	74.98	Cintas Ramp Rugs 5th, Five Flags
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal 5.26.26
CINTAS CORP	67.95	Various Maintenance - FY26
CINTAS CORP	165.64	Mats, Cloths, shop towels JOTC 5.26.26
CINTAS CORP	408.13	Various Maintenance - FY26
CINTAS CORP	185.02	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	86.97	Cintas Ramp Rugs Central,IM.Locust
CINTAS CORP	170.97	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	228.22	Floor Mat Service
CINTAS CORP	35.00	Floor Mat Service
CINTAS CORP	170.97	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	219.10	Various Maintenance - FY26
CINTAS CORP	77.23	Cintas Ramp Rugs 5th, Five Flags
CINTAS CORP	209.42	FY2026 BLANKET PO - UNIFORMS
CINTAS FIRST AID & SAFETY	7.53	Replenish Safety Supplies Garage May 26
CINTAS FIRST AID & SAFETY	123.62	FIRST AIDE CABINET RESTOCKED
CITY OF DUBUQUE - UB	644.15	COMMUNITY IMPACT SERVICE PROGRAM FR 5/17/26-5/31/2
CITY OF EPWORTH	(2,059.74)	Salt Reimbursement
CITY OF EPWORTH	2,241.94	Salt Reimbursement
CLEMENT COMMUNICATIONS, INC	259.31	MSC- SAFETY AND THE SUPERVISOR-ELEC
CLOCKWORK PARTNERS LLC	113.38	VIEWING TOWERS-EPP
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	2,241.90	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,746.49	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,395.57	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	120.00	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	180.50	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	120.00	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	106.50	Lawn Mowing Services - College Lawn Care

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	80.00	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	396.25	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	462.75	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,788.59	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	180.50	Lawn Mowing Services - College Lawn Care
COMMUNICATIONS ENGINEERING CO	39,246.99	FIREWALL PROTECTION FOR GRC
COMMUNICATIONS ENGINEERING CO	75.00	Two SFP modules
COMMUNITY SOLUTIONS OF EASTERN IOWA	17,749.19	FY2026 Contracted Services Agreement_CSEI
CONLON CONSTRUCTION CO	2,016.00	Reimbursement for overpayment Permit BPC26-000005
CONSTELLATION NEW ENERGY GAS DIV	9,539.79	Natural Gas - FY26 - Constellation
CONSTELLATION NEW ENERGY GAS DIV	1,094.90	GAS BILL FOR 2241 LINCOLN
CONSTELLATION NEW ENERGY GAS DIV	1,032.21	City Of Dubuque - C&l 2401Central Ave APR 2026
CONSTELLATION NEW ENERGY GAS DIV	2,317.42	Utility gas for library
CONSTELLATION NEW ENERGY GAS DIV	157.16	City Of Dubuque - C&l 2401Central Ave MAY 2026
Cottingham & Butler Insurance Services, LLC	2,917.00	Ongoing consulting 10-1-2025 to 10-1-2026
CRESCENT COMMUNITY HEALTH CENTER	25,000.00	CCHC contracted services 1/1/26-6/30/26
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPAN	6,097.02	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPAN	2,191.78	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPAN	6,272.70	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPAN	6,415.86	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPAN	4,179.78	Railroad services related to Bee Branch
DAN ARENSDORF CONSTRUCTION	5,650.00	Snow Removal of Port Lots
DAN ARENSDORF CONSTRUCTION	13,725.00	Snow Removal of Port Lots
DAN ARENSDORF CONSTRUCTION	2,200.00	Snow Removal of Port Lots
DAVIS EQUIPMENT CORP.	259.05	TENSION IDLER FOR MAINT EQUIPMENT
DEMMER OIL COMPANY	31,480.42	7510 Diesel
DEMMER OIL COMPANY	7,938.00	FUEL FOR POD MARINA
DENISE C BLAKELEY-IHRIG	1,099.20	FY2026 BLANKET PO - CONSULTANT SERVICES
DENISE C BLAKELEY-IHRIG	2,182.16	FY2026 BLANKET PO - CONSULTANT SERVICES
DENISE C BLAKELEY-IHRIG	2,665.09	FY2026 BLANKET PO - CONSULTANT SERVICES
DIETZ ENTERPRISES LLC	5,083.00	Energy Savers Program approved 1755 AUBURN ST
DIETZ ENTERPRISES LLC	5,500.00	Energy Savers Program approved 1653 Fairfax Ave
DITTMER RECYCLING INC	11,380.85	LF- Dittmer Recycling Services
DITTMER RECYCLING INC	150.00	FY2026 BLANKET PO - SVC TRASH AND RECYCLING CHARGE
DITTMER RECYCLING INC	671.63	Landfill Fees - 20 yrd/2 yrd - FY26
DITTMER RECYCLING INC	1,187.43	REFUSE FOR MAY 2026
DITTMER RECYCLING INC	732.77	Blanket Refuse-Comingled Recycling
DOUGLAS J SABEL	11,323.88	Bar Screen/Rack Work at WRRC
DOUGLAS J SABEL	2,267.51	Bar Screen/Rack Work at WRRC
DUBUQUE COUNTY CONSERVATION BOARD	91,869.46	MINES OF SPAINS MANAGEMENT AGREEMENT
DUBUQUE COUNTY E911 BOARD	467.55	FY26 Emergency Radio Access Fees
DUBUQUE COUNTY E911 BOARD	3,459.87	Access Fees E911 Transit Q4 FY26
DUBUQUE COUNTY RECORDER	390.00	147 Customer Detail Activity/For Dbq CITY ED May26
DUBUQUE COUNTY RECORDER	27.00	RECORDING FEE FOR 1266 Jackson
DUBUQUE COUNTY RECORDER	12.00	2026-00003436 Fitzgerald
DUBUQUE COUNTY SHERIFF	342.00	Sheriff Services for MAY 2026
DUBUQUE COUNTY SHERIFF	23,744.28	Dubuque County Sheriff April 2026 Monthly Expenses
DUBUQUE COUNTY SHERIFF	6,027.34	DDTF May 26 Shared Expenses
DUBUQUE HOSE & HYDRAULICS	225.44	GARAGE - BIN FILL - 5/29/2026
DUBUQUE HOSE & HYDRAULICS	176.57	UNIT #3104 - HOSES/HOSE PARTS - 5-29-2026
DUBUQUE HOSE & HYDRAULICS	20.00	2695# - SAWZALL BLADE - 6/5/2026
DUBUQUE HUMANE SOCIETY	14,933.00	FY26 Contracted Service Fees
DUBUQUE MULCH COMPANY	480.00	TOPSPOIL FOR STUMP FILLING
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - BC
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - CS
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - MVM

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
DUBUQUE SIGN COMPANY	17,417.82	Parking "P" Signs For All Ramps
DUBUQUE SIGN COMPANY	3,762.45	Parking "P" Signs For All Ramps
DUBUQUE SIGN COMPANY	1,937.50	POWER WASHING LIMESTONE SIGNS
DUBUQUE VISITING NURSE ASSOCIATION	2,000.00	Q3 FY26 Jan-Mar 2026 Lead claim grant
E D ETNYRE & CO	3,100.20	3202# - PARTS - 6/1/2026
EASTERN IOWA ASPHALT MAINTENANCE IN	5,016.00	PARKING LOT STRIPING
EASTERN IOWA ASPHALT MAINTENANCE IN	172,776.40	MSC PAVE PRES JOINT- Concrete Band & Crack Seal
Ed Gau	150.00	SOFTBALL SCOREKEEPER AND OFFICIALS
ELLIOTT EQUIPMENT COMPANY	774.98	3412# - WEAR PADS - 5/19/2026
Engine 18 Solutions LLC	4,000.00	Incident Command Training
ENVIRONMENTAL SYSTEMS RESEARCH INST	60,300.00	ESRI software 06/06/26-06/05/27
Euna Solutions, Inc.	10,000.00	Ion Wave Subscription 4/1/26-3/31/27
EUROFINS ENV TESTING NORTH CENTRAL	912.00	LF- Leachate & Groundwater Testing
EXPRESS EMPLOYMENT PROFESSIONALS	350.00	Facilities Custodial Services
EXPRESS EMPLOYMENT PROFESSIONALS	1,120.00	Charge for Custodian - Phyllis Arensdorf
FE Technologies American Corporation	248.00	support RFID wand
FE Technologies American Corporation	248.00	support RFID wand
FEH Associates Inc	10,071.25	Professional Services Bunkroom remodel
FHR Services, LLC	2,210.09	2025 Tack- 05/19/26
FITZGERALD FREELANCE LLC	4,750.00	Blum Property 455 E 15th Bldg CMA Structural Stab
FITZGERALD FREELANCE LLC	3,500.00	ABC Building CMA Demolition
FRANSYL EQUIPMENT INC	1,570.00	ANNUAL INSPECTIONS FOR TREE CREW EQUIPMENT
FRANSYL EQUIPMENT INC	1,464.58	ANNUAL INSPECTIONS FOR TREE CREW EQUIPMENT
FRANSYL EQUIPMENT INC	908.50	550004# - SERVICE - 5/26/2026
GARRATT-CALLAHAN COMPANY	600.00	Monthly Water Treatment - Dec-June FY26
GENUINE PARTS COMPANY INC	(19.60)	GARAGE - STOCK - 4/27/2026
GENUINE PARTS COMPANY INC	39.36	3456# - FILTER, LT LEATHER - 5/22/2026
GENUINE PARTS COMPANY INC	118.40	3456# - AIR FILTER - 5/26/2026
GENUINE PARTS COMPANY INC	463.86	GARAGE - STOCK - 5/28/2026
GENUINE PARTS COMPANY INC	187.40	UNIT #3550003 - SHOCKS - 5/28/2026
GENUINE PARTS COMPANY INC	19.56	3456# - EPOXY - 6/1/2026
GENUINE PARTS COMPANY INC	295.86	2500 & STOCK - AIR FILTERS - 6/8/2026
GERMAINE ELECTRIC	109.34	ST5-Fix Gear Dryer Outlet
GIESE ROOFING COMPANY	262.00	Samples of EPDM Roof and Patch
GOODYEAR TIRE & RUBBER	2,930.40	Goodyear Tires April 26
GRAINGER INC	222.60	Street-Safety Glasses And Leather Gloves 02/03/26
GRAINGER INC	500.06	Street-Leather Gloves and Ear Plugs 2/12/26
GRAINGER INC	433.56	Ref and St- Gloves and Safety Glasses 2/23/26
GRAINGER INC	100.20	Street-Leather Gloves 2/25/26
Graybar Electric Company, Inc.	21,858.26	Corning Fiber Splicing Housing
GRAYMONT WESTERN LIME INC	5,471.72	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,397.52	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,459.00	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
HANLEY AUTO BODY INC	839.00	2691# - SERVICE - 6/3/2026
HAPPY JOE'S PIZZA & ICE CREAM PARLO	125.00	Pizza for Explorer Program
HARRIS MOTOR SPORTS	133.34	GOLF CART ADAPTIVE-JUNE
HDR ENGINEERING INC	7,078.66	DMASWA TO 20 - Horiz Exp Permitting
HDR ENGINEERING INC	4,787.17	E/W Corridor Capacity Improv-University Overlap
HDR ENGINEERING INC	1,879.45	Waste Minimization Report Consultant
HDR ENGINEERING INC	11,880.83	Lift Station Condition Assessment SSAMP HDR TO 8
HDR ENGINEERING INC	2,880.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	76,391.25	HDR - OMLS Middle Fork Phase 3 Design Contract
HENDERSON PRODUCTS INC	1,472.92	540005# - CYLINDER - 6/9/2026
HENRY SCHEIN INC	215.20	Ambulance Supplies & Training Infant Leg
HENRY SCHEIN INC	337.63	Ambulance Supplies & Training Infant Leg
HERBST UPHOLSTERY	220.00	0912# - SERVICE UPHOLSTERY 2/9/2026
HM Life Insurance Company	97,580.62	Stop Loss Insurance premium for June 2026
Howmedica Osteonics Corp	25,890.66	Preventative Maint. on Monitors & AED's for 1 YR
Howmedica Osteonics Corp	7,966.20	Preventative Maintenance on Lucas & AED's for 1 YR
HOYNE LANDSCAPING & SNOW PLOWING	800.00	Pulverized Soil- Picked up 5/28/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
HOYNE LANDSCAPING & SNOW PLOWING	150.00	PULVERIZED DIRT-PARKS
ICLEI	2,200.00	Annual Membership Dues 07/01/26 - 06/30/27
IMWCA	192,847.79	TPA 411 payments - March 2026
IMWCA	79,186.77	TPA 411 payment - April 2026
INFOSEND INC	18,068.60	May Charges
INGRAM LIBRARY SERVICES INC.	703.96	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	481.77	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	901.23	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	30.47	youth books
INGRAM LIBRARY SERVICES INC.	405.13	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	777.22	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	116.13	Children's books for collection
INGRAM LIBRARY SERVICES INC.	84.98	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	552.67	Children's books for collection
INGRAM LIBRARY SERVICES INC.	484.80	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	347.23	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	277.81	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	666.75	Children's books for collection
INGRAM LIBRARY SERVICES INC.	335.16	Children's books for Outreach - Bright Beginnings
INGRAM LIBRARY SERVICES INC.	271.14	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	93.54	Children's books for collection
INGRAM LIBRARY SERVICES INC.	115.07	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	1,283.00	Children's books for collection
INGRAM LIBRARY SERVICES INC.	32.20	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	60.89	Children's books for collection
INGRAM LIBRARY SERVICES INC.	143.94	Teen/Young Adult Materials for Collection
INTERSTATE PIPE & SUPPLY	160.96	Fittings for Pump for Cleaning Digester
INTERSTATE PIPE & SUPPLY	346.23	Flange for Pump Digester
IOWA DEPARTMENT OF PUBLIC SAFETY	4,266.00	FY26 Public Safety System Estimate
IOWA DEPT OF NATURAL RESOURCES	88,322.37	LF- 2026-51 Iowa DNR Solid Waste Tonn Tax FY26 Q3
IOWA DEPT OF NATURAL RESOURCES	268.56	LF-SLEIS Form 5.0 Annual Emissions Fee 2025
IOWA DEPT OF NATURAL RESOURCES	5,000.00	Title V Annual Base Fee 05/21/26
IOWA KENWORTH INC	111.90	420006# - SERVICE - 5/19/2026
IOWA KENWORTH INC	77.52	420006# - SERVICE - 5/22/2026
IOWA KENWORTH INC	1,530.64	UNIT #2503 - EXCHANGE COOLER KIT - 5/29/2026
IOWA ONE CALL	754.50	Iowa One Call Utility Locates
J & R SUPPLY COMPANY	320.00	Street- Yellow Work Gloves (LG)
J & R SUPPLY COMPANY	800.00	curb opening 4" outlet
J & R SUPPLY COMPANY	120.00	Street- Aqua Safety Gloves (XL)
J & R SUPPLY COMPANY	1,782.92	Pipe and Fittings for Cleaning Digester
J & R SUPPLY COMPANY	2,630.00	MATERIAL FOR TAPS
J & R SUPPLY COMPANY	2,880.00	MATERIAL FOR WATER MAIN REPLACEMENT/REPAIRS
J & R SUPPLY COMPANY	511.00	Catherine St Storm Sewer Supplies
J & R SUPPLY COMPANY	1,545.00	SUPPLIES FOR TAPPING MAINS
J & R SUPPLY COMPANY	7,995.00	MATERIAL FOR WATER MAIN REPLACEMENT/REPAIRS
J & R SUPPLY COMPANY	825.00	CUT OFF BLADES FOR CUTTING WTR MNS,VALVES&HYD.
J & R SUPPLY COMPANY	2,900.00	TAPPING MACHINE FOR 3/4" AND 2" TAPS
J & R SUPPLY COMPANY	5,250.00	MUELLER TAPPING MACHINE FOR 1" AND 3/4" TAPS
J & R SUPPLY COMPANY	875.00	Guardian Blade
J & R SUPPLY COMPANY	438.41	Fittings for Cleaning Digester
J & R SUPPLY COMPANY	260.00	CHECKING & MONITORING WATER PRESSURE GAUGE
J & R SUPPLY COMPANY	310.00	Pipe and Fittings for Septage Receiving
J & R SUPPLY COMPANY	500.00	Drain tile Trygg & Kaufmann
J&R RENTAL LLC	269.81	2723# - SERVICE (NEW CLUTCH/BEARING) - 5/15/2026
J&R RENTAL LLC	335.46	4046#, POD, & Water Dept - PARTS FOR REPAIR- 6/4/2
JAMES J ARTHOFER	150.00	Pump Out Retention Basin for UV at the WRRC
JAMES J ARTHOFER	149.00	Pump Out Retention Basin for UV at the WRRC
JAN AND STEVE KOPP	142.50	1375 FINLEY RL REIMBURSEMENT FOR SALE OF PROPERTY
JEFFREY J JAEGER	131.25	1950 WHITE RL REIMBURSEMENT FOR PROPERTY SALE
JEFFREY J JAEGER	78.75	373 E 19TH RL PROPERTY SALE REIMBURSEMENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
JENNIFER SCHULTZ	142.50	1240 ROSEDALE RL REIMBURSEMENT FOR SALE OF PROP
JESSICA QUECK	56.25	818 RHOMBERG REIMBURSEMENT FOR PROPERTY MERGE
JOHNSON CONTROLS	2,624.03	MSC- Annual Service Agreement Fire Alarms 2026-203
Joseph Pergande	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
KEITH AND SUE REISEN	78.75	445 NEVADA RL REIMBURSEMENT FOR PROPERTY SALE
KILBURG EQUIPMENT LLC	50.27	3409# - BODY UP/DOWN SWITCH - 6/3/2026
KMDE LLC	3,161.22	MSC Solar Production- May 2026
KODY RIFE	225.00	189 ST MARYS RL REIMBURSEMENT FROM PROPERTY SALE
KRAEMERS WATER STORE INC	47.25	Bottled Water Service for Landfill 05/31/26
KRAEMERS WATER STORE INC	59.60	Bottled Water Service for Landfill 06/3/26
KRUSER SEPTIC SERVICE INC	4,750.00	FY26 Lift Station Maintenance
KRUSER SEPTIC SERVICE INC	7,507.50	FY26 Lift Station Maintenance
KURT P WELAND	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
Kwik Trip Inc	767.91	Monthly Fuel Charges Acct #00557404: MAY 2026
L&N Penny LLC	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
L&N Penny LLC	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
Lerdahl Business Interiors, Inc.	150.00	MFC Admin furniture
LINK HYDRAULIC & SUPPLY	51.94	GARAGE - STOCK RUBBISH - 5/27/2026
LINWOOD CEMETERY ASSOCIATION	14,891.49	CONTRIBUTION/FINANCIAL SUPPORT FOR FY26
LOCATORS LTD	65.00	313 BRYANT REIMBURSEMENT FOR OWNER OCC UNIT
LUCAS KAHL	100.00	520 NEVADA RENTAL LICENSE OVERPAYMENT
MACQUEEN EQUIPMENT GROUP	211.19	Waist Belt, Right & Left for SCBA
MACQUEEN EQUIPMENT GROUP	520.16	MSA Pouch, ExtendAire II, G1, Left
MACQUEEN EQUIPMENT GROUP	1,106.27	UNIT #4007 - ACTUATOR - 5/22/2026
MACQUEEN EQUIPMENT GROUP	2,398.97	UNIT #2704 - ELBOW - 5/29/2026
MACQUEEN EQUIPMENT GROUP	116.78	4007# - PL ACTUATOR - 5/29/2026
MANDERS INC	275.00	SPRING PAVER INSTALL
MARGIE A WHITE	225.00	2605 WHITE RL REIMBURSEMENT FOR PROPERTY SALE
MARGIE A WHITE	78.75	2768 JACKSON RL REIMBURSEMENT FOR PROPERTY SALE
Mark Adam Tanner	1,035.00	509A Study for plan year ending 6/30/25
MARTIN EQUIPMENT OF IL INC	31.33	UNIT #3227 - AIR FILTER - 5/29/2026
MARTIN EQUIPMENT OF IL INC	12.48	UNIT #3456 - SCREWS - 05/29/2026
MARTIN EQUIPMENT OF IL INC	2,808.43	3467# - PRESSURE S, RUBBER TRACK - 6/1/2026
MARTIN EQUIPMENT OF IL INC	4,266.27	3456# - HINGE, DOOR - 6/3/2026
MARTIN EQUIPMENT OF IL INC	340.37	3456# - CIR BREAKER, WINDOWPANE - 6/8/2026
MARTIN EQUIPMENT OF IL INC	85.66	3456# - HOSE, ELBW FITTING, HOSE FITTING - 6/8/202
MATT VASKE	50.00	316 KAUFMANN RL REIMBURSEMENT FOR PROPERTY SALE
Mauldin & Jenkins, LLC	44,000.00	FYE 2025 AUDIT
MCDERMOTT EXCAVATING	122,866.30	2024 SRF Green Alley Project - replace PO #2260184
MEDIACOM	236.90	INTERNET FOR TREE CREW-FY26
MEDIACOM	256.90	POD MARINA INTERNET
MEDICAL ASSOCIATES CLINIC PC	1,800.00	May 2026 Wellness checks
MEDICAL ASSOCIATES CLINIC PC	3,823.00	pre-employ screening, phys, vaccine, drug/alcohol
MEDICAL ASSOCIATES CLINIC PC	746.00	Stress Test for New Officers
MICHAEL J SULLIVAN	225.00	SOFTBALL SCOREKEEPER AND OFFICIALS
MID AMERICAN SIGNAL INC	10,155.00	Opticom emitters, detectors and components
MIDWEST CONCRETE INC	92,512.37	Loras at Bluff Pavement and Intake Top Replacement
MIDWEST TAPE LLC	674.30	Adult DVDs, BluRays, CDs for Collection
MIDWEST TAPE LLC	408.38	Adult DVDs, BluRays, CDs for Collection
MIKE FINNIN FORD LLC	571.44	GARAGE - STOCK - 5/29/2026
MIKE FINNIN FORD LLC	8,188.32	2619# - SERVICE - 5/19/2026
Miovision Technologies US LLC	3,240.00	Miovision Central Mgmt Software
MIRACLE CAR WASH CORP	42.98	PARK PATROL TRUCKS WASHED
MIRACLE CAR WASH CORP	152.60	FY26 Police Vehicle Car Washes
MIRACLE EXPRESS INC	15.26	FY26 Police Vehicle Car Washes-Express
MISCELLANEOUS	150.00	Toure, Lafiyatou Farmers Market License Refund
MI-T-M EQUIPMENT SALES & SERVICE	63.88	LF- Air Filter Element 04/29/26
MI-T-M EQUIPMENT SALES & SERVICE	885.60	LF- 5 Gal Oil 05/01/26
MOBOTREX INC	13,636.00	Traffic Control Cabinet components
MOBOTREX INC	17,438.00	Traffic Signal Components

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MOBOTREX INC	93,750.00	Blade Controllers for Traffic Signals
Molly Menster	750.00	Personal Leadership Workshop on 5/9/2026
MOLO OIL COMPANY	4,643.58	COD EXTERNAL FUEL - WEX CARDS -4/24/2026-5/23/26
Morris Newspaper Corporation of Wisconsin	650.00	Printed Ad in Exploring the Tri-States
MORRISON BROTHERS CO	554.20	Sewer- Manhole component pieces 05/22/26
MOTION INDUSTRIES INC	981.50	Floodwall-Ice Harbor Repair Parts 05/14/26
MPH INDUSTRIES INC	2,276.00	Python 3 FS Remote & Tuning Fork
MSA PROFESSIONAL SERVICES INC	600.00	GREYHOUND PK RD WATER MAIN LOOP PROJECT
MTI DISTRIBUTING INC	796.17	PARTS FOR 4474 MOWER
MTI DISTRIBUTING INC	1,186.20	IRRIGATION REPAIR PARTS-MCALEECE
MTI DISTRIBUTING INC	593.10	IRRIFATION PARTS FOR MCALEECE
MULGREW OIL COMPANY	1,021.14	FUEL FOR BHGC
MULGREW OIL COMPANY	806.18	FUEL FOR BHGC
MULGREW OIL COMPANY	4,352.70	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/19/26
MULGREW OIL COMPANY	3,677.68	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/21/26
MULGREW OIL COMPANY	2,737.53	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/28/26
MULGREW OIL COMPANY	2,607.17	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/26/26
MULGREW OIL COMPANY	3,735.07	LF-# 2 PRM DYED WNTR DSL ULS15PPM 06/02/26
MULGREW OIL COMPANY	2,078.18	LF-# 2 PRM DYED WNTR DSL ULS15PPM 06/04/26
MULGREW OIL COMPANY	26,949.15	GARAGE - FUEL ISLAND (GASOHOL-87 OCT) - 5/29/2026
MULGREW OIL COMPANY	28,787.18	GARAGE - FUEL ISLAND (DIESEL TANK 1 OF 2) - 5/30/2
MULGREW OIL COMPANY	29,997.98	GARAGE - FUEL ISLAND (DIESEL TANK 2 OF 2) - 5/30/2
MUNICIPAL COLLECTIONS OF AMERICA IN	964.57	Collection Fees for Utility Billing
MUNICIPAL PIPE TOOL CO LLC	2,119.31	2711# - 8" PIPE, SNGL PT SPIKE - 5/28/2026
MUNICIPAL PIPE TOOL CO LLC	395.02	Sanitary Sewer- Grit Catcher
MUNICIPAL PIPE TOOL CO LLC	2,209.61	2711# - PIPE - 6/4/2026
MUNICIPAL PIPE TOOL CO LLC	4,365.93	MSC- QUES LOCKS 06/04/26
MYERS-COX CO	98.82	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	62.84	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	1,692.33	FOOD AND SUPPLIES FOR MARINA
MYERS-COX CO	67.34	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	(98.82)	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	635.68	FOOD AND SUPPLIES FOR MARINA
MYERS-COX CO	777.90	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,215.98	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,126.61	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,811.96	MISC FOOD AND SUPPLIES-MCALEECE
MYERS-COX CO	430.13	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,238.62	MISC FOOD AND SUPPLIES
MYERS-COX CO	138.06	MISC FOOD AND SUPPLIES
MYERS-COX CO	871.18	MISC FOOD AND SUPPLIES-POOLS
MYERS-COX CO	799.43	MISC FOOD AND SUPPLIES-POOLS
NICHOLAS EDWARDS, MD	3,333.37	EMS Director Yearly Salary for EMS Support FY26
NORTH END NEIGHBORHOOD ASSOCIATION	300.00	North End Family Fun Day Event
NORTHERN LIGHTS FOODSERVICE	315.19	MISC FOOD AND SUPPLIES-BHGC
O'REILLY AUTOMOTIVE INC	269.98	2101# - BREAK PADS & ROTORS - 6/4/2026
O'REILLY AUTOMOTIVE INC	(394.66)	UNIT #130010 - BATTERY - 4/29/2026
O'REILLY AUTOMOTIVE INC	25.50	UNIT #2562 - U-JOINT - 05/29/2026
O'REILLY AUTOMOTIVE INC	20.52	UNIT #2562 - U-JOINT - 05/29/2026
O'REILLY AUTOMOTIVE INC	99.20	GARAGE - STOCK - 5/29/2026
O'REILLY AUTOMOTIVE INC	58.31	2618# - STABILIZER - 6/1/2026
O'REILLY AUTOMOTIVE INC	109.26	4904# - CLOCK SPRING - 6/3/2026
O'REILLY AUTOMOTIVE INC	26.42	2616# - MICRO-V BELT - 6/3/2026
O'REILLY AUTOMOTIVE INC	163.10	4914# - BATTERY - 6/8/2026
ORIGIN DESIGN CO	631.13	Fueling Station Improvements
ORIGIN DESIGN CO	1,207.00	Kerper Lift Station Consulting Engineering
ORIGIN DESIGN CO	16,539.50	ENGR. SVCS-PRIVATE LEAD LINE REPL.PROG PHASE 2&3
ORIGIN DESIGN CO	10,232.33	PROF. SERVICES-2024 N.ENGLISH RD WATER MAIN EXT.
ORIGIN DESIGN CO	13,400.00	MSC- Roof and HVAC Replacement 02/23/26
OVERDRIVE INC	1,483.77	Downloadable Ebooks and EAudio for Adult Collectio

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
OVERDRIVE INC	585.97	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	6,028.32	Downloadable Materials for Children's Collection
OVERDRIVE INC	585.75	Downloadable Materials for Children's Collection
OVERDRIVE INC	4,978.14	Downloadable Materials for Teen/YA Collection
OVERDRIVE INC	2,332.57	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	1,927.04	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	4,044.42	Downloadable Ebooks and EAudio for Adult Collectio
OVERHEAD DOOR COMPANY	76.00	ST3-Overhead Door Remitter
PASSPORT LABS INC	2,161.00	Passport Transaction Fees- March
PASSPORT LABS INC	2,294.50	Passport Transaction Fees- April
PAUL ASCHEMAN, PHD, PLLC	105.27	Lodging for Conference speaker
PORTZEN CONSTRUCTION INC	668.39	SUTTON POOL LEAK
PRECISE MRM LLC	360.00	Precise vehicle monitoring Engineering
PRECISE MRM LLC	860.00	2026-04 Subscription
PROQUEST LLC	2,914.74	Ancestry Library edition subscription
RACOM CORPORATION	11,407.51	Maintenance Vehicle Radios and Batteries
RACOM CORPORATION	413.42	GARAGE - STOCK POLICE - 12/30/2026
RADFORD PLACE LLC	2,992.25	1600 RADFORD RL REIMBURSEMENT FOR PROPERTY SALE
Rarestep Inc	1,200.00	GARAGE - Centralized Fleet Mgt Sftwr Sub 4/26/26
RILCO, Inc	675.00	Def Bulk 6/2/26
RIVER CITY STONE	517.55	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,124.73	JAN-JUN2026 Various Stone
RIVER CITY STONE	215.11	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,926.20	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,497.77	JAN-JUN2026 Various Stone
RIVER CITY STONE	3,099.43	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,063.22	JAN-JUN2026 Various Stone
RIVER CITY STONE	146.43	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	132.12	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	168.75	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	124.11	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	1,202.32	JAN-JUN2026 Various Stone
RIVER CITY STONE	129.15	JAN-JUN2026 Various Stone
RIVER CITY STONE	69.84	JAN-JUN2026 Various Stone
RIVER CITY STONE	218.75	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	3,382.44	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,005.84	JAN-JUN2026 Various Stone
RIVER CITY STONE	645.93	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,908.23	JAN-JUN2026 Various Stone
RIVER CITY STONE	352.53	JAN-JUN2026 Various Stone
RIVER CITY STONE	152.28	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,120.33	JAN-JUN2026 Various Stone
ROBERT MUELLER	78.75	2444 BROADWAY RL REIMBURSEMENT FOR PROPERTY SALE
Ronald V Burbach	1,848.00	May Weed Control
RSM US LLP	19,161.94	RSM Management Consulting Services
SADLER POWER TRAIN INC	47.77	UNIT #1704 - LED STROBE - 5/27/2026
SADLER POWER TRAIN INC	249.32	UNIT #3409 - SOLENOID - 5/28/2026
SAFEGUARD BUSINESS SYSTEMS INC	1,480.80	Fire Prevention Program Materials
SAIKI DESIGN INC	2,645.00	Fed Bldg Parking Lot Reconstruction Consulting Eng
SAIKI DESIGN INC	13,016.75	COMISKEY PARK -PHASE 2
Schadl Incorporated	1,334.12	Landfill General Plumbing- Pump Out Mudpits
SEDONA STAFFING	190.31	Hours Worked - Admin Support - 05/31/26
Sewer AI Corporation	400.00	Auto Code Services Sewer AI
Shive-Hattery Inc	11,354.70	Fed Bldg Parking Lot
Shive-Hattery Inc	11,455.00	Fed Bldg Loading Dock Consulting Eng
SITEONE LANDSCAPE SUPPLY HOLDING	378.16	POD- Landscaping materials 05/06/26
SITEONE LANDSCAPE SUPPLY HOLDING	1,845.15	ASH TREE INJECTION SUPPLIES
SPRING GREEN LAWN CARE	42.65	WEED CONTROL
ST LUKES HEALTH - UNITYPOINT CLINIC	970.00	MRO Drug Screen results - April 2026
ST LUKES HEALTH - UNITYPOINT CLINIC	126.00	MRO Drug Screen results - May 2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
STACIE SHAPER	52.50	2280 HOYT RL REIMBURSEMENT FOR PROPERTY SALE
State of Iowa Dept of Inspections and Appeals	80.00	FY26 ANNUAL BOILER INSPECTION - ELM STREET
STEEL MART	23.94	METAL TO REPAIR HELICOPTER-VETS MEMORIAL
STONE HOLLOW	240.00	Boarding for Axle
STRAND ASSOCIATES INC	942.42	42-Inch Force Main Stabilization Proj
STRAND ASSOCIATES INC	8,200.00	Consultant Services for Terminal Pumping Station
Subsurface Solutions, LLC	11,779.65	Radio detection Unit
SUPERION, LLC	485.97	Annual Subscription Mobile Base/Mapping
SUSTAINABLE STRATEGIES DC	7,250.00	Professional strategic funding services-grant writ
THE FISCHER COMPANIES	160.00	FY26 Parking Althoff, AC, Link, Murphy - Blanket
THE FISCHER COMPANIES	80.00	Annual Parking for Human Rights 2 Spots at MFC Lot
THE FISCHER COMPANIES	160.00	Parking for IT - 2 spaces at Annex
THE FISCHER COMPANIES	120.00	Parking Rent (06/2026)
THE FISCHER COMPANIES	80.00	Annual Parking for Human Rights 2 Spots at MFC Lot
THE LOCKSMITH EXPRESS	90.00	MSC-Fix door to Water dept
THE LOCKSMITH EXPRESS	130.00	Install Locks on 632 W 8TH
THE LOCKSMITH EXPRESS	85.00	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	150.00	Central Ramp Service and Labor to Combo Lock
THOMPSON TIRE & RETREAD	3,913.92	2618# - TIRES - 6/9/2026
THOMPSON TIRE & RETREAD	729.30	UNIT #1914 - TIRE SERVICE - 5/28/2026
THOMPSON TIRE & RETREAD	2,460.54	UNIT #3404 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	1,596.27	UNIT #540011 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	644.00	UNIT #54001 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	35.50	UNIT #4940 - TIRE SERVICE - 5/29/2026
THREE RIVERS FS INC	410.16	LF- Spectra Lube Red 2 30TB CS 6/3/26
THREE RIVERS FS INC	43.65	Propane Tank for Fork Truck
TIMOTHY J WITTSTOCK	239.96	Police Supplies
TIMOTHY P GOTTSCHALK	150.00	SOFTBALL SCOREKEEPER AND OFFICIALS
TM Inc	300.00	Mail Courier Service
TOP GRADE EXCAVATING INC	5,401.40	Detention Basin Utility Work Cedar Crest Ridge Lot
TOWNSQUARE MEDIA LLC	500.00	Digital Ad Pet Licensing Program
TOYS DONE RIGHT	3,470.00	UNIT #0903 - SERVICE - BODY REPAIR - 4/20/2026
TREASURER STATE OF IOWA ILEA	625.00	Firearms Instructor Course
Tri-State Shred, Inc.	57.70	On-Site Shredding by the Tote - Chavenelle
TRUCK EQUIPMENT INC	(3,085.92)	UNIT# 4008 Sweeper Truck Brushes
TRUCK EQUIPMENT INC	1,389.15	4008# - MOTOR, COUPLING - 5/29/2026
TRUCK EQUIPMENT INC	1,320.01	4008# - PARTS FOR MOTOR REPAIR - 6/2/2026
TRUCK EQUIPMENT INC	2,333.76	4008# & STOCK(X3) - WIDE SWEEP BROOM - 6/9/2026
TRUGREEN LIMITED PARTNERSHIP	53.83	FY26 Fed Bldg Lawn
TRUGREEN LIMITED PARTNERSHIP	79.22	FY26 Fed Bldg Lawn
TURPIN DODGE OF DUBUQUE LLC	421.50	4910# - RADIATOR - 6/2/2026
TURPIN DODGE OF DUBUQUE LLC	(399.90)	UNIT #1914 -ARM,ROD,LINKHLD,NUT - 5/6/2026
TYLER TECHNOLOGIES, INC	51,318.00	Tyler Technologies
TYLER TECHNOLOGIES, INC	378,516.75	Tyler Technologies
Unified Therapy Services	425.00	1015 Rockdale Rd-24 OAHMP Unified Therapy Services
UNION HOERMANN PRESS	127.06	Franchise Fee FY26
UNIVAR SOLUTIONS USA INC	7,679.00	FLUOROSILIC ACID FOR WATER TREATMENT (FLUORIDE)
UNIVISTA TOWNHOMES LLC	676.83	UB 22700 2365 UNIVERSITY
US Foods	47.91	MISC SUPPLIES FOR BHGC
US Foods	1,445.33	MISC FOOD AND SUPPLIES-BHGC
US Foods	46.09	MISC FOOD AND SUPPLIES-BHGC
US Peroxide LLC	16,638.00	Chemical Dosing at the WRRC - FY26
VAN METER INDUSTRIAL INC	3,863.02	Cat 6 cable for cameras
Vestis Group Inc (f/k/a Aramark)	136.77	linens
VRBAN FIRE PROTECTION INC	514.00	POD Ramp Service Call
WB McCloud & Co, Inc.	67.36	FY26 1805 Central Pest Control
WB McCloud & Co, Inc.	306.18	Monthly Pest Prevention
WB McCloud & Co, Inc.	306.18	Monthly Pest Prevention
WELU PRINTING COMPANY	39.54	BUSINESS CARDS FOR ELDON SCHNEIDER
WELU PRINTING COMPANY	39.54	Business Cards: Tiberius "Tibi" Mocanu

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
WELU PRINTING COMPANY	582.01	MSC- Asphalt Overlay Printing Services
WELU PRINTING COMPANY	1,120.85	Children's reading logs, summer calendar, brochure
WELU PRINTING COMPANY	677.00	Teen Reading Logs
WELU PRINTING COMPANY	360.55	Children's reading logs, summer calendar, brochure
WELU PRINTING COMPANY	219.21	Envelopes
WELU PRINTING COMPANY	304.65	#10 window envelopes
WELU PRINTING COMPANY	749.04	Franchise Fee FY26
WENZEL TOWING SERVICE	69.50	FY26 Wenzel Towing
WENZEL TOWING SERVICE	187.50	2682# - TOW SERVICE - 6/4/2026
WESTPHAL & COMPANY, INC	8,977.00	Centrifuge Room Light Replacement
WESTPHAL & COMPANY, INC	101.75	remove electrical boxes
WEX HEALTH INC	1,020.80	FY26 COBRA, Commuter, FSA Admin - May 2026
WK CONSTRUCTION CO INC	14,056.56	2026 PW Asphalt Milling Services
WK CONSTRUCTION CO INC	41,583.50	2026 PW Asphalt Milling Services
ZACHARY GILLIES	828.57	CAMPGROUND MANAGER PAYMENTS FY26
	$ 2,927,317.84	

COUNCIL APPROVAL

PAYDATE 06-17-2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	$ 863.90	STAFF SHIRTS FOR YOUTH SPORTS & MCALEECE
A-1 CRANE RENTAL & MACHINERY MOVING	660.00	Crane Svc for the WRRC - FY26
ACCO UNLIMITED CORPORATION	59.99	POOL CHEMICALS
ACCO UNLIMITED CORPORATION	1,811.60	POOL CHEMICALS
ACCO UNLIMITED CORPORATION	2,046.20	POOL CHEMICALS
ADDOCO INC	2,400.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	294.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	420.00	PLAYGROUND MATS & MULCH FOR VARIOUS AREAS
ADDOCO INC	475.00	MULCH FOR PARK AREAS
ADDOCO INC	475.00	MULCH FOR UPPER BEE BRANCH
ADVANCE DESIGNS	779.79	AQUATICS STAFF SHIRTS
AHMANN'S LAWN CARE INC	340.00	LAWN CARE AT MCCOY LOT
AIRGAS USA LLC	1.86	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	1.86	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	3.72	MONTHLY TANK RENTALS FOR WATER TRT.PROCESS
AIRGAS USA LLC	11.16	LF-Rent Cyl Large Acetylene, Argon, Oxygen 05/31/2
AIRGAS USA LLC	2,161.80	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,425.63	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,832.73	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,740.94	Tank & Vaporizer Rental - FY26
AIRGAS USA LLC	2,359.23	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,499.03	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,385.99	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,403.23	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,324.59	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,455.18	Liquid Oxygen for the WRRC - FY26
ALL SEASONS HEATING & COOLING	267.00	LF- Replace Thermostat 05/12/26
ALL SEASONS HEATING & COOLING	75.00	Reimbursement for permit issued in error
ALLIANT ENERGY	21.17	Alliant 0539621000 12th Bluff Lot FY26
ALLIANT ENERGY	2,149.17	0557811000 PORT RAMP FY26
ALLIANT ENERGY	1,549.83	Alliant Intermodal Ramp
ALLIANT ENERGY	388.33	Alliant 1477501000 5th Bell Lot FY26
ALLIANT ENERGY	1,517.29	Alliant 1522511000 5th St Ramp FY26
ALLIANT ENERGY	4,560.00	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	6,047.52	Alliant Ramps and Lots
ALLIANT ENERGY	1,429.20	FY26 535 E 16th
ALLIANT ENERGY	80.05	Alliant 6477860931 12th Elm Lot FY26
ALLIANT ENERGY	2,073.69	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	610.35	0557811000 PORT RAMP FY26
ALLIANT ENERGY	303.62	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	14,099.40	WRRC Lift Stations - Electricity Expense FY26
ALLIANT ENERGY	3,346.80	FY 2026 Energy Costs for Various Locations
ALTORFER INC	81.00	UNIT #540018 - EXTAPPGRS DESERTCA - 5/28/2026
ALTORFER INC	343.23	UNIT #3104 - HYDO 10W-5 - 6/2/2026
AMERICAN LEGION POST 6	2,955.00	FLAGS FOR PARKS DEPARTMENT-48 FLAGS
AMERICAN RESPONSE VEHICLES INC	780.90	1914# - PUCKS, MOUNTING KITS - 5/29/2026
ANDREW RAESIDE	160.00	Artist sales art at your library
Ascendance Trucks LLC	245.60	UNIT #2704 - CARRIER - 5/26/2026
Ascendance Trucks LLC	587.03	UNIT #2695 - INJECTOR, GASKET - 6/5/2026
Ascendance Trucks LLC	267.54	3401# - SEATBELT RETRACTOR ASSY - 6/8/2026
AT&T Mobility National Accounts, LLC	4,939.96	FY26 First Net Charges for IPhone/Tech Services
AT&T Mobility National Accounts, LLC	1,196.07	FY2026 BLANKET PO-MONTHLY PHONE & IPAD COSTS
AT&T Mobility National Accounts, LLC	2,697.02	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	2,683.34	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	2,689.99	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	884.98	IPHONES AND IPADS PARKS- APR 29 TO MAY 28, 2026
AT&T Mobility National Accounts, LLC	967.38	AT&T FirstNet - 04/29/26-05/28/26
AY MCDONALD MFG CO	14,281.13	Franchise Fee FY26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
BENJAMIN R HUNT	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
BIECHLER ELECTRIC INC	3,065.00	SERVICE WORK FOR BUNKER AND MILLER RIVERVIEW
BIG RIVER SIGN COMPANY INC	1,600.00	BANNERS FOR ADVERTSING PROGRAM
BLACK HILLS/IOWA GAS UTILITY CO	51.71	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	44.41	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	43.09	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	110.16	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	47.07	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	683.66	3115 Westmore
BLACK HILLS/IOWA GAS UTILITY CO	44.41	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	3,190.77	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	45.74	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	56.34	NATURAL GAS FOR FY26
BLACK HILLS/IOWA GAS UTILITY CO	147.58	JOTC Natural Gas May 26
BLACK HILLS/IOWA GAS UTILITY CO	62.30	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	83.78	Locust Ramp Electricity FY26
BLACKHAWK AUTOMATIC SPRINKLERS INC	297.00	Fire Sprinkler Inspection
CALL2RECYCLE STEWARDSHIP, INC.	1,768.00	LF- Bulk Battery Collection 06/04/26
CALLAWAY GOLF SALES COMPANY	221.63	SPECIAL ORDER GOLF CLUB-RUDEN
CARLISLE RYAN DIGITAL SERVICES	181.81	Award Banquet Programs 2026
CATHOLIC CHARITIES OF THE	250.10	FY2026 Purchase of Services Agreement
CENGAGE LEARNING INC	36.00	Large Print books for circulating collection
CENTER POINT INC	177.39	Large print books for circulating collection
Centrally Rooted Mission, Inc.	1,690.81	Community Support & Empowerment Grant: Centrally
CES COMPUTERS INC	382.99	DOCKING STATION
CES COMPUTERS INC	704.99	DESK TOP COMPUTER
CHEM-SULT INC	1,412.84	Polymer for Water Plant Treatment
Christina A Kirk	584.00	Artist ARt at library sales
CINTAS CORP	74.98	Cintas Ramp Rugs 5th, Five Flags
CINTAS CORP	45.07	Cleaning Supplies / Mats - Intermodal 5.26.26
CINTAS CORP	67.95	Various Maintenance - FY26
CINTAS CORP	165.64	Mats, Cloths, shop towels JOTC 5.26.26
CINTAS CORP	408.13	Various Maintenance - FY26
CINTAS CORP	185.02	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	86.97	Cintas Ramp Rugs Central,IM.Locust
CINTAS CORP	170.97	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	228.22	Floor Mat Service
CINTAS CORP	35.00	Floor Mat Service
CINTAS CORP	170.97	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	219.10	Various Maintenance - FY26
CINTAS CORP	77.23	Cintas Ramp Rugs 5th, Five Flags
CINTAS CORP	209.42	FY2026 BLANKET PO - UNIFORMS
CINTAS FIRST AID & SAFETY	7.53	Replenish Safety Supplies Garage May 26
CINTAS FIRST AID & SAFETY	123.62	FIRST AIDE CABINET RESTOCKED
CITY OF DUBUQUE - UB	644.15	COMMUNITY IMPACT SERVICE PROGRAM FR 5/17/26-5/31/2
CITY OF EPWORTH	(2,059.74)	Salt Reimbursement
CITY OF EPWORTH	2,241.94	Salt Reimbursement
CLEMENT COMMUNICATIONS, INC	259.31	MSC- SAFETY AND THE SUPERVISOR-ELEC
CLOCKWORK PARTNERS LLC	113.38	VIEWING TOWERS-EPP
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	2,241.90	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,746.49	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,395.57	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	120.00	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	180.50	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	120.00	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	106.50	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	80.00	Lawn Mowing Services - College Lawn Care

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	396.25	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	462.75	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	4,788.59	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	176.89	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	146.30	Lawn Mowing Services - College Lawn Care
COLLEGE LAWN SERVICE & SNOW REMOVAL LLC	180.50	Lawn Mowing Services - College Lawn Care
COMMUNICATIONS ENGINEERING CO	39,246.99	FIREWALL PROTECTION FOR GRC
COMMUNICATIONS ENGINEERING CO	75.00	Two SFP modules
COMMUNITY SOLUTIONS OF EASTERN IOWA	17,749.19	FY2026 Contracted Services Agreement_CSEI
CONLON CONSTRUCTION CO	2,016.00	Reimbursement for overpayment Permit BPC26-000005
CONSTELLATION NEW ENERGY GAS DIV	9,539.79	Natural Gas - FY26 - Constellation
CONSTELLATION NEW ENERGY GAS DIV	1,094.90	GAS BILL FOR 2241 LINCOLN
CONSTELLATION NEW ENERGY GAS DIV	1,032.21	City Of Dubuque - C&I 2401Central Ave APR 2026
CONSTELLATION NEW ENERGY GAS DIV	2,317.42	Utility gas for library
CONSTELLATION NEW ENERGY GAS DIV	157.16	City Of Dubuque - C&I 2401Central Ave MAY 2026
Cottingham & Butler Insurance Services, LLC	2,917.00	Ongoing consulting 10-1-2025 to 10-1-2026
CRESCENT COMMUNITY HEALTH CENTER	25,000.00	CCHC contracted services 1/1/26-6/30/26
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPANY	6,097.02	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPANY	2,191.78	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPANY	6,272.70	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPANY	6,415.86	Railroad services related to Bee Branch
DAKOTA, MINNESOTA & EASTERN RAILROAD COMPANY	4,179.78	Railroad services related to Bee Branch
DAN ARENSDORF CONSTRUCTION	5,650.00	Snow Removal of Port Lots
DAN ARENSDORF CONSTRUCTION	13,725.00	Snow Removal of Port Lots
DAN ARENSDORF CONSTRUCTION	2,200.00	Snow Removal of Port Lots
DAVIS EQUIPMENT CORP.	259.05	TENSION IDLER FOR MAINT EQUIPMENT
DEMMER OIL COMPANY	31,480.42	7510 Diesel
DEMMER OIL COMPANY	7,938.00	FUEL FOR POD MARINA
DENISE C BLAKELEY-IHRIG	1,099.20	FY2026 BLANKET PO - CONSULTANT SERVICES
DENISE C BLAKELEY-IHRIG	2,182.16	FY2026 BLANKET PO - CONSULTANT SERVICES
DENISE C BLAKELEY-IHRIG	2,665.09	FY2026 BLANKET PO - CONSULTANT SERVICES
DIETZ ENTERPRISES LLC	5,083.00	Energy Savers Program approved 1755 AUBURN ST
DIETZ ENTERPRISES LLC	5,500.00	Energy Savers Program approved 1653 Fairfax Ave
DITTMER RECYCLING INC	11,380.85	LF- Dittmer Recycling Services
DITTMER RECYCLING INC	150.00	FY2026 BLANKET PO - SVC TRASH AND RECYCLING CHARGE
DITTMER RECYCLING INC	671.63	Landfill Fees - 20 yrd/2 yrd - FY26
DITTMER RECYCLING INC	1,187.43	REFUSE FOR MAY 2026
DITTMER RECYCLING INC	732.77	Blanket Refuse-Comingled Recycling
DOUGLAS J SABEL	11,323.88	Bar Screen/Rack Work at WRRC
DOUGLAS J SABEL	2,267.51	Bar Screen/Rack Work at WRRC
DUBUQUE COUNTY CONSERVATION BOARD	91,869.46	MINES OF SPAINS MANAGEMENT AGREEMENT
DUBUQUE COUNTY E911 BOARD	467.55	FY26 Emergency Radio Access Fees
DUBUQUE COUNTY E911 BOARD	3,459.87	Access Fees E911 Transit Q4 FY26
DUBUQUE COUNTY RECORDER	390.00	147 Customer Detail Activity/For Dbq CITY ED May26
DUBUQUE COUNTY RECORDER	27.00	RECORDING FEE FOR 1266 Jackson
DUBUQUE COUNTY RECORDER	12.00	2026-00003436 Fitzgerald
DUBUQUE COUNTY SHERIFF	342.00	Sheriff Services for MAY 2026
DUBUQUE COUNTY SHERIFF	23,744.28	Dubuque County Sheriff April 2026 Monthly Expenses
DUBUQUE COUNTY SHERIFF	6,027.34	DDTF May 26 Shared Expenses
DUBUQUE HOSE & HYDRAULICS	225.44	GARAGE - BIN FILL - 5/29/2026
DUBUQUE HOSE & HYDRAULICS	176.57	UNIT #3104 - HOSES/HOSE PARTS - 5-29-2026
DUBUQUE HOSE & HYDRAULICS	20.00	2695# - SAWZALL BLADE - 6/5/2026
DUBUQUE HUMANE SOCIETY	14,933.00	FY26 Contracted Service Fees
DUBUQUE MULCH COMPANY	480.00	TOPSPOIL FOR STUMP FILLING
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - BC
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - CS
DUBUQUE RACING ASSOCIATION LTD	4.95	DRA Board Meeting Catering - 5/26 - MVM
DUBUQUE SIGN COMPANY	17,417.82	Parking "P" Signs For All Ramps
DUBUQUE SIGN COMPANY	3,762.45	Parking "P" Signs For All Ramps
DUBUQUE SIGN COMPANY	1,937.50	POWER WASHING LIMESTONE SIGNS

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
DUBUQUE VISITING NURSE ASSOCIATION	2,000.00	Q3 FY26 Jan-Mar 2026 Lead claim grant
E D ETNYRE & CO	3,100.20	3202# - PARTS - 6/1/2026
EASTERN IOWA ASPHALT MAINTENANCE IN	5,016.00	PARKING LOT STRIPING
EASTERN IOWA ASPHALT MAINTENANCE IN	172,776.40	MSC PAVE PRES JOINT- Concrete Band & Crack Seal
Ed Gau	150.00	SOFTBALL SCOREKEEPER AND OFFICIALS
ELLIOTT EQUIPMENT COMPANY	774.98	3412# - WEAR PADS - 5/19/2026
Engine 18 Solutions LLC	4,000.00	Incident Command Training
ENVIRONMENTAL SYSTEMS RESEARCH INST	60,300.00	ESRI software 06/06/26-06/05/27
Euna Solutions, Inc.	10,000.00	Ion Wave Subscription 4/1/26-3/31/27
EUROFINS ENV TESTING NORTH CENTRAL	912.00	LF- Leachate & Groundwater Testing
EXPRESS EMPLOYMENT PROFESSIONALS	350.00	Facilities Custodial Services
EXPRESS EMPLOYMENT PROFESSIONALS	1,120.00	Charge for Custodian - Phyllis Arensdorf
FE Technologies American Corporation	248.00	support RFID wand
FE Technologies American Corporation	248.00	support RFID wand
FEH Associates Inc	10,071.25	Professional Services Bunkroom remodel
FHR Services, LLC	2,210.09	2025 Tack- 05/19/26
FITZGERALD FREELANCE LLC	4,750.00	Blum Property 455 E 15th Bldg CMA Structural Stab
FITZGERALD FREELANCE LLC	3,500.00	ABC Building CMA Demolition
FRANSYL EQUIPMENT INC	1,570.00	ANNUAL INSPECTIONS FOR TREE CREW EQUIPMENT
FRANSYL EQUIPMENT INC	1,464.58	ANNUAL INSPECTIONS FOR TREE CREW EQUIPMENT
FRANSYL EQUIPMENT INC	908.50	550004# - SERVICE - 5/26/2026
GARRATT-CALLAHAN COMPANY	600.00	Monthly Water Treatment - Dec-June FY26
GENUINE PARTS COMPANY INC	(19.60)	GARAGE - STOCK - 4/27/2026
GENUINE PARTS COMPANY INC	39.36	3456# - FILTER, LT LEATHER - 5/22/2026
GENUINE PARTS COMPANY INC	118.40	3456# - AIR FILTER - 5/26/2026
GENUINE PARTS COMPANY INC	463.86	GARAGE - STOCK - 5/28/2026
GENUINE PARTS COMPANY INC	187.40	UNIT #3550003 - SHOCKS - 5/28/2026
GENUINE PARTS COMPANY INC	19.56	3456# - EPOXY - 6/1/2026
GENUINE PARTS COMPANY INC	295.86	2500 & STOCK - AIR FILTERS - 6/8/2026
GERMAINE ELECTRIC	109.34	ST5-Fix Gear Dryer Outlet
GIESE ROOFING COMPANY	262.00	Samples of EPDM Roof and Patch
GOODYEAR TIRE & RUBBER	2,930.40	Goodyear Tires April 26
GRAINGER INC	222.60	Street-Safety Glasses And Leather Gloves 02/03/26
GRAINGER INC	500.06	Street-Leather Gloves and Ear Plugs 2/12/26
GRAINGER INC	433.56	Ref and St- Gloves and Safety Glasses 2/23/26
GRAINGER INC	100.20	Street-Leather Gloves 2/25/26
Graybar Electric Company, Inc.	21,858.26	Corning Fiber Splicing Housing
GRAYMONT WESTERN LIME INC	5,471.72	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,397.52	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,459.00	FY2026 BLANKET PO - HIGH CALCIUM QUICKLIME
HANLEY AUTO BODY INC	839.00	2691# - SERVICE - 6/3/2026
HAPPY JOE'S PIZZA & ICE CREAM PARLO	125.00	Pizza for Explorer Program
HARRIS MOTOR SPORTS	133.34	GOLF CART ADAPTIVE-JUNE
HDR ENGINEERING INC	7,078.66	DMASWA TO 20 - Horiz Exp Permitting
HDR ENGINEERING INC	4,787.17	E/W Corridor Capacity Improv-University Overlap
HDR ENGINEERING INC	1,879.45	Waste Minimization Report Consultant
HDR ENGINEERING INC	11,880.83	Lift Station Condition Assessment SSAMP HDR TO 8
HDR ENGINEERING INC	2,880.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	76,391.25	HDR - OMLS Middle Fork Phase 3 Design Contract
HENDERSON PRODUCTS INC	1,472.92	540005# - CYLINDER - 6/9/2026
HENRY SCHEIN INC	215.20	Ambulance Supplies & Training Infant Leg
HENRY SCHEIN INC	337.63	Ambulance Supplies & Training Infant Leg
HERBST UPHOLSTERY	220.00	0912# - SERVICE UPHOLSTERY 2/9/2026
HM Life Insurance Company	97,580.62	Stop Loss Insurance premium for June 2026
Howmedica Osteonics Corp	25,890.66	Preventative Maint. on Monitors & AED's for 1 YR
Howmedica Osteonics Corp	7,966.20	Preventative Maintenance on Lucas & AED's for 1 YR
HOYNE LANDSCAPING & SNOW PLOWING	800.00	Pulverized Soil- Picked up 5/28/26
HOYNE LANDSCAPING & SNOW PLOWING	150.00	PULVERIZED DIRT-PARKS
ICLEI	2,200.00	Annual Membership Dues 07/01/26 - 06/30/27
IMWCA	192,847.79	TPA 411 payments - March 2026
IMWCA	79,186.77	TPA 411 payment - April 2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
INFOSEND INC	18,068.60	May Charges
INGRAM LIBRARY SERVICES INC.	703.96	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	481.77	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	901.23	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	30.47	youth books
INGRAM LIBRARY SERVICES INC.	405.13	Books for Adult Collection
INGRAM LIBRARY SERVICES INC.	777.22	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	116.13	Children's books for collection
INGRAM LIBRARY SERVICES INC.	84.98	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	552.67	Children's books for collection
INGRAM LIBRARY SERVICES INC.	484.80	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	347.23	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	277.81	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	666.75	Children's books for collection
INGRAM LIBRARY SERVICES INC.	335.16	Children's books for Outreach - Bright Beginnings
INGRAM LIBRARY SERVICES INC.	271.14	Books for Adult collection
INGRAM LIBRARY SERVICES INC.	93.54	Children's books for collection
INGRAM LIBRARY SERVICES INC.	115.07	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	1,283.00	Children's books for collection
INGRAM LIBRARY SERVICES INC.	32.20	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	60.89	Children's books for collection
INGRAM LIBRARY SERVICES INC.	143.94	Teen/Young Adult Materials for Collection
INTERSTATE PIPE & SUPPLY	160.96	Fittings for Pump for Cleaning Digester
INTERSTATE PIPE & SUPPLY	346.23	Flange for Pump Digester
IOWA DEPARTMENT OF PUBLIC SAFETY	4,266.00	FY26 Public Safety System Estimate
IOWA DEPT OF NATURAL RESOURCES	88,322.37	LF- 2026-51 Iowa DNR Solid Waste Tonn Tax FY26 Q3
IOWA DEPT OF NATURAL RESOURCES	268.56	LF-SLEIS Form 5.0 Annual Emissions Fee 2025
IOWA DEPT OF NATURAL RESOURCES	5,000.00	Title V Annual Base Fee 05/21/26
IOWA KENWORTH INC	111.90	420006# - SERVICE - 5/19/2026
IOWA KENWORTH INC	77.52	420006# - SERVICE - 5/22/2026
IOWA KENWORTH INC	1,530.64	UNIT #2503 - EXCHANGE COOLER KIT - 5/29/2026
IOWA ONE CALL	754.50	Iowa One Call Utility Locates
J & R SUPPLY COMPANY	320.00	Street- Yellow Work Gloves (LG)
J & R SUPPLY COMPANY	800.00	curb opening 4" outlet
J & R SUPPLY COMPANY	120.00	Street- Aqua Safety Gloves (XL)
J & R SUPPLY COMPANY	1,782.92	Pipe and Fittings for Cleaning Digester
J & R SUPPLY COMPANY	2,630.00	MATERIAL FOR TAPS
J & R SUPPLY COMPANY	2,880.00	MATERIAL FOR WATER MAIN REPLACEMENT/REPAIRS
J & R SUPPLY COMPANY	511.00	Catherine St Storm Sewer Supplies
J & R SUPPLY COMPANY	1,545.00	SUPPLIES FOR TAPPING MAINS
J & R SUPPLY COMPANY	7,995.00	MATERIAL FOR WATER MAIN REPLACEMENT/REPAIRS
J & R SUPPLY COMPANY	825.00	CUT OFF BLADES FOR CUTTING WTR MNS,VALVES&HYD.
J & R SUPPLY COMPANY	2,900.00	TAPPING MACHINE FOR 3/4" AND 2" TAPS
J & R SUPPLY COMPANY	5,250.00	MUELLER TAPPING MACHINE FOR 1" AND 3/4" TAPS
J & R SUPPLY COMPANY	875.00	Guardian Blade
J & R SUPPLY COMPANY	438.41	Fittings for Cleaning Digester
J & R SUPPLY COMPANY	260.00	CHECKING & MONITORING WATER PRESSURE GAUGE
J & R SUPPLY COMPANY	310.00	Pipe and Fittings for Septage Receiving
J & R SUPPLY COMPANY	500.00	Drain tile Trygg & Kaufmann
J&R RENTAL LLC	269.81	2723# - SERVICE (NEW CLUTCH/BEARING) - 5/15/2026
J&R RENTAL LLC	335.46	4046#, POD, & Water Dept - PARTS FOR REPAIR- 6/4/2
JAMES J ARTHOFER	150.00	Pump Out Retention Basin for UV at the WRRC
JAMES J ARTHOFER	149.00	Pump Out Retention Basin for UV at the WRRC
JAN AND STEVE KOPP	142.50	1375 FINLEY RL REIMBURSEMENT FOR SALE OF PROPERTY
JEFFREY J JAEGER	131.25	1950 WHITE RL REIMBURSEMENT FOR PROPERTY SALE
JEFFREY J JAEGER	78.75	373 E 19TH RL PROPERTY SALE REIMBURSEMENT
JENNIFER SCHULTZ	142.50	1240 ROSEDALE RL REIMBURSEMENT FOR SALE OF PROP
JESSICA QUECK	56.25	818 RHOMBERG REIMBURSEMENT FOR PROPERTY MERGE
JOHNSON CONTROLS	2,624.03	MSC- Annual Service Agreement Fire Alarms 2026-203
Joseph Pergande	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
KEITH AND SUE REISEN	78.75	445 NEVADA RL REIMBURSEMENT FOR PROPERTY SALE

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
KILBURG EQUIPMENT LLC	50.27	3409# - BODY UP/DOWN SWITCH - 6/3/2026
KMDE LLC	3,161.22	MSC Solar Production- May 2026
KODY RIFE	225.00	189 ST MARYS RL REIMBURSEMENT FROM PROPERTY SALE
KRAEMERS WATER STORE INC	47.25	Bottled Water Service for Landfill 05/31/26
KRAEMERS WATER STORE INC	59.60	Bottled Water Service for Landfill 06/3/26
KRUSER SEPTIC SERVICE INC	4,750.00	FY26 Lift Station Maintenance
KRUSER SEPTIC SERVICE INC	7,507.50	FY26 Lift Station Maintenance
KURT P WELAND	75.00	SOFTBALL SCOREKEEPER AND OFFICIALS
Kwik Trip Inc	767.91	Monthly Fuel Charges Acct #00557404: MAY 2026
L&N Penny LLC	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
L&N Penny LLC	55.00	FY26 WEEKLY FLOWER ARRANGEMENTS
Lerdahl Business Interiors, Inc.	150.00	MFC Admin furniture
LINK HYDRAULIC & SUPPLY	51.94	GARAGE - STOCK RUBBISH - 5/27/2026
LINWOOD CEMETERY ASSOCIATION	14,891.49	CONTRIBUTION/FINANCIAL SUPPORT FOR FY26
LOCATORS LTD	65.00	313 BRYANT REIMBURSEMENT FOR OWNER OCC UNIT
LUCAS KAHL	100.00	520 NEVADA RENTAL LICENSE OVERPAYMENT
MACQUEEN EQUIPMENT GROUP	211.19	Waist Belt, Right & Left for SCBA
MACQUEEN EQUIPMENT GROUP	520.16	MSA Pouch, ExtendAire II, G1, Left
MACQUEEN EQUIPMENT GROUP	1,106.27	UNIT #4007 - ACTUATOR - 5/22/2026
MACQUEEN EQUIPMENT GROUP	2,398.97	UNIT #2704 - ELBOW - 5/29/2026
MACQUEEN EQUIPMENT GROUP	116.78	4007# - PL ACTUATOR - 5/29/2026
MANDERS INC	275.00	SPRING PAVER INSTALL
MARGIE A WHITE	225.00	2605 WHITE RL REIMBURSEMENT FOR PROPERTY SALE
MARGIE A WHITE	78.75	2768 JACKSON RL REIMBURSEMENT FOR PROPERTY SALE
Mark Adam Tanner	1,035.00	509A Study for plan year ending 6/30/25
MARTIN EQUIPMENT OF IL INC	31.33	UNIT #3227 - AIR FILTER - 5/29/2026
MARTIN EQUIPMENT OF IL INC	12.48	UNIT #3456 - SCREWS - 05/29/2026
MARTIN EQUIPMENT OF IL INC	2,808.43	3467# - PRESSURE S, RUBBER TRACK - 6/1/2026
MARTIN EQUIPMENT OF IL INC	4,266.27	3456# - HINGE, DOOR - 6/3/2026
MARTIN EQUIPMENT OF IL INC	340.37	3456# - CIR BREAKER, WINDOWPANE - 6/8/2026
MARTIN EQUIPMENT OF IL INC	85.66	3456# - HOSE, ELBW FITTING, HOSE FITTING - 6/8/202
MATT VASKE	50.00	316 KAUFMANN RL REIMBURSEMENT FOR PROPERTY SALE
Mauldin & Jenkins, LLC	44,000.00	FYE 2025 AUDIT
MCDERMOTT EXCAVATING	122,866.30	2024 SRF Green Alley Project - replace PO #2260184
MEDIACOM	236.90	INTERNET FOR TREE CREW-FY26
MEDIACOM	256.90	POD MARINA INTERNET
MEDICAL ASSOCIATES CLINIC PC	1,800.00	May 2026 Wellness checks
MEDICAL ASSOCIATES CLINIC PC	3,823.00	pre-employ screening, phys, vaccine, drug/alcohol
MEDICAL ASSOCIATES CLINIC PC	746.00	Stress Test for New Officers
MICHAEL J SULLIVAN	225.00	SOFTBALL SCOREKEEPER AND OFFICIALS
MID AMERICAN SIGNAL INC	10,155.00	Opticom emitters, detectors and components
MIDWEST CONCRETE INC	92,512.37	Loras at Bluff Pavement and Intake Top Replacement
MIDWEST TAPE LLC	674.30	Adult DVDs, BluRays, CDs for Collection
MIDWEST TAPE LLC	408.38	Adult DVDs, BluRays, CDs for Collection
MIKE FINNIN FORD LLC	571.44	GARAGE - STOCK - 5/29/2026
MIKE FINNIN FORD LLC	8,188.32	2619# - SERVICE - 5/19/2026
Miovision Technologies US LLC	3,240.00	Miovision Central Mgmt Software
MIRACLE CAR WASH CORP	42.98	PARK PATROL TRUCKS WASHED
MIRACLE CAR WASH CORP	152.60	FY26 Police Vehicle Car Washes
MIRACLE EXPRESS INC	15.26	FY26 Police Vehicle Car Washes-Express
MISCELLANEOUS	150.00	Toure, Lafiyatou Farmers Market License Refund
MI-T-M EQUIPMENT SALES & SERVICE	63.88	LF- Air Filter Element 04/29/26
MI-T-M EQUIPMENT SALES & SERVICE	885.60	LF- 5 Gal Oil 05/01/26
MOBOTREX INC	13,636.00	Traffic Control Cabinet components
MOBOTREX INC	17,438.00	Traffic Signal Components
MOBOTREX INC	93,750.00	Blade Controllers for Traffic Signals
Molly Menster	750.00	Personal Leadership Workshop on 5/9/2026
MOLO OIL COMPANY	4,643.58	COD EXTERNAL FUEL - WEX CARDS -4/24/2026-5/23/26
Morris Newspaper Corporation of Wisconsin	650.00	Printed Ad in Exploring the Tri-States
MORRISON BROTHERS CO	554.20	Sewer- Manhole component pieces 05/22/26
MOTION INDUSTRIES INC	981.50	Floodwall-Ice Harbor Repair Parts 05/14/26

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MPH INDUSTRIES INC	2,276.00	Python 3 FS Remote & Tuning Fork
MSA PROFESSIONAL SERVICES INC	600.00	GREYHOUND PK RD WATER MAIN LOOP PROJECT
MTI DISTRIBUTING INC	796.17	PARTS FOR 4474 MOWER
MTI DISTRIBUTING INC	1,186.20	IRRIGATION REPAIR PARTS-MCALEECE
MTI DISTRIBUTING INC	593.10	IRRIFATION PARTS FOR MCALEECE
MULGREW OIL COMPANY	1,021.14	FUEL FOR BHGC
MULGREW OIL COMPANY	806.18	FUEL FOR BHGC
MULGREW OIL COMPANY	4,352.70	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/19/26
MULGREW OIL COMPANY	3,677.68	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/21/26
MULGREW OIL COMPANY	2,737.53	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/28/26
MULGREW OIL COMPANY	2,607.17	LF-# 2 PRM DYED WNTR DSL ULS15PPM 05/26/26
MULGREW OIL COMPANY	3,735.07	LF-# 2 PRM DYED WNTR DSL ULS15PPM 06/02/26
MULGREW OIL COMPANY	2,078.18	LF-# 2 PRM DYED WNTR DSL ULS15PPM 06/04/26
MULGREW OIL COMPANY	26,949.15	GARAGE - FUEL ISLAND (GASOHOL-87 OCT) - 5/29/2026
MULGREW OIL COMPANY	28,787.18	GARAGE - FUEL ISLAND (DIESEL TANK 1 OF 2) - 5/30/2
MULGREW OIL COMPANY	29,997.98	GARAGE - FUEL ISLAND (DIESEL TANK 2 OF 2) - 5/30/2
MUNICIPAL COLLECTIONS OF AMERICA IN	964.57	Collection Fees for Utility Billing
MUNICIPAL PIPE TOOL CO LLC	2,119.31	2711# - 8" PIPE, SNGL PT SPIKE - 5/28/2026
MUNICIPAL PIPE TOOL CO LLC	395.02	Sanitary Sewer- Grit Catcher
MUNICIPAL PIPE TOOL CO LLC	2,209.61	2711# - PIPE - 6/4/2026
MUNICIPAL PIPE TOOL CO LLC	4,365.93	MSC- QUES LOCKS 06/04/26
MYERS-COX CO	98.82	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	62.84	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	1,692.33	FOOD AND SUPPLIES FOR MARINA
MYERS-COX CO	67.34	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	(98.82)	MISC FOOD AND SUPPLIES-BHGC
MYERS-COX CO	635.68	FOOD AND SUPPLIES FOR MARINA
MYERS-COX CO	777.90	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,215.98	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,126.61	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,811.96	MISC FOOD AND SUPPLIES-MCALEECE
MYERS-COX CO	430.13	MISC FOOD AND SUPPLIES
MYERS-COX CO	1,238.62	MISC FOOD AND SUPPLIES
MYERS-COX CO	138.06	MISC FOOD AND SUPPLIES
MYERS-COX CO	871.18	MISC FOOD AND SUPPLIES-POOLS
MYERS-COX CO	799.43	MISC FOOD AND SUPPLIES-POOLS
NICHOLAS EDWARDS, MD	3,333.37	EMS Director Yearly Salary for EMS Support FY26
NORTH END NEIGHBORHOOD ASSOCIATION	300.00	North End Family Fun Day Event
NORTHERN LIGHTS FOODSERVICE	315.19	MISC FOOD AND SUPPLIES-BHGC
O'REILLY AUTOMOTIVE INC	269.98	2101# - BREAK PADS & ROTORS - 6/4/2026
O'REILLY AUTOMOTIVE INC	(394.66)	UNIT #130010 - BATTERY - 4/29/2026
O'REILLY AUTOMOTIVE INC	25.50	UNIT #2562 - U-JOINT - 05/29/2026
O'REILLY AUTOMOTIVE INC	20.52	UNIT #2562 - U-JOINT - 05/29/2026
O'REILLY AUTOMOTIVE INC	99.20	GARAGE - STOCK - 5/29/2026
O'REILLY AUTOMOTIVE INC	58.31	2618# - STABILIZER - 6/1/2026
O'REILLY AUTOMOTIVE INC	109.26	4904# - CLOCK SPRING - 6/3/2026
O'REILLY AUTOMOTIVE INC	26.42	2616# - MICRO-V BELT - 6/3/2026
O'REILLY AUTOMOTIVE INC	163.10	4914# - BATTERY - 6/8/2026
ORIGIN DESIGN CO	631.13	Fueling Station Improvements
ORIGIN DESIGN CO	1,207.00	Kerper Lift Station Consulting Engineering
ORIGIN DESIGN CO	16,539.50	ENGR. SVCS-PRIVATE LEAD LINE REPL.PROG PHASE 2&3
ORIGIN DESIGN CO	10,232.33	PROF. SERVICES-2024 N.ENGLISH RD WATER MAIN EXT.
ORIGIN DESIGN CO	13,400.00	MSC- Roof and HVAC Replacement 02/23/26
OVERDRIVE INC	1,483.77	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	585.97	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	6,028.32	Downloadable Materials for Children's Collection
OVERDRIVE INC	585.75	Downloadable Materials for Children's Collection
OVERDRIVE INC	4,978.14	Downloadable Materials for Teen/YA Collection
OVERDRIVE INC	2,332.57	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	1,927.04	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	4,044.42	Downloadable Ebooks and EAudio for Adult Collectio

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
OVERHEAD DOOR COMPANY	76.00	ST3-Overhead Door Remitter
PASSPORT LABS INC	2,161.00	Passport Transaction Fees- March
PASSPORT LABS INC	2,294.50	Passport Transaction Fees- April
PAUL ASCHEMAN, PHD, PLLC	105.27	Lodging for Conference speaker
PORTZEN CONSTRUCTION INC	668.39	SUTTON POOL LEAK
PRECISE MRM LLC	360.00	Precise vehicle monitoring Engineering
PRECISE MRM LLC	860.00	2026-04 Subscription
PROQUEST LLC	2,914.74	Ancestry Library edition subscription
RACOM CORPORATION	11,407.51	Maintenance Vehicle Radios and Batteries
RACOM CORPORATION	413.42	GARAGE - STOCK POLICE - 12/30/2026
RADFORD PLACE LLC	2,992.25	1600 RADFORD RL REIMBURSEMENT FOR PROPERTY SALE
Rarestep Inc	1,200.00	GARAGE - Centralized Fleet Mgt Sftwr Sub 4/26/26
RILCO, Inc	675.00	Def Bulk 6/2/26
RIVER CITY STONE	517.55	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,124.73	JAN-JUN2026 Various Stone
RIVER CITY STONE	215.11	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,926.20	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,497.77	JAN-JUN2026 Various Stone
RIVER CITY STONE	3,099.43	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,063.22	JAN-JUN2026 Various Stone
RIVER CITY STONE	146.43	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	132.12	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	168.75	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	124.11	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	1,202.32	JAN-JUN2026 Various Stone
RIVER CITY STONE	129.15	JAN-JUN2026 Various Stone
RIVER CITY STONE	69.84	JAN-JUN2026 Various Stone
RIVER CITY STONE	218.75	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	3,382.44	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,005.84	JAN-JUN2026 Various Stone
RIVER CITY STONE	645.93	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,908.23	JAN-JUN2026 Various Stone
RIVER CITY STONE	352.53	JAN-JUN2026 Various Stone
RIVER CITY STONE	152.28	JAN-JUN2026 Various Stone
RIVER CITY STONE	1,120.33	JAN-JUN2026 Various Stone
ROBERT MUELLER	78.75	2444 BROADWAY RL REIMBURSEMENT FOR PROPERTY SALE
Ronald V Burbach	1,848.00	May Weed Control
RSM US LLP	19,161.94	RSM Management Consulting Services
SADLER POWER TRAIN INC	47.77	UNIT #1704 - LED STROBE - 5/27/2026
SADLER POWER TRAIN INC	249.32	UNIT #3409 - SOLENOID - 5/28/2026
SAFEGUARD BUSINESS SYSTEMS INC	1,480.80	Fire Prevention Program Materials
SAIKI DESIGN INC	2,645.00	Fed Bldg Parking Lot Reconstruction Consulting Eng
SAIKI DESIGN INC	13,016.75	COMISKEY PARK -PHASE 2
Schadl Incorporated	1,334.12	Landfill General Plumbing- Pump Out Mudpits
SEDONA STAFFING	190.31	Hours Worked - Admin Support - 05/31/26
Sewer AI Corporation	400.00	Auto Code Services Sewer AI
Shive-Hattery Inc	11,354.70	Fed Bldg Parking Lot
Shive-Hattery Inc	11,455.00	Fed Bldg Loading Dock Consulting Eng
SITEONE LANDSCAPE SUPPLY HOLDING	378.16	POD- Landscaping materials 05/06/26
SITEONE LANDSCAPE SUPPLY HOLDING	1,845.15	ASH TREE INJECTION SUPPLIES
SPRING GREEN LAWN CARE	42.65	WEED CONTROL
ST LUKES HEALTH - UNITYPOINT CLINIC	970.00	MRO Drug Screen results - April 2026
ST LUKES HEALTH - UNITYPOINT CLINIC	126.00	MRO Drug Screen results - May 2026
STACIE SHAPER	52.50	2280 HOYT RL REIMBURSEMENT FOR PROPERTY SALE
State of Iowa Dept of Inspections and Appeals	80.00	FY26 ANNUAL BOILER INSPECTION - ELM STREET
STEEL MART	23.94	METAL TO REPAIR HELICOPTER-VETS MEMORIAL
STONE HOLLOW	240.00	Boarding for Axle
STRAND ASSOCIATES INC	942.42	42-Inch Force Main Stabilization Proj
STRAND ASSOCIATES INC	8,200.00	Consultant Services for Terminal Pumping Station
Subsurface Solutions, LLC	11,779.65	Radio detection Unit
SUPERION, LLC	485.97	Annual Subscription Mobile Base/Mapping

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
SUSTAINABLE STRATEGIES DC	7,250.00	Professional strategic funding services-grant writ
THE FISCHER COMPANIES	160.00	FY26 Parking Althoff, AC, Link, Murphy - Blanket
THE FISCHER COMPANIES	80.00	Annual Parking for Human Rights 2 Spots at MFC Lot
THE FISCHER COMPANIES	160.00	Parking for IT - 2 spaces at Annex
THE FISCHER COMPANIES	120.00	Parking Rent (06/2026)
THE FISCHER COMPANIES	80.00	Annual Parking for Human Rights 2 Spots at MFC Lot
THE LOCKSMITH EXPRESS	90.00	MSC-Fix door to Water dept
THE LOCKSMITH EXPRESS	130.00	Install Locks on 632 W 8TH
THE LOCKSMITH EXPRESS	85.00	LOCKS AND KEYS FOR PARKS
THE LOCKSMITH EXPRESS	150.00	Central Ramp Service and Labor to Combo Lock
THOMPSON TIRE & RETREAD	3,913.92	2618# - TIRES - 6/9/2026
THOMPSON TIRE & RETREAD	729.30	UNIT #1914 - TIRE SERVICE - 5/28/2026
THOMPSON TIRE & RETREAD	2,460.54	UNIT #3404 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	1,596.27	UNIT #540011 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	644.00	UNIT #54001 - TIRE SERVICE - 5/29/2026
THOMPSON TIRE & RETREAD	35.50	UNIT #4940 - TIRE SERVICE - 5/29/2026
THREE RIVERS FS INC	410.16	LF- Spectra Lube Red 2 30TB CS 6/3/26
THREE RIVERS FS INC	43.65	Propane Tank for Fork Truck
TIMOTHY J WITTSTOCK	239.96	Police Supplies
TIMOTHY P GOTTSCHALK	150.00	SOFTBALL SCOREKEEPER AND OFFICIALS
TM Inc	300.00	Mail Courier Service
TOP GRADE EXCAVATING INC	5,401.40	Detention Basin Utility Work Cedar Crest Ridge Lot
TOWNSQUARE MEDIA LLC	500.00	Digital Ad Pet Licensing Program
TOYS DONE RIGHT	3,470.00	UNIT #0903 - SERVICE - BODY REPAIR - 4/20/2026
TREASURER STATE OF IOWA ILEA	625.00	Firearms Instructor Course
Tri-State Shred, Inc.	57.70	On-Site Shredding by the Tote - Chavenelle
TRUCK EQUIPMENT INC	(3,085.92)	UNIT# 4008 Sweeper Truck Brushes
TRUCK EQUIPMENT INC	1,389.15	4008# - MOTOR, COUPLING - 5/29/2026
TRUCK EQUIPMENT INC	1,320.01	4008# - PARTS FOR MOTOR REPAIR - 6/2/2026
TRUCK EQUIPMENT INC	2,333.76	4008# & STOCK(X3) - WIDE SWEEP BROOM - 6/9/2026
TRUGREEN LIMITED PARTNERSHIP	53.83	FY26 Fed Bldg Lawn
TRUGREEN LIMITED PARTNERSHIP	79.22	FY26 Fed Bldg Lawn
TURPIN DODGE OF DUBUQUE LLC	421.50	4910# - RADIATOR - 6/2/2026
TURPIN DODGE OF DUBUQUE LLC	(399.90)	UNIT #1914 -ARM,ROD,LINKHLD,NUT - 5/6/2026
TYLER TECHNOLOGIES, INC	51,318.00	Tyler Technologies
TYLER TECHNOLOGIES, INC	378,516.75	Tyler Technologies
Unified Therapy Services	425.00	1015 Rockdale Rd-24 OAHMP Unified Therapy Services
UNION HOERMANN PRESS	127.06	Franchise Fee FY26
UNIVAR SOLUTIONS USA INC	7,679.00	FLUOROSILIC ACID FOR WATER TREATMENT (FLUORIDE)
UNIVISTA TOWNHOMES LLC	676.83	UB 22700 2365 UNIVERSITY
US Foods	47.91	MISC SUPPLIES FOR BHGC
US Foods	1,445.33	MISC FOOD AND SUPPLIES-BHGC
US Foods	46.09	MISC FOOD AND SUPPLIES-BHGC
US Peroxide LLC	16,638.00	Chemical Dosing at the WRRC - FY26
VAN METER INDUSTRIAL INC	3,863.02	Cat 6 cable for cameras
Vestis Group Inc (f/k/a Aramark)	136.77	linens
VRBAN FIRE PROTECTION INC	514.00	POD Ramp Service Call
WB McCloud & Co, Inc.	67.36	FY26 1805 Central Pest Control
WB McCloud & Co, Inc.	306.18	Monthly Pest Prevention
WB McCloud & Co, Inc.	306.18	Monthly Pest Prevention
WELU PRINTING COMPANY	39.54	BUSINESS CARDS FOR ELDON SCHNEIDER
WELU PRINTING COMPANY	39.54	Business Cards: Tiberius "Tibi" Mocanu
WELU PRINTING COMPANY	582.01	MSC- Asphalt Overlay Printing Services
WELU PRINTING COMPANY	1,120.85	Children's reading logs, summer calendar, brochure
WELU PRINTING COMPANY	677.00	Teen Reading Logs
WELU PRINTING COMPANY	360.55	Children's reading logs, summer calendar, brochure
WELU PRINTING COMPANY	219.21	Envelopes
WELU PRINTING COMPANY	304.65	#10 window envelopes
WELU PRINTING COMPANY	749.04	Franchise Fee FY26
WENZEL TOWING SERVICE	69.50	FY26 Wenzel Towing
WENZEL TOWING SERVICE	187.50	2682# - TOW SERVICE - 6/4/2026

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
WESTPHAL & COMPANY, INC	8,977.00	Centrifuge Room Light Replacement
WESTPHAL & COMPANY, INC	101.75	remove electrical boxes
WEX HEALTH INC	1,020.80	FY26 COBRA, Commuter, FSA Admin - May 2026
WK CONSTRUCTION CO INC	14,056.56	2026 PW Asphalt Milling Services
WK CONSTRUCTION CO INC	41,583.50	2026 PW Asphalt Milling Services
ZACHARY GILLIES	828.57	CAMPGROUND MANAGER PAYMENTS FY26
	$ 2,927,317.84	

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 5.

ITEM TITLE: Signed Contracts

SUMMARY: AECOM Technical Services, Inc. for Consulting Services Agreement-FEMA BRIC Grant BCA Assistance; Cahoy Pump Service for Deep Well No. 8 Emergency Repair; Cook Appraisal for Property Appraisal Services Contract-Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project; Environmental Systems Research Institute, Inc. for Small Government Enterprise Licensing Agreement Quote; FEH Associates, Inc. dba FEH Design for AIA Document - Design Agreement-Fire Headquarters Bunkroom; Global Payments-TSYS Merchant Solutions, LLC for Updated Contract - ule Transit Passport Parking; ImOn for Telephone Services Adjustment; Kinseth Hospitality Company, Inc. for Site Access Agreement; MSA Professional Services, Inc. for Lead Water Main Replacement Project Engineering Design; Opening Specialists Inc. for Public Improvement Contract-Electronic Strikes for Federal Building; Strand Associates, Inc. for Contract Addition Five Flags - Task Order Amendment; The East Central Intergovernmental Association for Agreement for Services-ACRES Updates; Tyler Technologies, Inc. for Amendment; Valentine Home Improvement for Vendor Service Agreement-Service Line Assistance 239 Plum; All Seasons Heating and Cooling for Master Services Agreement; All Star Environmental LLC for Master Services Agreement; Altorfer, Inc. for Master Services Agreement; CBD Utility Contractors for Master Services Agreement; Heiar Brothers Fencing Inc. for Master Services Agreement; Midwest Concrete for Master Services Agreement; Neiland Refrigeration for Master Services Agreement; Overhead Door Co. of Dubuque for Master Services Agreement; Racom Corporation for Master Services Agreement; Tri-State Shred, Inc. for Master Services Agreement

SUGGUESTED DISPOSITION: Receive and File

ATTACHMENTS:

None

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 6.

ITEM TITLE:	Dubuque Golf & Country Club July 4 Fireworks Permit
SUMMARY:	City Manager recommending approval of a Fireworks Permit to Lance Marting of the Dubuque Golf & Country Club for a fireworks display on July 4, 2026, at the Dubuque Golf & Country Club.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo July 4th Fireworks Permit
2. Staff Memo
3. Dubuque Golf and Country Club Letter

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: July 4th Fireworks Permit

DATE: June 10, 2026

Assistant Fire Marshal Derek Paulson is recommending City Council approval of a Fireworks Permit to Lance Marting with the Dubuque Golf & Country Club for a fireworks display on July 4, 2026, at the Dubuque Golf & Country Club.

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Amy Scheller, Fire Chief
Derek Paulson, Assistant Fire Marshal

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Mike Van Milligen, City Manager

FROM: Derek Paulson, Assistant Fire Marshal

DATE: June 10, 2026

RE: July 4th Fireworks Permit

INTRODUCTION

Lance Marting with the Dubuque Golf & Country Club has applied for a Fireworks Permit to be held at 1800 Randall Pl. – Dubuque Golf & Country Club on July 4, 2026. Aerial fireworks displays require the approval of the City Council prior to permit issuance.

BACKGROUND

A permit application has been received from Lance Marting with the Dubuque Golf & Country Club for a fireworks display at 1800 Randall Pl. – Dubuque Golf & Country Club on July 4, 2026, at approximately 9:30 p.m. The fireworks display will be a public display and advertised to the public. The applicant has submitted all required documentation including a certificate of liability insurance and the qualifications of the pyrotechnics operator. Rain date scheduled for July 5, 2026.

RECOMMENDATION

I recommend submittal to the City Council requesting approval to issue a permit to Lance Marting with the Dubuque Golf & Country Club for a fireworks display on July 4, 2026.

cc: Amy Scheller, Fire Chief

DUBUQUE GOLF COUNTRY CLUB

DGCC

120 YEARS STRONG

June 4, 2026

Honorable Mayor & City Council
50 West 13th Street
Dubuque, IA 52001

Ladies and Gentlemen:

The Dubuque Golf & Country Club requests permission to display fireworks on Saturday, July 4, 2026 at about 9:30 p.m. on the Dubuque Golf & Country Club grounds, near the pond in the middle of the golf course. The rain date for the display would be Sunday, July 5, 2026. Responsible persons will supervise the display.

If you have any questions, please feel free to call. Thank You.

Sincerely,

Lance Marting,
General Manager/CEO

klw

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 7.

ITEM TITLE:	Dubuque Jaycees and Radio Dubuque July 3 Fireworks Permit
SUMMARY:	City Manager recommending approval of a Fireworks Permit to Perry Mason with Radio Dubuque for a fireworks display on July 3, 2026, along Volunteer Drive.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo July 3rd Fireworks Permit
2. Staff Memo
3. Jaycees and Radio Dubuque Letter

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: July 3rd Fireworks Permit

DATE: June 10, 2026

Assistant Fire Marshal Derek Paulson is recommending City Council approval of a Fireworks Permit to Perry Mason with Radio Dubuque for a fireworks display on July 3, 2026, along Volunteer Drive.

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Amy Scheller, Fire Chief
Derek Paulson, Assistant Fire Marshal

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Mike Van Milligen, City Manager

FROM: Derek Paulson, Assistant Fire Marshal

DATE: June 10, 2026

RE: July 3rd Fireworks Permit

INTRODUCTION

Perry Mason with Radio Dubuque has applied for a Fireworks Permit to be held along Volunteer Dr. on July 3, 2026. Aerial fireworks displays require the approval of the City Council prior to permit issuance.

BACKGROUND

A permit application has been received from Perry Mason with Radio Dubuque for a fireworks display on Volunteer Dr. on July 3, 2026, at approximately 9:45 p.m. The fireworks display will be a public display and advertised to the public. The applicant has submitted all required documentation including a certificate of liability insurance and the qualifications of the pyrotechnics operator. No rain date scheduled.

RECOMMENDATION

I recommend submittal to the City Council requesting approval to issue a permit to Perry Mason with Radio Dubuque for a fireworks display on July 3, 2026.

cc: Amy Scheller, Fire Chief



To Whom It May Concern,

This letter is being sent to you as a courtesy and at the request of the City of Dubuque Police and Fire Departments. The Annual Dubuque Jaycees and Radio Dubuque Fireworks & Air Show will be held on July 3rd, starting at 12:00pm/noon and ending at approximately 10:30pm. The "Fire Site" will be in its usual location on the levee, near the utility building.

The National Fire Protection Association (NFPA) recommends that an area 300 to 800 feet around the fire site be designated as a safety zone in which NO people should be allowed. Your business is either in or close to this zone. Realizing that we cannot keep you, your employees, or your guests from your property, we feel an obligation to inform you of the NFPA recommended safety zone.

As in the past, we do not expect any problems at this year's event. We do however ask that you exhibit caution when on your premises and to keep patrons from wandering through the safety zone. ***Any persons or personal possessions on your property during the fireworks display other than permanent structures are your responsibility and every action should be taken to protect persons and property from potential fallout damage.*** The Dubuque Jaycees/Radio Dubuque and the other sponsors of this fireworks display assume no responsibility for said preventable damage.

In addition, the City of Dubuque Fire Department will have zero tolerance for personal fireworks in and around the event area on July 3rd. Police, Fire Department, and Security personnel will confiscate any fireworks they find. There will also be a zero tolerance for persons who tamper with the snow fence, the caution tape, or move barricades that are in place to protect the fire zone. That is a "permit area" and it will be considered trespassing.

Like in past years, Kerper Blvd will close for all incoming and outgoing traffic, once the three parking lots off of Shiras Ave Ext are full. The exact time varies year to year, but it will approximately be 6:00-7:00pm when Kerper Blvd closes. Kerper Blvd will reopen to traffic 30 minutes after the fireworks end, approximately 10:30pm. Please plan accordingly with these anticipated closures.

We appreciate the support you have given us in the past and we know that we can count on your support again this year. If you have any questions regarding this letter or anything else in regard to the event, please contact the Dubuque Jaycees at 563-583-5555 or dubuquejayceesfireworks@gmail.com.

Melanie Mill & Austin Hansen
Fireworks Directors
Dubuque Jaycees

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 8.

ITEM TITLE:	US Census Boundary and Annexation Survey
SUMMARY:	City Manager providing information on the annual U.S. Census Bureau Boundary and Annexation Survey (BAS). The City of Dubuque, along with other units of government across the country, received notice in January to participate in BAS.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. MVM Memo US Census Boundary and Annexation Survey
2. Staff Memo
3. Dubuque Maps - BAS26P11900022395

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: US Census Boundary and Annexation Survey

DATE: June 10, 2026

Planning Services Director Wally Wernimont is providing information on the annual U.S. Census Bureau Boundary and Annexation Survey (BAS). The City of Dubuque, along with other units of government across the country, received notice in January to participate in BAS.

City of Dubuque Planning Services staff reviewed the boundary the Census Bureau has for the city and found it to be accurate. No annexations were made in 2025, so no changes were necessary.

Planning Services staff submitted a response indicating no change to the BAS before the May 31, 2026, deadline. This is an advisory memo to inform Council of this action and raise awareness of this annual process.

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Wally Wernimont, Planning Services Director
Jason Duba, Assistant Planner

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director

DATE: June 8, 2026

RE: US Census Boundary and Annexation Survey

INTRODUCTION
The U.S. Census Bureau annually conducts the Boundary and Annexation Survey (BAS). The City of Dubuque, along with other units of government across the country, received notice in January to participate in BAS.

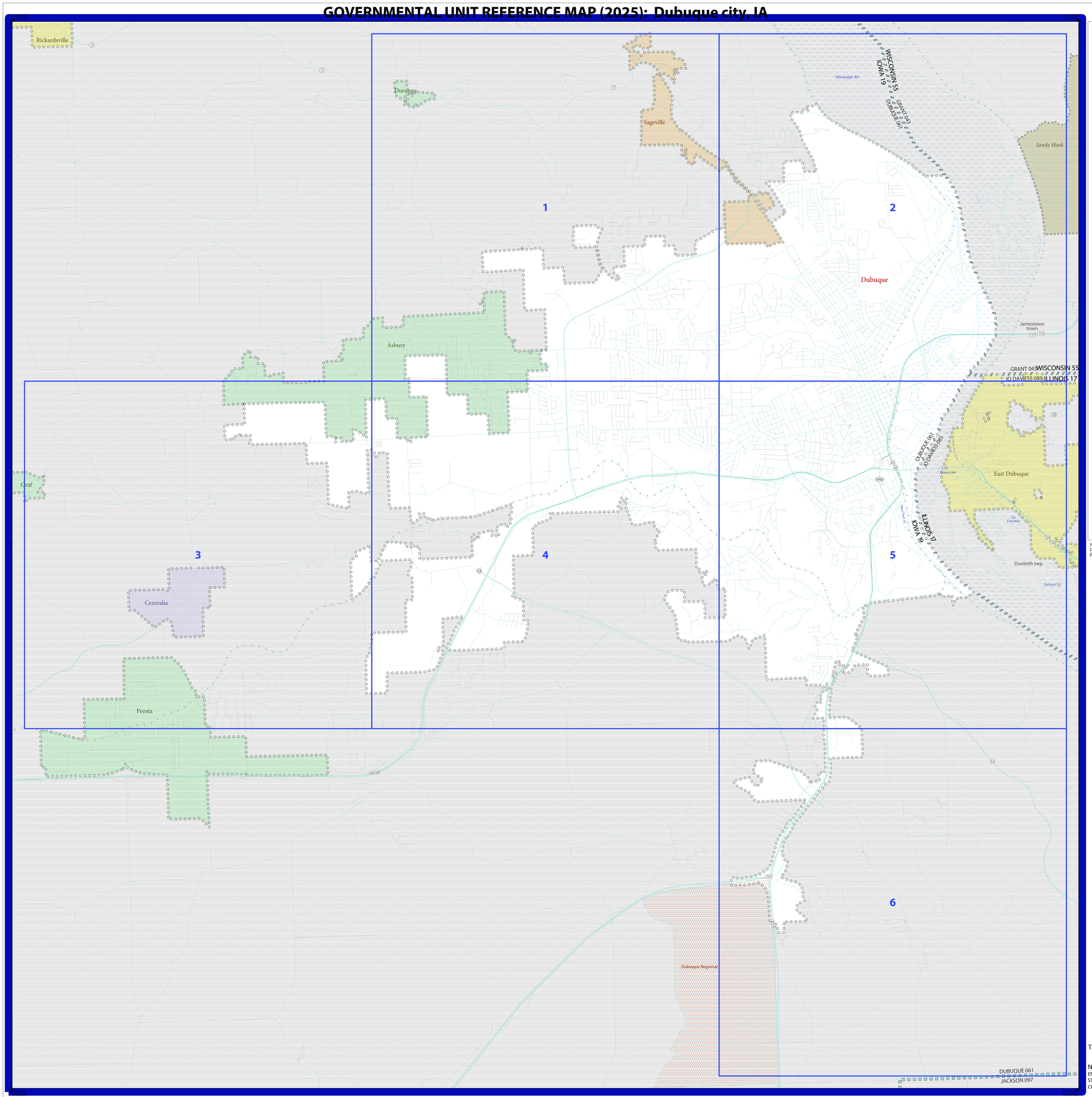
BACKGROUND
BAS is an opportunity for units of government to ensure that the Census Bureau has current and accurate legal boundary, name, and status information for their jurisdiction. The Census Bureau uses this boundary information for data collection, tabulation, and dissemination for the decennial census, American Community Survey (ACS), Population Estimates Program (PEP), and many other censuses and surveys. The federal government allocates more than $2.8 trillion in federal funds annually for health, welfare, infrastructure, education, and other federal programs and services. Correct boundaries ensure governments receive funds appropriately and have the best data available for their decision-making processes.

DISCUSSION
City of Dubuque Planning Services staff reviewed the boundary the Census Bureau has for the city and found it to be accurate. No annexations were made in 2025, so no changes were necessary.

REQUESTED ACTION
No requested action at this time. Planning Services staff submitted a response indicating no change to the BAS before the May 31, 2026 deadline. This is an advisory memo to inform Council of this action and raise awareness of this annual process.

Prepared by Jason Duba, Assistant Planner

GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
Federal American Indian Reservation		L'ANSE RESERVATION (TA 1880)
Off-Reservation Trust Land		T1880
American Indian Tribal Subdivision		SHONTO (620)
Alaska Native Regional Corporation (ANRC)		*NANA ANRC 52120*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD)[1]		Lee town 41460
Census County Division (CCD)[2]		*Jemez CCD 91650*
Consolidated City		MILFORD 47500
Incorporated Place - Subject Area		Rome 63418
Incorporated Place - Other Area[3]		Davis 18100
Census Designated Place (CDP)[2]		*Cochiti 16560*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	Pleasant Lake
U.S. Highway	2	Glacier	Bering Glacier
State Highway	4	Airport, Airfield, or Helicopter Landing Pad	Oxnard Airport
Other Road	Marsh Ln	College or University	Coll/Univ
Cul-de-sac		Military	Fort Belvoir
Circle		Prison or Juvenile Detention Center	P/JDC
Geographic Offset or Corridor		Cemetery	Powell Cmtry
4WD Trail, Stairway, Alley, Walkway, or Ferry		Golf Course	Pinehurst GlfCrs
Railroad	Southern RR	National Park or Forest	Yosemite Natl Pk
Pipeline or Power Line		Other Park	St Francis Park
Ridge or Fence		Outside Subject Area	
Property Line or Nonvisible Boundary		Inset Area	A1
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		
Mountain Peak or Hill	Mt. Baker		

Where state, county, and/or MCD/CCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

Entity names are followed by either their FIPS code or census code; parentheses indicate a census code.

1 'MCD*' indicates a false MCD. These are for Census Bureau use only.

2 The CCD and CDP boundaries represent statistical entities only and are not updated through the BAS.

3 Incorporated place name color corresponds to the incorporated place fill color.

Due to space limitations, some road names, along with other feature and geography names on the map, may not be shown.

The Census Bureau stores primary and alternate road names, but only primary road names are used to label the roads on these maps.

Note: This index map sheet provides the map sheet configuration in relation to the subject entity. Due to scale limitations, map content may be simplified. Refer to parent and/or inset map sheets for detailed map content.

Total Sheets: 7 (Index 1; Parent 6; Inset 0)

NAME: Dubuque city (22395)
ENTITY TYPE: Incorporated Place
ST: Iowa (19)
CO: Dubuque (061)

INDEX OR PARENT SHEET #: 000
INSET SHEET #: 000000

2025 INCORPORATED PLACE REF MAP (INDEX)

577011900022395000000000

All legal boundaries and names are as reported through the 2025 Boundary and Annexation Survey (BAS). The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Data Source: U.S. Census Bureau's MAF/TIGER System (BAS26), November 2025
Created by Geography Division: January 17, 2026

U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 40 53 46
2nd Standard Parallel: 42 58 46
Central Meridian: -93 23 22
Latitude of Projection's Origin: 40 22 31
False Easting: 0
False Northing: 0

0 0.8 1.6 2.4 3.2 4 Kilometers
0 0.5 1 1.5 2 2.5 Miles
SCALE 1:29,170

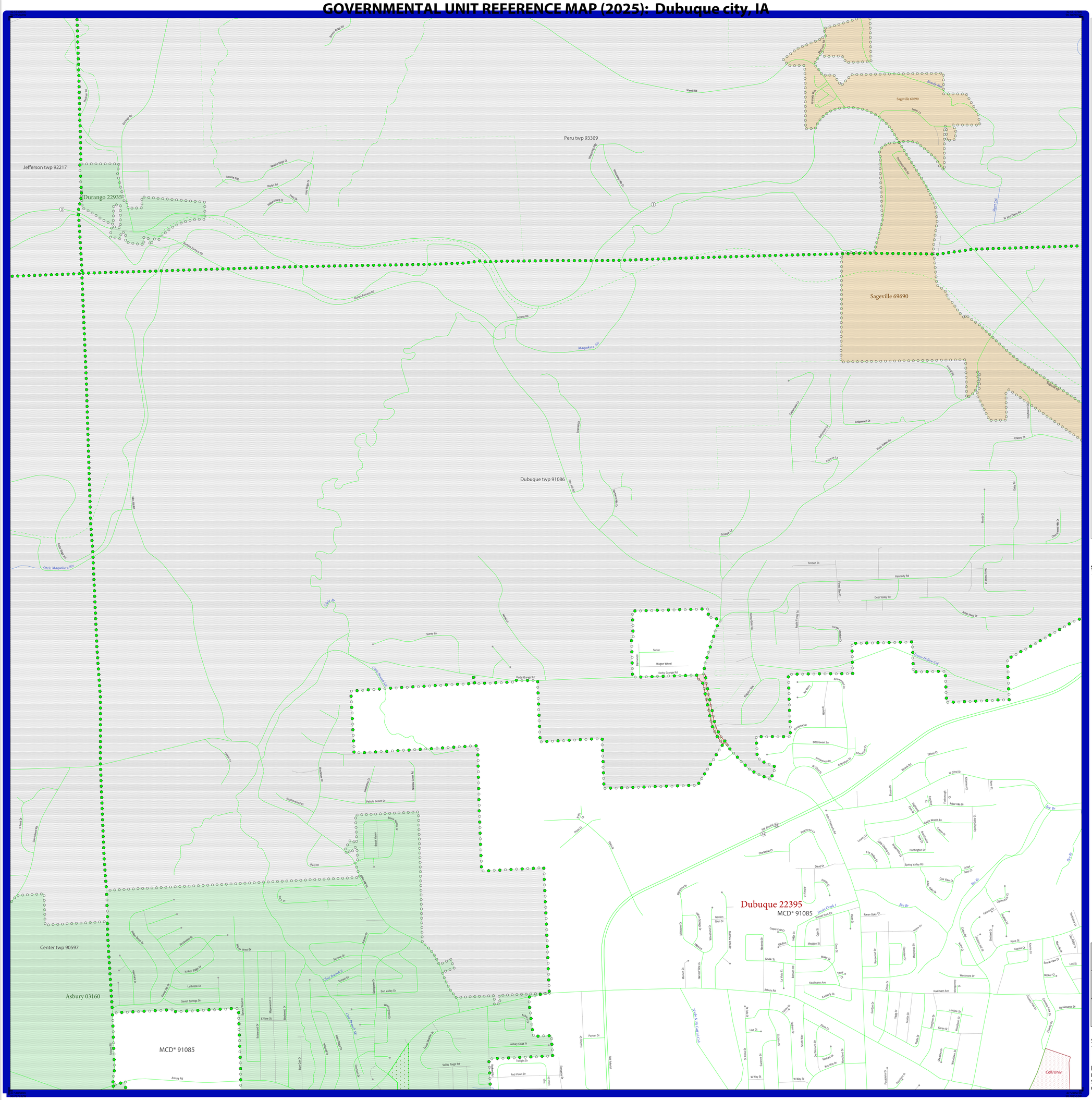
N W E S

GOVID: 11900022395

PDF versions of the BAS maps are available at: www.census.gov/programs-surveys/bas/geographies.html

For more information, or to request additional maps, please email geo.bas@census.gov, call 1-800-972-5651, or visit www.census.gov/programs-surveys/bas.html.

GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA



LEGEND

SYMBOL DESCRIPTION	LABEL STYLE
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County (or statistically equivalent entity)	ERIE 029
Minor Civil Division (MCD)[1]	Lee town 41460
Census County Division (CCD)[2]	*Jemez CCD 91650*
Consolidated City	MILFORD 47500
Incorporated Place - Subject Area	Rome 63418
Incorporated Place - Other Area[3]	Davis 18100
Census Designated Place (CDP)[2]	*Cochiti 16560*

DESCRIPTION	SYMBOL
Interstate	10
U.S. Highway	2
State Highway	4
Other Road	Marsh Ln
Cul-de-sac	
Circle	
Geographic Offset or Corridor	
4WD Trail, Stairway, Alley, Walkway, or Ferry	
Railroad	Southern RR
Pipeline or Power Line	
Ridge or Fence	
Property Line or Nonvisible Boundary	
Perennial Stream	Tumbling Cr
Intermittent Stream	Piney Cr
Mountain Peak or Hill	Mt. Baker

DESCRIPTION	SYMBOL
Water Body	Pleasant Lake
Glacier	Bering Glacier
Airport, Airfield, or Helicopter Landing Pad	Oxnard Airport
College or University	Coll/Univ
Military	Fort Belvoir
Prison or Juvenile Detention Center	P/JDC
Cemetery	Powell Cmtry
Golf Course	Pinehurst GlfCrs
National Park or Forest	Yosemite Natl Pk
Other Park	St Francis Park
Outside Subject Area	
Inset Area	A1

Where state, county, and/or MCD/CCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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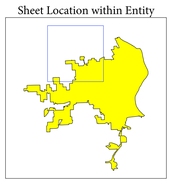
SUBJECT AREA COUNTIES ON MAP SHEET
19061 Dubuque

Key to Adjacent Sheets

	1	2
3	4	5

Sheet Location within Entity



Sheet 1 of 6 PARENT sheets
Total Sheets: 7 (Index 1; Parent 6; Inset 0)

NAME: Dubuque city (22395)
ENTITY TYPE: Incorporated Place
ST: Iowa (19)
CO: Dubuque (061)

INDEX OR PARENT SHEET #: 001
INSET SHEET #: 000000

2025 INCORPORATED PLACE REF MAP (PARENT)

57701190002239500100000

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Data Source: U.S. Census Bureau's MAF/TIGER System (BAS26), November 2025
Created by Geography Division: January 17, 2026

U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 40 53 46
2nd Standard Parallel: 42 58 46
Central Meridian: -93 23 22
Latitude of Projection's Origin: 40 22 31
False Easting: 0
False Northing: 0

0 0.2 0.4 0.6 0.8 1 Kilometers
0 0.1 0.2 0.3 0.4 0.5 Miles
SCALE 1:9,500

N W E S

GOVID: 11900022395

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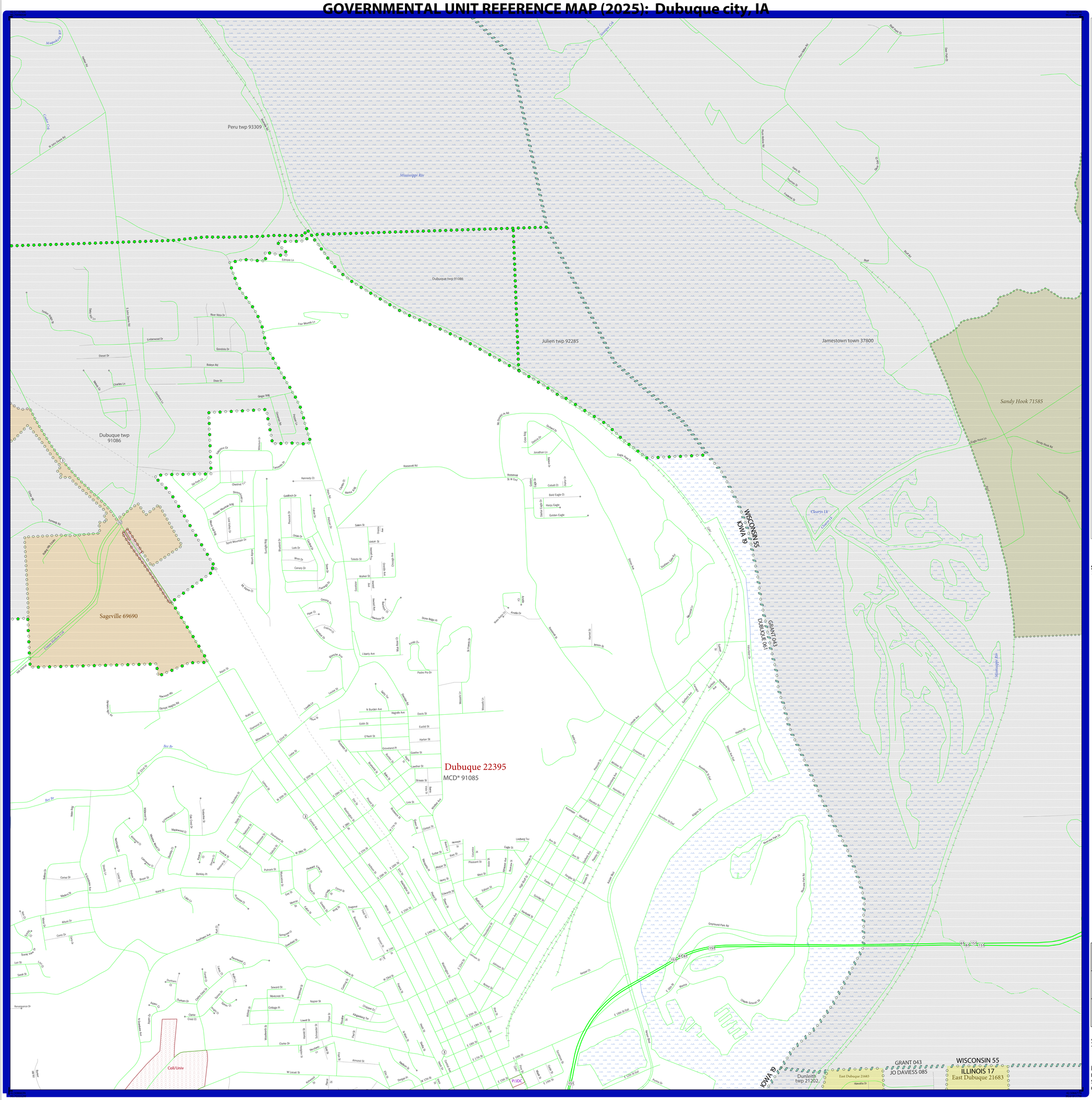
GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA



LEGEND

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Census Designated Place (CDP)[2]		*Cochiti 16560*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	90	Water Body	Pleasant Lake
U.S. Highway	2	Glacier	Bering Glacier
State Highway	4	Airport, Airfield, or Helicopter Landing Pad	Oxnard Airport
Other Road	Marsh Ln	College or University	Coll/Univ
Cul-de-sac		Military	Fort Belvoir
Circle		Prison or Juvenile Detention Center	P/JDC
Geographic Offset or Corridor		Cemetery	Powell Cmtry
4WD Trail, Stairway, Alley, Walkway, or Ferry		Golf Course	Pinehurst GlfCrs
Railroad	Southern RR	National Park or Forest	Yosemite Natl Pk
Pipeline or Power Line		Other Park	St Francis Park
Ridge or Fence		Outside Subject Area	
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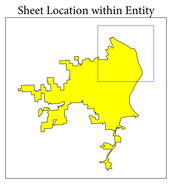
SUBJECT AREA COUNTIES ON MAP SHEET
19061 Dubuque

Key to Adjacent Sheets

1	2	
4	5	

Sheet Location within Entity



Sheet 2 of 6 PARENT sheets
Total Sheets: 7 (Index 1; Parent 6; Inset 0)

NAME: Dubuque city (22395)
ENTITY TYPE: Incorporated Place
ST: Iowa (19)
CO: Dubuque (061)

INDEX OR PARENT SHEET #: 002
INSET SHEET #: 000000

2025 INCORPORATED PLACE REF MAP (PARENT)

57701190002239500200000

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Created by Geography Division: January 17, 2026

U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

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SCALE 1:9,500

N W E S

GOVID: 11900022395

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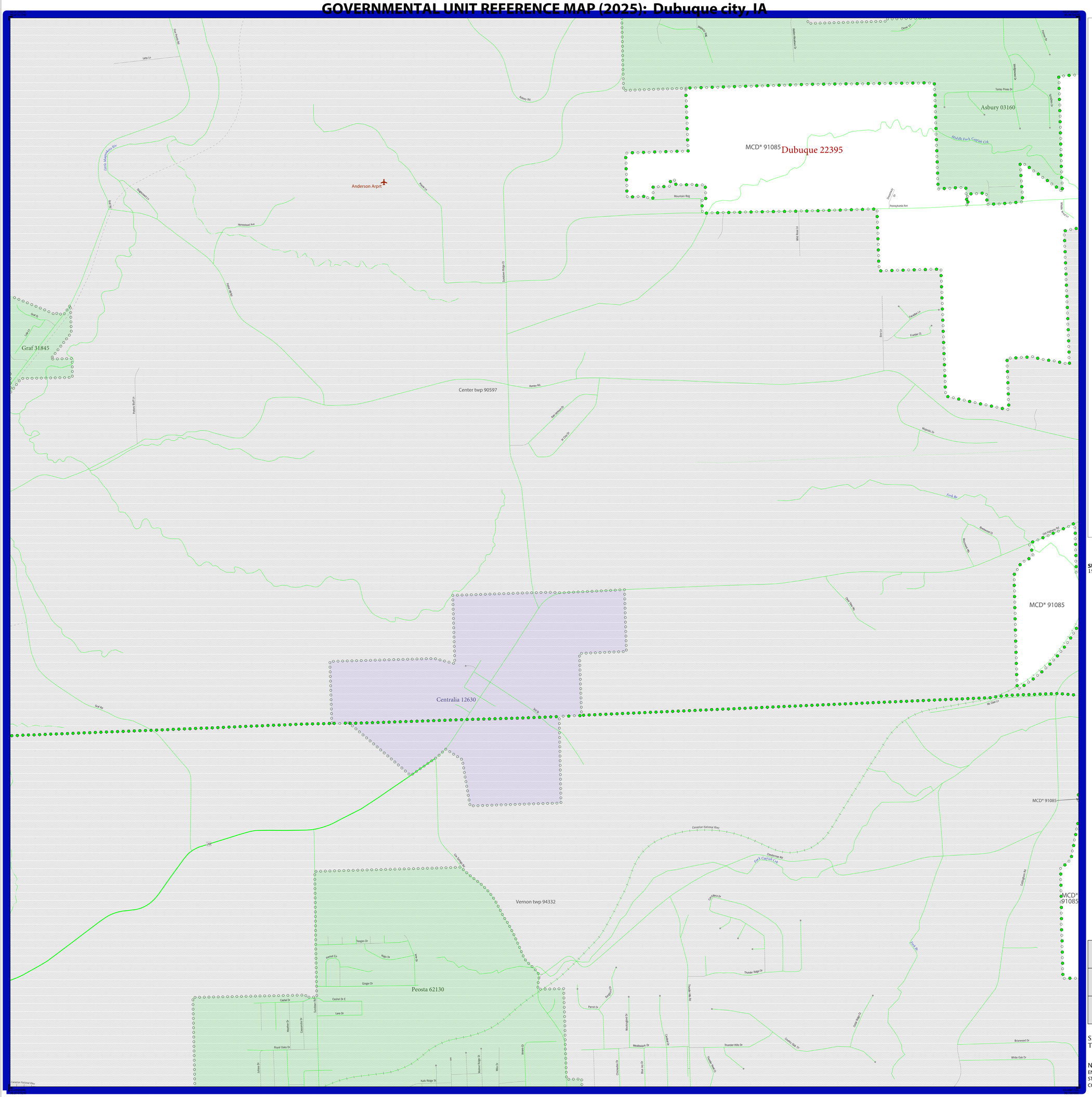
United States Census Bureau

GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA



LEGEND

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Census Designated Place (CDP)[2]		*Cochiti 16560*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	35	Water Body	Pleasant Lake
U.S. Highway	2	Glacier	Bering Glacier
State Highway	4	Airport, Airfield, or Helicopter Landing Pad	Oxnard Airport
Other Road	Marsh Ln	College or University	Coll/Univ
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Circle		Prison or Juvenile Detention Center	PJ/DC
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19061 Dubuque

Key to Adjacent Sheets

		1
	3	4

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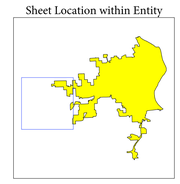

Sheet 3 of 6 PARENT sheets
Total Sheets: 7 (Index 1; Parent 6; Inset 0)

NAME: Dubuque city (22395)
ENTITY TYPE: Incorporated Place
ST: Iowa (19)
CO: Dubuque (061)

INDEX OR PARENT SHEET #: 003
INSET SHEET #: 000000

2025 INCORPORATED PLACE REF MAP (PARENT)

57701190002239500300000

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U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

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N W E S

GOVID: 11900022395

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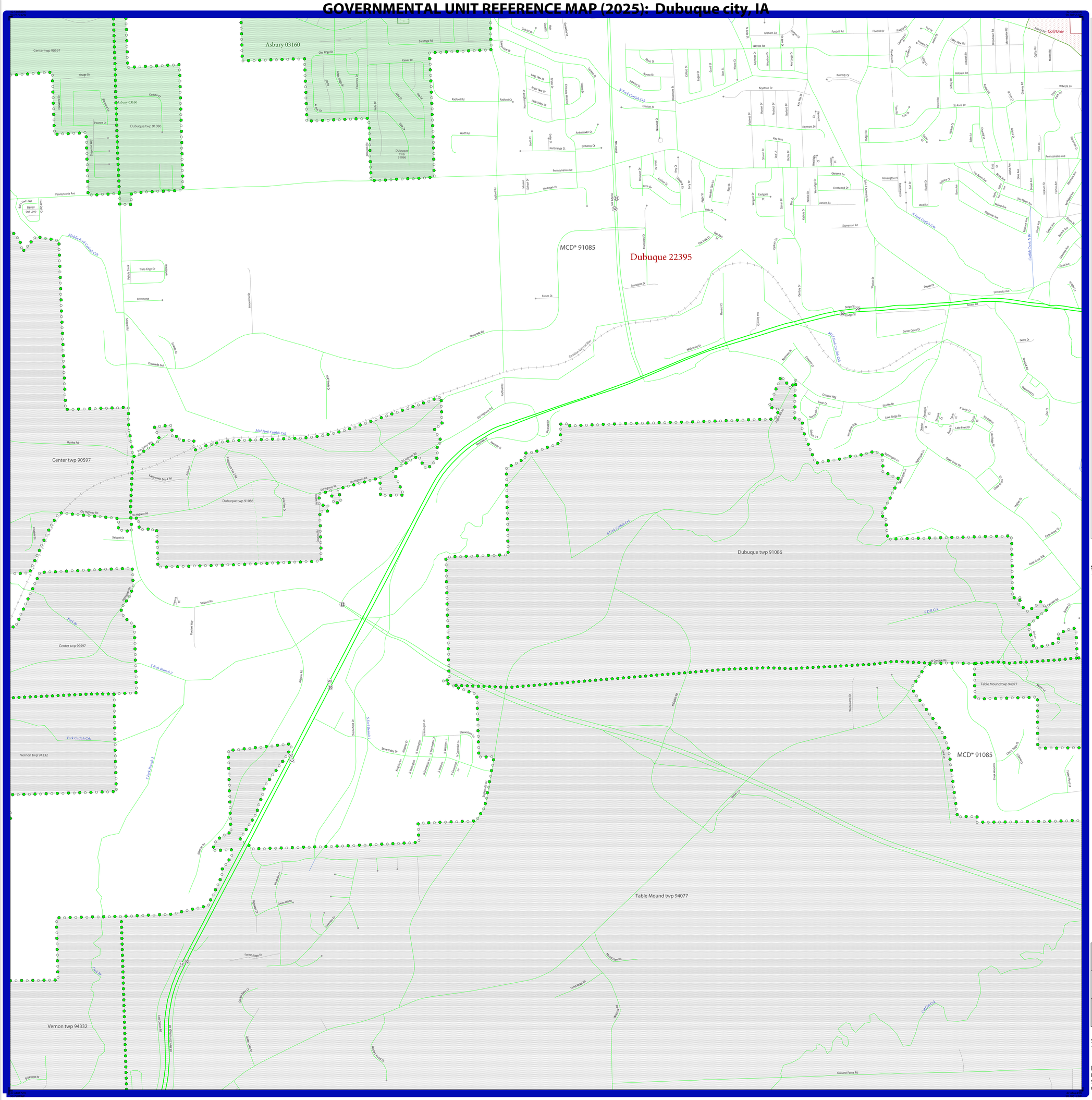
GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA



LEGEND

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Railroad	Southern RR	National Park or Forest	Yosemite Natl Pk
Pipeline or Power Line		Other Park	St Francis Park
Ridge or Fence		Outside Subject Area	
Property Line or Nonvisible Boundary		Inset Area	A1
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		
Mountain Peak or Hill	Mt. Baker		

Where state, county, and/or MCD/CCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

Entity names are followed by either their FIPS code or census code; parentheses indicate a census code.

1 'MCD*' indicates a false MCD. These are for Census Bureau use only.

2 The CCD and CDP boundaries represent statistical entities only and are not updated through the BAS.

3 Incorporated place name color corresponds to the incorporated place fill color.

Due to space limitations, some road names, along with other feature and geography names on the map, may not be shown.

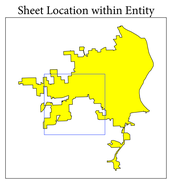
The Census Bureau stores primary and alternate road names, but only primary road names are used to label the roads on these maps.

SUBJECT AREA COUNTIES ON MAP SHEET
19061 Dubuque

Key to Adjacent Sheets

	1	2
3	4	5
		6

Sheet Location within Entity



Sheet 4 of 6 PARENT sheets
Total Sheets: 7 (Index 1; Parent 6; Inset 0)

NAME: Dubuque city (22395)
ENTITY TYPE: Incorporated Place
ST: Iowa (19)
CO: Dubuque (061)

INDEX OR PARENT SHEET #: 004
INSET SHEET #: 000000

2025 INCORPORATED PLACE REF MAP (PARENT)

57701190002239500400000O

All legal boundaries and names are as reported through the 2025 Boundary and Annexation Survey (BAS). The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Data Source: U.S. Census Bureau's MAF/TIGER System (BAS26), November 2025
Created by Geography Division: January 17, 2026

U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 40 53 46
2nd Standard Parallel: 42 58 46
Central Meridian: -93 23 22
Latitude of Projection's Origin: 40 22 31
False Easting: 0
False Northing: 0

0 0.2 0.4 0.6 0.8 1 Kilometers
0 0.1 0.2 0.3 0.4 0.5 Miles
SCALE 1:9,500

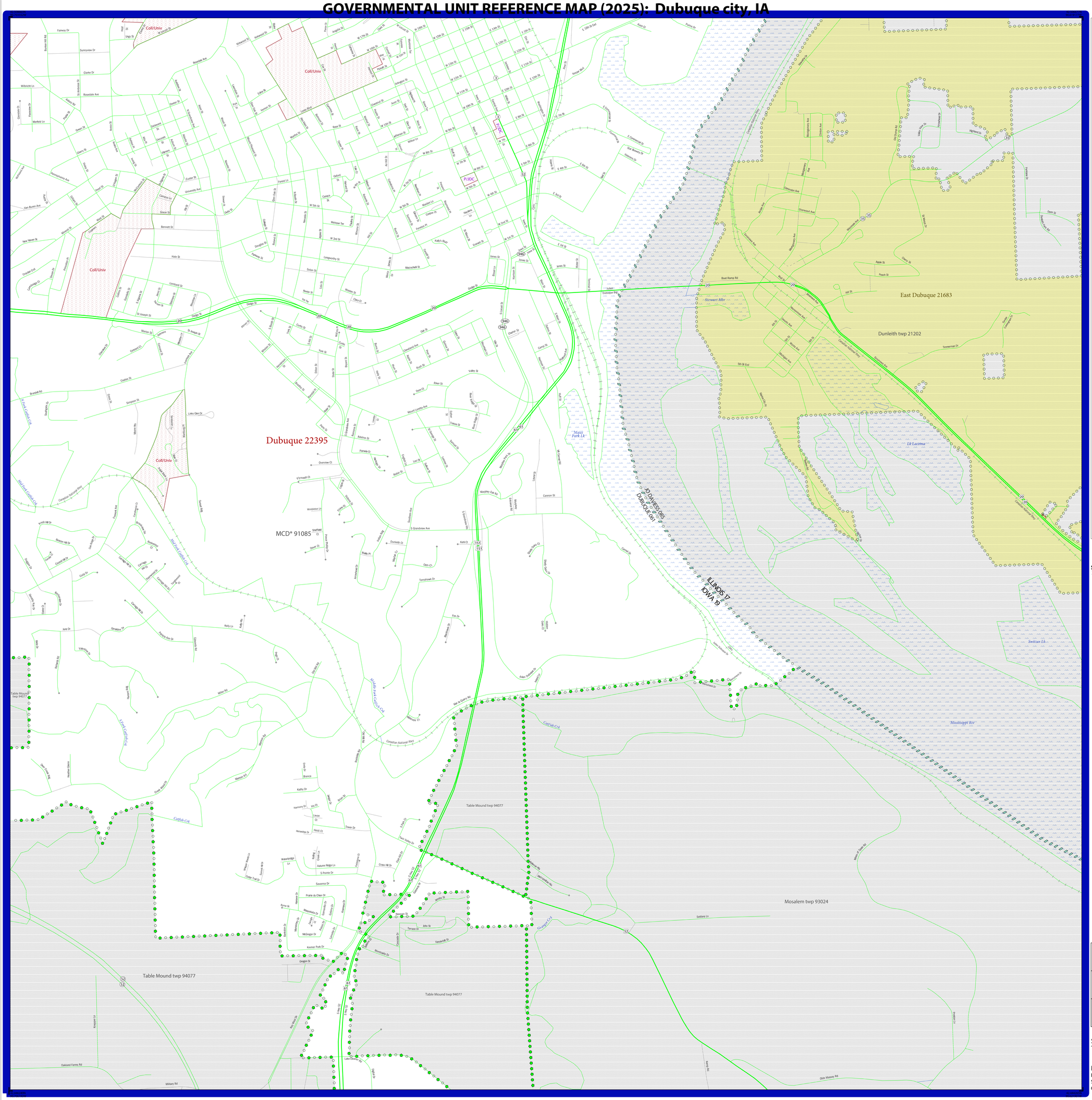
N W E S

GOVID: 11900022395

PDF versions of the BAS maps are available at: www.census.gov/programs-surveys/bas/geographies.html

For more information, or to request additional maps, please email geo.bas@census.gov, call 1-800-972-5651, or visit www.census.gov/programs-surveys/bas.html.

GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA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MCD* 91085
East Dubuque 21683
Dunleith twp 21202
Table Mound twp 94077
Mosalem twp 93024
Coll/Univ
P/JDC
Fort Belvoir
Southern RR
Marsh Ln
Boat Ramp Rd
Stewart Hbr
Maiis Park Lk
Lk Lacoma
Switzer Lk
Mississippi Riv
Catfish Crk
Granger Crk
Middle Fork Catfish Crk
East Catfish Crk
Canadian National (Rail)
JO DAVIESS 085
DUBUQUE 061
ILLINOIS 17
IOWA 19
Dodge St
Locust St
Kaufmann Ave
Jackson St
Iowa St
Central Ave
Peru St
Elm St
Main St
Bluff St
Washington St
Alpine St
Rockdale Rd
Asbury Rd
Pennsylvania Ave
Van Buren Ave
Clarke Dr
Fairview Dr
Wilbricht Ln
Rosedale Ave
Green St
Cherry St
Peet St
Fletcher St
Mckinley Ave
Columbus Ln
Glenn St
Bennett St
Hale St
Lombard St
Crocker Ct
Cambridge Ct
Princeton Pl
New Haven St
Monroe St
Cleveland Ave
Grace St
Gordon St
St Agnes Dr
Jason St
Shannon Dr
Meadow Ln
St Joseph St
Marian St
Orchard Ct
Orchard Dr
Loreto Ave
Costello St
Simpson St
Brunskill Rd
Southgate Dr
Loras Glen Dr
Loras Blvd
Loras Ct
Alta Vista
Wentworth Ln
Rockwood Ln
Rockwood Ct
Rockwood Dr
Rockwood Pl
Rockwood Ave
Rockwood St
Kirkwood St
Kirkwood Ct
Kirkwood Dr
Kirkwood Ave
Fairway Dr
Sunnyview Dr
Clarke Dr
Wilbricht Ln
Rosedale Ave
Asbury Rd
Asbury Ct
Asbury Dr
Asbury Ln
Asbury Ave
Edna St
Lawndale Ln
Pine Ct
Pine St
Oak St
Vernon St
Elm St
Chestnut St
Walnut St
Ash St
Hillcrest Ln
Hillcrest Dr
Hillcrest Rd
Hillcrest Ct
Hillcrest Ave
Hillcrest St
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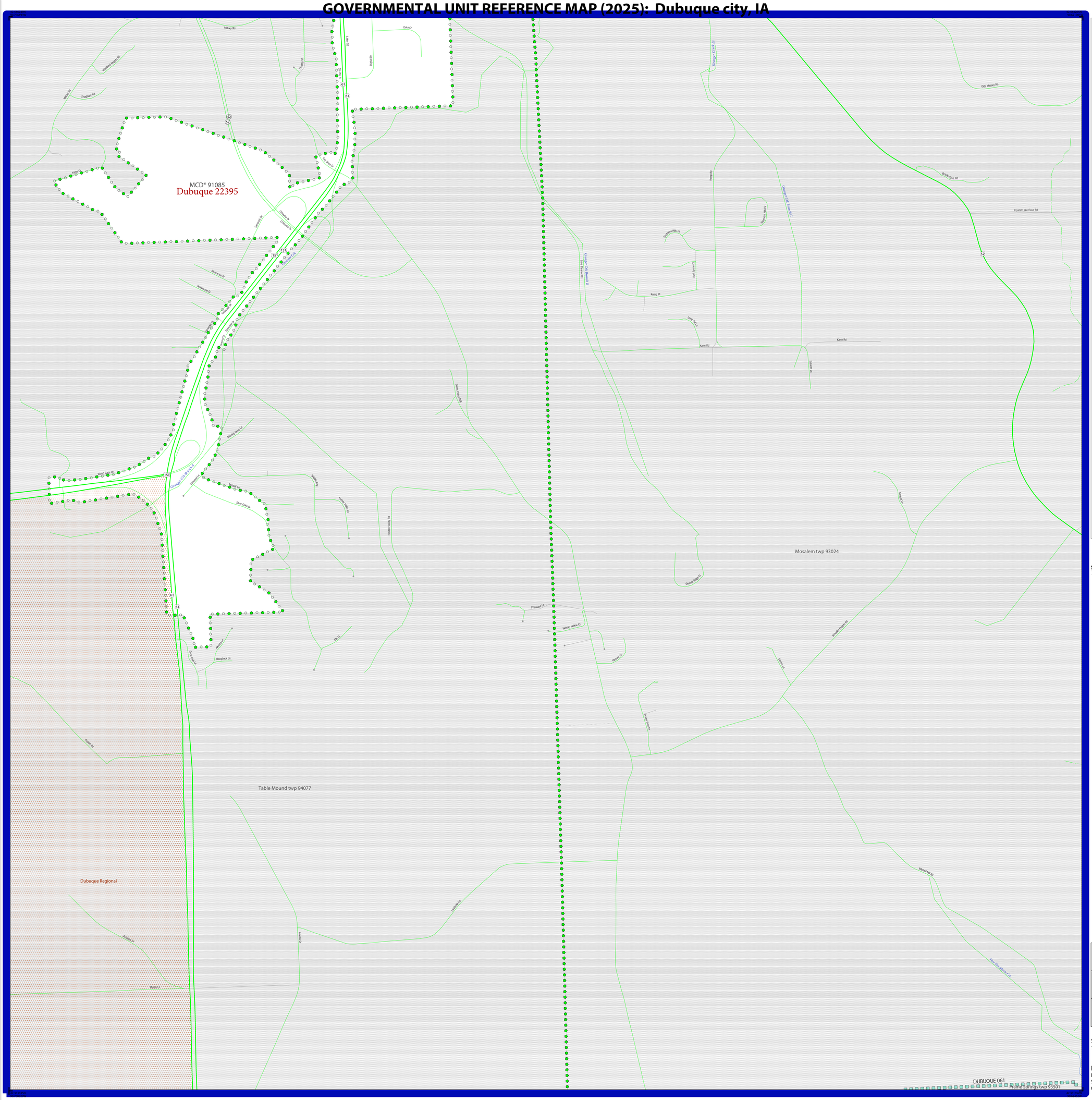
Hillcrest Cir

GOVERNMENTAL UNIT REFERENCE MAP (2025): Dubuque city, IA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Mosalem twp 93024
Table Mound twp 94077
Dubuque Regional
DUBUQUE 061
Palisade Springs twp 93501
Military Rd
Shadbark Ridge Rd
Silver Rd
Shadbark Rd
Data Ct
Digital Dr
Peach St
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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 9.

ITEM TITLE:	Approval of Iowa Department of Inspections, Appeals, and Licensing New Interagency Agreement
SUMMARY:	City Manager recommending approval of the 28E agreement with Iowa Department of Inspections, Appeals, and Licensing for performance of food and hotel licensing, inspections, and enforcement with respect to retail food establishments.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Iowa Department of Inspections, Appeals, and Licensing New Interagency Agreement
2. Staff Memo
3. AGREEMENT NEED SIGNATURE INTERAGENCY AGREEMENT - City of Dubuque 052726
4. LEGAL REVIEW COMPLETED 5-26-26

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Iowa Department of Inspections, Appeals, and Licensing New Interagency Agreement

DATE: June 10, 2026

Public Health Director Mary Rose Corrigan is recommending City Council approval of the 28E agreement with Iowa Department of Inspections, Appeals, and Licensing (IDIAL) and the City of Dubuque for performance of food and hotel licensing, inspections, and enforcement with respect to retail food establishments.

This three- year agreement, for the period August 1, 2026-June 30, 2029, is being updated to incorporate requirements for the State of Iowa's new food inspection software, SAFHER (System for Agriculture, Food, Health, E-Inspections, and Registration), which will be implemented in fall 2026. The Iowa Department of Inspections, Appeals, and Licensing mandates that participating agencies utilize this software as a condition of the agency agreement.

The SAFHER software will cost $10,284.32, which is slightly higher than the budget estimate of $9,956.88 budgeted in the FY27 budget. FY25 revenue generated by license fees collected from these various establishments was $149,946. FY26 revenues are currently at 95% of the budget. Projected revenue for FY27 is $144,000.

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
Mary Rose Corrigan, Public Health Director
Tim Link, Lead Environmental Sanitarian

Health Services Department
City Hall Annex
1300 Main Street
Dubuque, IA 52001
Office (563) 589-4181
Fax (563) 589-4299
TTY (563) 589-4193
health@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Mary Rose Corrigan, Public Health Director

SUBJECT: Iowa Department of Inspections, Appeals, and Licensing New Interagency Agreement

DATE: May 27, 2026

INTRODUCTION

This memorandum provides information regarding the Iowa Department of Inspections, Appeals, and Licensing (IDIAL) renewal agreement with the City of Dubuque for performance of food and hotel licensing, inspections, and enforcement with respect to retail food establishments.

BACKGROUND

Since 1978, the City Council has continued a Memorandum of Understanding with the State in order to allow the City to license, inspect and enforce the Iowa Food Service Sanitation Code, Iowa Hotel Sanitation Code, the Iowa Food and Home Food Establishment Codes, and the Iowa Food & Beverage Vending Machine laws. The most recent agreement was from July 2024 through June 30, 2027.

The City carries out the terms of this agreement through the 2.5 FTE Environmental Sanitarians in the Health Services Department. Regular inspections are made of restaurants, schools, grocery and convenience stores, mobile food units, hotels, taverns, and temporary food stands throughout the city.

DISCUSSION

This three- year agreement, for the period August 1, 2026-June 30, 2029, is being updated to incorporate requirements for the State of Iowa's new food inspection software, SAFHER (System for Agriculture, Food, Health, E-Inspections, and Registration), which will be implemented in fall 2026. The Iowa Department of Inspections, Appeals, and Licensing mandates that participating agencies utilize this software as a condition of the agency agreement.

BUDGET IMPACT

The SAFHER software will cost $10,284.32, which is slightly higher than the budget estimate of $9,956.88 budgeted in the FY27 budget. FY25 revenue generated by license fees collected from these various establishments was $149,946. FY26 revenues are currently at 95% of the budget. Projected revenue for FY27 is $144,000.

RECOMMENDATION

It is recommended that the City Council approve the 28E agreement with the IDIAL for inspection, licensing, and enforcement of these establishments.

Prepared by Tim Link

INTERAGENCY AGREEMENT

Between
IOWA DEPARTMENT OF INSPECTIONS, APPEALS, & LICENSING
And
CITY OF DUBUQUE

This Interagency Agreement (hereinafter "Agreement") is entered into between the Iowa Department of Inspections, Appeals, and Licensing (hereinafter "Department") and City of Dubuque (hereinafter "Local Health Agency") pursuant to the authority of Iowa Code section 28E.12.

1. **PURPOSE AND SCOPE:** The purpose of this Agreement is to authorize the performance of food and hotel licensing, inspection, and enforcement activities by the Local Health Agency on behalf of the Iowa Department of Inspections, Appeals, and Licensing. The scope of the Local Health Agency's authority is limited to the performance of licensing, inspections, and enforcement with respect to hotels pursuant to Iowa Code chapters 137C (Hotel Sanitation Code), home food processing establishments pursuant to 137D (Home Food Processing Establishments) and food establishments pursuant to 137F (Food Establishments and Food Processing Plants).
2. The Local Health Agency shall conduct complaint intake, investigation, documentation, and follow-up in a manner that is consistent with the Department’s Complaint Response SOP. Specifically, sections 6.1, 6.4, 6.5, 6.6, 6.7, 6.8, and 6.9 including all required timelines. Upon implementation of a new data system, the Department anticipates it will update the Complaint Response SOP to align with the new system.
3. The Department retains exclusive authority to enforce all applicable laws as they apply to food processing plants pursuant to Iowa Code chapter 137F, including those whose operation is limited to the storage of food products and those that manufacture, package or label food products. The Department hereby retains its independent authority to license, inspect, enforce, or take any other action it deems necessary pertaining to any establishments to be inspected by the Local Health Agency. The Department will inform the Local Health Agency of any action it has completed within the Local Health Agency's jurisdiction.

2. DELEGATION: The Local Health Agency is hereby authorized to enforce Iowa Code Chapters 137C (Hotel Sanitation Code), 137D (Home Food Processing Establishments)

and 137F (Food Establishments and Food Processing Plants) including complaint response activities, inspection activities, and enforcement actions as long as this Agreement is in force.

3. GEOGRAPHICAL REGION: Food and hotel licensing, inspections, and enforcement shall be conducted by the Local Health Agency in the following geographical region: **City of Dubuque.**

4. DURATION: This Agreement shall commence on August 1, 2026, and shall continue in full force and effect until June 30, 2029.

5. TERMINATION: Either party may terminate this Agreement by providing the other party a written notice of intent to terminate at least ninety (90) days prior to the intended date of termination. Notice shall specify the reasons for termination and be delivered by U.S. certified mail. Upon termination, the Local Health Agency shall transfer to the Department all inspection, licensing, and enforcement records **in** its possession, and all other documents generated as a result of this Agreement. Not later than thirty (30) days following the termination date, the Local Health Agency shall transfer all materials to the Department at the following address:
Iowa Department of Inspections, Appeals and Licensing, Food Safety Bureau, 6200 Park Avenue Suite 100, Des Moines, Iowa 50321-1270

6. DUTIES OF LOCAL HEALTH AGENCY: The Local Health Agency agrees that the Agency and its employees shall:

a. Comply with all applicable federal, state, and local laws, rules, regulations, executive orders, and Department guidance when performing within the scope of this Agreement.

b. Apply Iowa Code Chapters 137C, 137D, and 137F, as well as administrative rules promulgated pursuant to these chapters, to food establishments, hotels and motels, and home food processing establishments found in the designated geographical region.

c. Conduct pre-opening, routine, follow-up, and complaint inspections. The routine inspection frequency shall be a risk-based system and no **less frequent** than the Department's frequency. Upon implementation of the new data system, routine inspection frequency shall follow the Department's SAFHER Risk Assessment and Inspection Frequency model, including risk-based intervals for Risk Levels 1–5, HFPE categories, and hotel inspection requirements. The Local Health Agency shall complete

at least 80% of follow-up inspections within time frames established in the Agency's written compliance and enforcement procedures.

d. Conduct complaint, pre-opening, and follow-up inspections of hotels and motels using 481 Iowa Admin. Code chapter 37.

e. Complete initial review of Administrative Rule Waiver and HACCP Plan Review applications. Local Health Agency recommendations for Administrative Rule Waiver applications are provided to the Department within 10 business days from the date the application was submitted. HACCP Plan Review Applications are reviewed within 10 business days from when the application was submitted. HACCP Plan Review applications that do not include the information specified by Food Code section 8.201.14 are not submitted for the Department’s review.

f. Issue State licenses on forms prescribed by the Department.

g. Notify the Department within one business day of the existence of any potential foodborne or food-related injury caused by, or **suspected** of having been caused by, unsanitary conditions.

h. Cooperate in any federal or state food program survey conducted within the jurisdiction.

i. To the greatest extent possible, all inspectors shall complete inspection reports for all food establishments **except** temporary food establishments and farmers market food establishments via the electronic inspection application.

j. Take corrective action on all food disasters (fire, windstorms, floods) and notify the Department of suspected intentional contamination.

k. Hire inspection personnel who possess experience and educational qualifications equivalent to the Environmental Specialist classification.

l. Send representation to all Department-sponsored regional meetings and FDA training in Iowa.

m. Refer to the Department all processing plants, including those manufacturing thermally processed low acid foods or acidified foods.

n. Use and include all supervisory, inspection, and administrative staff on the Foodshield system.

o. Provide an up-to-date contact sheet within 30 days of signing and review every six months.

p. Provide at least one after-hours emergency contact.

q. Maintain enrollment in the FDA's Voluntary National Retail Food Regulatory Programs Standards.

r. Meet Program Standards 2, 3, 4, 6, and 9 from the FDA's 2024 Voluntary Retail Food Regulatory Program Standards and its successors.

s. Provide the Department with a copy of any self-assessment completed. Each local agency is strongly encouraged to complete a full self-assessment of all 9 standards during the 12-month period prior to the expiration of their current self-assessment. Audits of individual standards self-assessments not completed during this timeframe may not be audited by the Department within 6 months of submission to the Department.

t. Use the data system adopted by the Department for licensing, inspections, compliance, and enforcement.

u. Enter all complaints received into the electronic data system. All complaints shall be entered within one business day from the date received, consistent with the Complaint Response SOP Section 6.1.

v. Provide notice to the Department of any significant changes in staff involved in the food program.

w. Have a Memorandum of Understanding (MOU) with another Local Health Agency or the Department to provide services if inspection personnel are unavailable. Backup coverage shall also comply with Complaint Response SOP Section 6.7, ensuring availability for emergency, imminent health hazard, and illness complaints.

x. Maintain a 20.88 information sharing agreement with the FDA.

y. Designate at least one employee to serve as a local data system administrator. The local data system administrator will serve as the local data system subject matter expert, provide training and guidance to Local Health Agency users, submit support requests, develop local agency reports, manage user accounts, and update local agency data system configurations.

7. DUTIES OF DEPARTMENT: The Department agrees that the Department and its employees shall:

a. Answer Local Health Agency questions on federal and state rules and Department guidance.

b. Provide technical guidance to the Local Health Agency related to HACCP Plan Reviews and complete the final review of HACCP Plan Review and Administrative Rule Waiver applications.

c. Provide forms prescribed by the Department.

d. Provide the Local Health Agency with complaints or foodborne illness requests received by the Department.

e. Provide guidance when investigating foodborne illness complaints.

f. Provide ongoing performance reviews and feedback.

g. Provide an electronic data system that includes mobile inspection capabilities.

h. Provide guidance during food disasters and intentional contamination events.

i. Provide new inspector training as needed, but no less than annually, if at least 3 individuals have registered for the course.

j. Provide or recommend food-related courses for continuing education.

k. Provide audits for the FDA Voluntary National Retail Food Regulatory Program Standards.

l. Provide standardization and re-standardization of one inspector per Local Health Agency. The Department will determine the location of the standardization inspections considering travel for both the Local Health Agency and the Department.

m. Provide the ABSORB system for tracking food training records.

n. Provide guidance to Local Health Agencies regarding complaint classification, response timelines, and documentation requirements as outlined in the Complaint Response SOP.

8. MANNER OF FINANCING: The functions to be performed by the Local Health Agency are to be financed by the Local Health Agency at no obligation to the Department.

a. Beginning August 1, 2026, the Local Health Agency will be charged annually for each internal user of the new data system. The annual charge for each internal user is $2,571.08, consistent with the SAFHER Local Agency Cost attachment.

b. On or before August 31 of each year, each local agency is required to submit a purchase order and payment for user licenses.

c. Seat Reassignment Clause: User licenses are assigned to "seats" rather than specific individuals. In the event of a mid-year vacancy, the Local Health Agency may reassign the existing license to a new employee for the remainder of the fiscal year at no additional cost.

9. EMPLOYEES: Department employees are not employees of the Local Health Agency, and Local Health Agency employees are not employees of the Department.

a. Salaries and Liability: Each party remains liable for its employees' salaries, unemployment, workers' compensation, and civil liabilities.

b. Conflict of Interest: Each Local Health Agency employee shall complete a Conflict of Interest Statement (Attachment 2) annually or upon change.

c. Secondary Employment: Disclosure is required for any secondary employment providing goods or services to establishments licensed by the Agency.

10. REFERRALS: Any complaints made to the Department regarding an establishment regulated by the Local Health Agency shall be referred to the Local Health Agency for investigation. Findings must be entered into the data system within five (5) working days of completion.

The Local Health Agency shall investigate referred complaints within the timelines established in the Complaint Response SOP.

11. LEGAL OR ADMINISTRATIVE ENTITY: No new legal or administrative entity is created by this Agreement.

12. PROPERTY: Nothing in this Agreement shall be deemed to affect any change with respect to the ownership of the real or personal property of either party.

13. FILING AND RECORDING: Pursuant to Iowa Code section 28E.8, a copy of this Agreement shall be filed by the Department with the Secretary of State.

14. COUNTERPARTS: This Agreement may be executed in several counterparts, each of which shall be deemed an original.

15. SEVERABILITY: If any provision is determined to be invalid or unenforceable, such determination shall not affect the validity of any other part of this Agreement.

16. PRIOR AGREEMENTS: This agreement supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written, of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

IOWA DEPARTMENT OF INSPECTIONS, APPEALS, & LICENSING

By: _____ Date: _____
Aaron Baack, Interim Director

CITY OF DUBUQUE

By: _____ Date: _____
Name: _____
Title: _____

ADDENDUM A: DATA SYSTEM USER LICENSE & BILLING STRUCTURE

1. DEFINITION OF "INTERNAL USER": Includes Field Inspectors, Administrative Support, Management/Supervisors and any other staff member granted access to the SAFHER system to perform duties under this Agreement.

2. LICENSE FEE & NON-PRORATION: The annual fee is $2,571.08 per user. Fees are not prorated for mid-year activations; however, as noted in Section 8(c) of the primary Agreement, licenses are transferable to new personnel at no additional cost if a seat becomes vacant.

3. HARDWARE: The Local Health Agency remains responsible for all hardware (tablets/laptops) and internet connectivity required for system access.

Retail Program risk level calculation based on foods, processes, and operation types: Each food, process, and operation type is assigned a risk value. The user selects all foods, processes, and operation types that apply to a facility that has a retail food program. The calculation works by taking the highest value in each area and adding these three numbers together to get a total. This total fits into the retail risk level score chart to assign the facility's risk level. This also sets the base routine inspection frequency.

Foods	Risk Value	Processes	Risk Value	Operation Type	Risk Value
TCS Food (Commercially Pre-packaged)	2	Process 1: No Cook / Kill Steps Processes. No Consumer Advisory	1	Retail Food Store	1
TCS Food (Unpackaged)	4	Process 1: No Cook / Kill Steps Processes. With a Consumer Advisory	5	Health Care	3
Non -TCS Food (Commercially Pre-packaged)	0	Process 2: "Same Day Service" High (more than 5 menu items) - Includes items like baked goods	4	Restaurant	2
Non -TCS Food (Unpackaged)	1	Process 2: Medium (3-5 menu items)	3	School (K-12)	4
Molluscan Shellfish	9	Process 2: Low (1-2 menu items)	2	Institutional Food Service	2
Non-alcoholic beverages	0	Process 3: "Complex" High (more than 5 menu items)	8	Serves a Highly Susceptible Population	9
Donated/Salvaged Foods	4	Process 3: Medium (3-5 menu items)	7	Catering (as a regular part of the operation)	4
Alcoholic Beverages	0	Process 3: Low (1-2 menu items)	3	Buffet/Salad Bar	4
		Food Code Specialized Processes (Variance required)	20	Seasonal Operation	3
		Food Code Required HACCP Plan (No variance required)	20	Concession Stand	3
		Packaging juice (untreated)	9	Central Kitchen/Commissary (servicing multiple outlets)	5
		Non-continuous cooking process (raw animal food)	9	Serving Site (no food preparation)	1
		Freezing for parasite destruction (fish/seafood)	9	Unattended Food Establishment	0
		No Food Processing	0	Mobile Food Unit (Class I or II)	1
				Mobile Food Unit (Class III or IV)	3
				Temporary Food Establishment	5
				Vending Machine	0
				Hotel continental breakfast	0
				Lodging	0
				Bar/Tavern/Taproom without a kitchen	0
				Wholesale (any products)	0

Risk Level Score Chart		Base Inspection Frequency
Very Low	0-5	Upon Complaint
Low	6-8	60 months
Medium	9-12	36 months
High	13-19	12 months
Very High	20 or higher	6 months

Home Food Processing risk level calculation based on foods, processes, and operation types: Each food, process, and operation type is assigned a risk value. The user selects all foods, processes, and operation types that apply to a facility that has an HFPE program. The calculation works by taking the highest value in each area and adding these three numbers together to get a total. This total fits into the manufactured food risk level score chart to assign the facility's risk level. This also sets the base routine inspection frequency.

Foods	Risk Value	Processes	Risk Value	Operation Type	Risk Value
Non-TCS foods	0	High Acid - pH control	6	Direct to Consumer	0
TCS baked goods and frostings	0	Fermentation (HACCP)	6	Wholesale	2
TCS foods (Other than baked goods and frosting)	5	aW control (Drying, dehydrating, freeze drying TCS Foods)	6	Catering (other than baked goods)	3
Special dietary use food	6	aW control (drying, dehydrating, freeze drying Non-TCS foods)	2	Meal delivery or take-out	3
Jams, jellies, preserves and fruit butters	6	Pasteurization/thermal processing/UV	6	Frozen meat or poultry storage	0
Nonstandardized fruit jellies	6	Refrigerated storage	2	Commissary for Temporary Food Establishment or Mobile Unit (other than packaged frozen meat and poultry)	3
Nonstandardized nonfruit jellies	6	Cutting, grinding, milling, blending, etc.	0		
Standardized sweeteners and table syrups	6	Cooking, cooling, reheating, hot holding (other than baked goods)	1		
High-acid foods	6	Dry Storage	0		
Plant-Based Juice (pasteurized, shelf stable)	6	Repackaging/relabeling	0		
Plant-Based Juice (pasteurized, temperature controlled for safety)	6	Frozen storage	0		

Risk Level Score Chart		Base Inspection Frequency
Low	0-4	Upon Complaint
Medium	5	84 months
High	6-12	36 months

ATTACHMENT 2: CONFLICT OF INTEREST STATEMENT

Employee Name: Mary Rose Corrigan **Title:** Public Health Director

Local Health Agency: City of Dubuque Health Services Department

1. SECONDARY EMPLOYMENT: Do you provide goods, products, services, or labor to any establishment licensed and inspected by this Agency?

NO YES (Describe: NO)

2. FINANCIAL INTEREST: Do you or an immediate family member have a financial interest in any establishment regulated by this Agency?

NO YES (Describe: NO)

3. REMEDIATION PLAN: If "YES" was checked, describe how the conflict will be managed (e.g., reassignment of inspections):

Employee Signature Mary Rose Corrigan **Date:** May 27, 2026

ATTACHMENT 2: CONFLICT OF INTEREST STATEMENT

Employee Name: Tim Link **Title:** Lead Environmental Sanitarian

Local Health Agency: City of Dubuque Health Services Department

1. SECONDARY EMPLOYMENT: Do you provide goods, products, services, or labor to any establishment licensed and inspected by this Agency?

NO YES (Describe: NO)

2. FINANCIAL INTEREST: Do you or an immediate family member have a financial interest in any establishment regulated by this Agency?

NO YES (Describe: NO)

3. REMEDIATION PLAN: If "YES" was checked, describe how the conflict will be managed (e.g., reassignment of inspections):

Employee Signature: _____ **Date:** May 27, 2026

ATTACHMENT 2: CONFLICT OF INTEREST STATEMENT

Employee Name: Sydney Althoff **Title:** Environmental Sanitarian

Local Health Agency: City of Dubuque Health Services Department

1. SECONDARY EMPLOYMENT: Do you provide goods, products, services, or labor to any establishment licensed and inspected by this Agency?

NO YES (Describe: NO)

2. FINANCIAL INTEREST: Do you or an immediate family member have a financial interest in any establishment regulated by this Agency?

NO YES (Describe: NO)

3. REMEDIATION PLAN: If "YES" was checked, describe how the conflict will be managed (e.g., reassignment of inspections):

Employee Signature:  **Date:** May 27, 2026

ATTACHMENT 2: CONFLICT OF INTEREST STATEMENT

Employee Name: Mark Murphy **Title:** Emergency Preparedness Planner/ Environmental Sanitarian

Local Health Agency: City of Dubuque Health Services

1. SECONDARY EMPLOYMENT: Do you provide goods, products, services, or labor to any establishment licensed and inspected by this Agency?

NO YES (Describe: NO)

2. FINANCIAL INTEREST: Do you or an immediate family member have a financial interest in any establishment regulated by this Agency?

NO YES (Describe: NO)

3. REMEDIATION PLAN: If "YES" was checked, describe how the conflict will be managed (e.g., reassignment of inspections):

Employee Signature: Mark Murphy **Date:** May 27, 2026

ATTACHMENT 2: CONFLICT OF INTEREST STATEMENT

Employee Name: Connie Mueller **Title:** Administrative Support

Local Health Agency: City of Dubuque Health Services Department

1. SECONDARY EMPLOYMENT: Do you provide goods, products, services, or labor to any establishment licensed and inspected by this Agency?

NO YES (Describe: NO)

2. FINANCIAL INTEREST: Do you or an immediate family member have a financial interest in any establishment regulated by this Agency?

NO YES (Describe: NO)

3. REMEDIATION PLAN: If "YES" was checked, describe how the conflict will be managed (e.g., reassignment of inspections):

Employee Signature: Connie J Mueller **Date:** May 27, 2026

Iowa Department of Inspections, Appeals and Licensing
Food Safety Bureau

Title: Complaint Response SOP	
Effective Date: **4/17/2024**	Pages: 9

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1. **Purpose**
2. **Scope**
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1. PURPOSE

The purpose of this procedure is to describe the different types of consumer complaints received by the Iowa Department of Inspections, Appeals and Licensing (DIAL) Food Safety Bureau, and the assignment, response, documentation, and closure of complaints.

2. SCOPE

This procedure will apply to all retail food establishments, mobile food units, home food processing establishments, manufactured food firms, food storage warehouses, unattended food establishments, temporary events, farmers markets, vending machines, hotels, and unlicensed or licensed non-profit and for-profit organizations.

3. BACKGROUND

The Iowa Rapid Response Team (RRT) Coordinator or designee will apply the requirements of this procedure to all complaints received by the department. DIAL Food Safety Bureau staff will respond to complaints as assigned.

4. RESPONSIBILITY

Bureau Chief – The Bureau Chief or designee will review all policies and procedures that apply to DIAL administrative and general bureau functions and issue final approval of those policies and procedures.

Assistant Bureau Chief - The Assistant Bureau Chief is responsible for the overall administration of the Manufactured Food Regulatory Program Standards, the Voluntary National Retail Food

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Regulatory Program Standards, and the Iowa Food Emergency Rapid Response Team programs, and will review and revise policies and procedures. They will serve as the designee for the Bureau Chief.

Rapid Response Team Coordinator – The Rapid Response Team (RRT) Coordinator or designee will oversee field assignments in regards to complaints and provide training and leadership to all Field Inspectors or other personnel for compliance with this procedure. The RRT Coordinator or designee will also serve as the assessor or reviewer for this procedure for the Manufactured Food Regulatory Program Standards (MFRPS) and the Voluntary National Retail Food Regulatory Program Standards (VNRFRPS).

Regional Inspection Supervisors – The Regional Inspection Supervisors or designee will supervise retail and manufactured food Field Inspectors and provide training and leadership to all field inspection staff for compliance with this procedure.

Manufactured Food Program Lead – The Manufactured Food Program Lead will serve as the technical expert for manufactured food inspections and will ensure all manufactured food Field Inspectors comply with this procedure. They will assist in the review of this procedure for the Manufactured Food Regulatory Program Standards (MFRPS).

Retail Food Program Lead – The Retail Food Program Lead will serve as the technical expert for retail food inspections and will ensure all retail Field Inspectors comply with this procedure. They will assist in the review of this procedure for the Voluntary National Retail Food Regulatory Program Standards (VNRFRPS).

Home Food Processing Establishment Lead - The Home Food Processing Establishment (HFPE) Lead will serve as the technical expert for home food processing establishment licensing and inspections and will ensure all Field Inspectors comply with this procedure. They will assist in the review of this procedure for both MFRPS and VNRFRPS.

Grant Coordinator - The Grant Coordinator will develop and update the procedure under the advisement of the Bureau Chief, Assistant Bureau Chief, Regional Inspection Supervisors, Manufactured Food Program Lead, Retail Food Program Lead, and/or RRT Coordinator. They will assist with training inspectors to follow and comply with this procedure.

Field Inspectors - Field Inspectors will demonstrate knowledge, good conduct and professionalism at work. They will comply with this procedure when performing Department and/or regulatory duties, follow the procedures described as applicable to their position and notify their supervisor when the procedures cannot be followed.

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Iowa Department of Inspections, Appeals and Licensing
Food Safety Bureau

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5. DEFINITIONS

Business Day – an official day of the week between and including Monday through Friday during which business is conducted, not including state holidays and weekends.

Consumer Complaints – complaints made by the public regarding human food products or ingredients, facility, practices, labeling, hotel sanitation and other related activities.

Cottage Food – means the same as defined in Iowa Code chapter 137F.1

Cottage food is exempt from all licensing, permitting, inspection, packaging, and labeling laws of the state if the food complies with cottage food requirements provided in Iowa Code Chapter 137F. Non-illness Complaints received will not be investigated, however, Illness Complaints may be investigated.

Response – a reaction or reply conducted by the RRT Coordinator, Regional Inspection Supervisors, Manufactured Food Program Lead, Retail Food Program Lead, Field Inspectors, or designee(s) as the result of a complaint or reported food-related incident. The response depends on the nature and severity of the complaint and includes, but is not limited to: an evaluation of the complaint, replies by telephone or email, on-site inspections, or environmental assessments.

6. PROCEDURES

6.1. **Classification of Complaints:** The following are the different categories of complaints that may be received by phone, fax, email, walk-in, or letter. As a part of the initial response, the RRT Coordinator or designee will evaluate complaints on the day they are received to determine the appropriate response and enter the complaint into the current inspection database for tracking. Further response is detailed in the following sections.

6.1.1. Food-related Illness Outbreaks
6.1.2. Food-related Illness/Injury Complaints
  6.1.2.1. Illness Cottage Food
6.1.3. Emergency/Imminent Health Hazards
  6.1.3.1. Power outage
  6.1.3.2. Loss of water supply
  6.1.3.3. Sewage backup
  6.1.3.4. Fire
  6.1.3.5. Flood
  6.1.3.6. Boil advisory/order
  6.1.3.7. Chemical/Hazardous Waste Incidents
  6.1.3.8. Other circumstances that may endanger public health or which render a food establishment, food processing plant, or food storage warehouse inoperable
6.1.4. Intentional Contamination and/or Terrorism
  6.1.4.1. Food Tampering

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6.1.4.2. Intentional Adulteration
6.1.4.3. Other Hazard Claims
6.1.5. Non-illness Complaints
6.1.5.1. Contaminated Equipment/Cross Contamination
6.1.5.2. Food from Unsafe Sources/Adulterated Food
6.1.5.3. Inadequate Cooking
6.1.5.4. Improper Holding Temperatures
6.1.5.5. Poor Personal Hygiene
6.1.5.6. Pest Control
6.1.5.7. Bed Bugs
6.1.5.8. Misbranding/Mislabeling
6.1.5.9. General Facility Sanitation
6.1.5.10. Unlicensed Facility
6.1.5.11. Hotels (excluding bedbug complaints)
6.1.5.12. Unspecified
6.1.5.13. Smoking
6.1.5.14. Other State and Federal Agency Complaints

6.2. **Response Assignments**
6.2.1. Response and completion times are based on the type and classification of complaints received. Complaints with similar response and completion times have been grouped together. A complaint follow-up inspection may be scheduled to the facility's assigned Field Inspector, Regional Supervisor, or RRT Coordinator or designee based on the type of complaint and determined time frame, the severity and credibility of the complaint, the establishment's inspection and enforcement history, and the establishment's complaint history.
6.2.1.1. If the Field Inspector assigned to the geographical area is unable to respond onsite to the complaint within the assigned time frame, the Field Inspector will contact their Regional Inspection Supervisor or designee prior to the due date. The Regional Inspection Supervisor or designee will reassign the response to be completed by other available inspection staff within the original assigned time frame.
6.2.1.2. The timeframe for response may only be extended with approval of the RRT Coordinator, Bureau Chief, Assistant Bureau Chief, or designee.
6.2.1.2.1. If approval is granted, the person granting approval will enter a note on the complaint maintenance page prior to the response due date.

6.3. **Completing Routine Inspections During a Complaint Response**
6.3.1. When an illness or a non-illness complaint inspection is assigned, a routine inspection may be scheduled to be completed in conjunction with the complaint investigation by the RRT

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Coordinator, Regional Supervisor, or designee based on the criteria listed in the *Complaint Intake Work Instructions*.

6.3.1.1. If a Routine Inspection is assigned for an illness or non-illness complaint, but the routine inspection is unable to be completed, the RRT Coordinator or designee will enter an internal note explaining the circumstances regarding the change in inspection reason.

6.4. **Time Frame for Response**

6.4.1. The RRT Coordinator or designee will assign complaint response due dates based on the complaint category and timeframes established in this procedure.

6.4.1.1. Complaint responses must be completed by the established due date.

6.4.1.2. Complaint responses require an onsite inspection unless otherwise indicated by the RRT Coordinator or designee.

6.4.1.3. Response times may be altered upon approval of the Bureau Chief or designee with consideration of the severity of the complaint, contents of the complaint, status of an outbreak investigation, available bureau resources and competing bureau priorities.

6.4.2. **Food-related Illness Outbreaks: One Business Day.** The RRT Coordinator or designee will review all food-related illness outbreaks within one Business Day of receiving each complaint.

6.4.2.1. After initial evaluation of the complaint, the RRT Coordinator or designee will assign the complaint to the appropriate Field Inspector for response to be completed within one business day.

6.4.2.2. The Field Inspector or designee responding to the food-related illness outbreak will be completing the outbreak investigation in cooperation with the Environmental Assessment team.

6.4.2.3. Food-related illness outbreak complaints received outside normal business hours will be reviewed and evaluated by the RRT Coordinator or designee before the end of the next business day.

6.4.3. **Food-related illness, Food-related injury complaints: One to Seven Business Days**

6.4.3.1. **Initial Response:** the RRT Coordinator or designee will review all food-related illness complaints and food-related injury complaints **within one Business Day of receiving each complaint**. After initial evaluation of the complaint, the RRT Coordinator or designee will assign the response time based on the Complaint Response Work Instructions.

6.4.3.2. **Cottage Food Illness Complaints: Within One Business Day**. Illness complaints will be sent by the RRT Coordinator or designee to Iowa Department of Health and Human Services (IHHS), within one Business Day.

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6.4.4. **Emergency/Imminent Health Hazard Complaints: One Business Day**. All emergency/imminent health hazard complaints, including those resulting from natural disasters, (listed in **6.1.3**) will require a response within one Business Day of receipt.

6.4.4.1. A Non-Illness complaint inspection is scheduled when it is determined that one licensed facility is impacted.

6.4.4.2. An Emergency Response inspection is scheduled when it is determined that more than one licensed facility is impacted.

6.4.4.2.1. An Emergency Response-Phone response may be scheduled when the scope of the health hazard is unknown, when the scope of the health hazard is widespread, when an on-site response is unlikely to provide additional value, or when personal safety concerns are heightened.

6.4.5. **Intentional Contamination and/or Terrorism: One Business Day.** The assigned Field Inspector will be contacted via phone, text, and/or email to alert them of the situation.

6.4.5.1. The RRT Coordinator or designee will immediately notify the appropriate law enforcement agency if intentional contamination and/or terrorism is suspected.

6.4.6. **Non-Illness Complaints: Including Contaminated Equipment/Cross Contamination (including undeclared allergens at manufacturing facilities), Food from Unsafe Sources/Adulterated Food (including foreign materials), Inadequate Cooking, Improper Holding Temperatures, Poor Personal Hygiene: Within 30 Calendar Days**

6.4.7. **Bed bugs and Pest Control: Within 15 Calendar Days**

6.4.8. **Misbranding/Mislabeling (that does not include an allergen): Within 30 Calendar Days**

6.4.9. **General Facility Sanitation:** General facility sanitation complaints will be investigated no later than the next scheduled routine inspection for that facility. One or more of the following conditions may accelerate the complaint response timeframe:

6.4.9.1. Information received from the complainant
6.4.9.2. Establishment's risk level
6.4.9.3. Establishment's inspection and compliance history
6.4.9.4. Establishment's complaint history
6.4.9.5. The date of the last routine inspection

6.4.10. **Unlicensed Facility: Within 30 Calendar Days.** If the facility cannot be located within 30 Calendar Days, additional response time may be approved in advance by the RRT Coordinator, Bureau Chief, Assistant Bureau Chief, or designee. Any changes will be documented as an internal note on the complaint maintenance page.

6.4.11. **Hotels (other than bedbug complaints): within 90 calendar days**

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6.4.12. **Unspecified:** Response time for complaints that do not fit into one of the above categories, but warrant further investigation, will be determined based on the nature of the complaint.

6.4.13. **Other State and Federal Agency Complaints: One Business Day**

6.4.13.1. Complaints received by this Department for products or establishments that are regulated by other state or federal agencies are referred to the appropriate agency.

6.5. **Investigation Documentation**

6.5.1. Field Inspectors or designee will implement appropriate documentation procedures in accordance with the applicable Retail or Manufactured Foods Standards SOPs. Examples include the *Retail Field Inspection SOP, Field Inspection SOP and Work Instructions (MFRPS), Inspection Report Writing Training and Work Instructions* and the *Inspection Report Writing SOP and Work Instructions – MFRPS*.

6.6. **Monitoring/Closing Complaints**

6.6.1. Except for foodborne illness outbreak complaints, it is the responsibility of the Field Inspector or designee to change the status of the complaint from "pending" to the appropriate status upon completion of follow-up.

6.6.1.1. For foodborne illness outbreak complaints, the complaint status will be updated by the RRT Coordinator or designee upon completion of the investigation.

6.6.2. Changing the status from "pending" to the appropriate status closes the consumer complaint.

6.6.2.1. Completed Complaint Statuses

6.6.2.1.1. **Verified:** A complaint is "verified" when the Field Inspector observes the complaint actively occurring, when the person-in-charge states the complaint happened, or when there is physical or scientific documentation and/or evidence that the complaint happened.

6.6.2.1.2. **Unverified:** A complaint is "unverified" when the complaint situation is not present at the time of inspection, but based on observations or discussions with the person-in-charge there is a possibility that the objectionable conditions or practices may have happened.

6.6.2.1.3. **Unfounded:** A designation of "unfounded" should only be used when the complaint could not have happened or conditions are not possible as described, or the Field Inspector is provided information that the complaint is false.

6.6.2.1.4. **Investigation ongoing:** The complaint status will remain pending during a foodborne illness outbreak until the investigation is completed.

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6.7. **Complaint Backup Coverage**

6.7.1. A backup coordinator will be available at all times for emergency, imminent health hazards, food-related illness outbreaks, food-related illness and/or food-related injury complaints.

6.7.2. If the RRT Coordinator is unavailable for more than one Business Day, all complaints will be monitored by a backup coordinator.

6.8. **Response Requested.** Complainants who request follow-up about their complaint will receive one of the following responses:

6.8.1. For all verified non-illness complaints, the complainant will be referred to the department's current public search inspection website or receive a phone call from the RRT Coordinator or designee, or a copy of the inspection report by email or mail.

6.8.2. For all illness/injury complaints or other complaints, the RRT Coordinator or designee will either call the complainant back after the inspection has been completed or email or mail a copy of the completed inspection report.

6.9. **Anonymity of Complaint**

6.9.1. See *481 Iowa Administrative Code Chapter 30* for information on the request by a complainant to remain anonymous.

6.9.2.The name or any identifying information of a person who files a complaint with the department is not shared with the establishment under investigation. The Field Inspector or designee will only share information regarding the complaint in a general manner, and will consult the RRT Coordinator or designee for assistance, if needed.

7. RELATED DOCUMENTS

7.1. 481 Iowa Administrative Code Chapter 30
7.2. DIAL Pre-Opening Inspection Work Instructions
7.3. Inspection Report Writing SOP and Work Instructions (MFRPS)
7.4. Inspection Report Writing Work Instructions-Retail
7.5. Iowa DIA Retail Field Inspection SOP
7.6. Field Inspection SOP and Work Instructions (MFRPS)
7.7. HFPE Inspection Checklist
7.8. HFPE Pre-Open and Routine Inspection Work Instructions
7.9. Complaint Intake Work Instructions
7.10. Non-Illness Complaint.Commercial Location
7.11. Non-Illness Complaint.Residential Location
7.12. Unlicensed Facility Complaint.Residential Location
7.13. Illness Complaint.Commercial Location
7.14. Illness Complaint.Residential Location
7.15. Outbreak Investigations: Identifying Team Members and Roles
7.16. Environmental Assessment Process Overview

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Iowa Department of Inspections, Appeals and Licensing
Food Safety Bureau

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8. EQUIPMENT/MATERIALS NEEDED

8.1. Access to the online complaint database

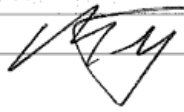
9. SAFETY

The DIAL Food Safety Bureau shall apply their qualifications and training to be alert and safe while conducting field assignments. If anytime during an inspection the Field Inspector determines they are in a dangerous or unsafe situation the inspection shall cease and the Field Inspector shall immediately remove themselves from the facility. Once the Field Inspector is off the premises of the facility they shall immediately contact their Regional Inspection Supervisor or Designee.

10. CIRCULATION

This procedure will be distributed to the following individuals: Bureau Chief, Assistant Bureau Chief, RRT Coordinator, Regional Inspection Supervisors, Manufactured Food Program Lead, Retail Food Program Lead, Home Food Processing Establishment Lead, Grant Coordinator, and Field Inspectors. A standing copy of this policy will be placed in FoodSHIELD and email read receipt of this document by all users will be confirmed by records maintained in the Department of Inspections, Appeals and Licensing, Food Safety Bureau Office.

11. APPROVAL

Document History		
Version #	Previous Version #/Date	Change History
6.4	6.3 / January 20, 2023	Update agency names, remove Consumable Hemp, add HFPE changes
Approved By:		Date
		4/17/2024

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ATTACHMENT 4: SAFHER AGENCY COST

SAFHER	Year 1 (July 1, 2025 - June 30, 2026)	Year 2 (July 1, 2026 - June 30, 2027)	Year 3 (July 1, 2027 - June 30, 2028)	Total Three Year Cost Annual (July1, 2025 - June 30, 2028)	Annual Cost Per User	Which Agency pays the cost?
SAFHER Licensing Cost based on 100 internal users (based on contracted price)	$188,922.48	$188,922.48	$188,922.48	$566,767.44	$1,889.22	DIAL is paying for all licensing and infractructure costs for year 1. DIAL and Each Agency is responsible for paying for their share of licensing and infrastructure costs for Year 2 and Year 3.
Increase for Advanced License (100) (based on contracted price)	$8,185.76	$8,185.76	$8,185.77	$24,557.29	$81.86	DIAL is paying for all Advanced licensing costs for year 1. DIAL and Each Agency is responsible for paying for their share of the advanced licensing cost for Year 2 and Year 3.
SAFHER Operations & Maintenance Cost (based on initial quote)	$0.00	$60,000.00	$60,000.00	$120,000.00	$600.00	DIAL and each Local Agency is responsible for paying their share of year 2 and 3 O&M costs based on the number of their internal users.
USA Food Safety Cost (estimated cost each year)	(current)	$50,000.00	$10,000.00	$60,000.00		DIAL
Total Cost less Implementation Costs	$197,108.24	$307,108.24	$267,108.25	$771,324.73		
Total Annual User Based Cost					**$2,571.08**	

ATTACHMENT 4: SAFHER AGENCY COST (CONTINUED)

	Scope	Project Date	Cost	Agency Paying Cost
SAFHER Phase 1 (contracted cost)	Discovery, Project Plan, and Delivery of Food Processing Program	August 1, 2025 - November 15, 2025	$344,000.00	DIAL
SAFHER Phase 2 (contracted cost)	Delivery of Retail, Home Food, and SCG Programs and Integrations (Go Live)	November 16, 2025 - October 15, 2026	$1,910,000.00	DIAL
	Data Migration	August 1, 2025 -October 15, 2026	$300,000.00	DIAL
Total Contracted Implementation Cost		August 1, 2025 - October 15, 2026	$2,554,000.00	DIAL

LIST OF ATTACHMENTS

- **Attachment 1:** SAFHER Risk Assessment and Inspection Frequency
- **Attachment 2:** Potential Conflict of Interest Template (Included above)
- **Attachment 3:** Complaint Response SOP
- **Attachment 4:** SAFHER Local Agency Cost

FW: Legal has review your request and is approved

Summarize



Mary Rose Corrigan
To Connie Mueller

Reply | Reply All | Forward

Tue 5/26/2026 3:26 PM

For council packet

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Mary Rose Corrigan
Public Health Director | City of Dubuque
City Hall Annex | 1300 Main St
Dubuque, Iowa 52001
O: 563-589-4181 |

From: Dbq Forms <dbqforms@cityofdubuque.org>
Sent: Tuesday, May 26, 2026 10:35 AM
To: Mary Rose Corrigan <Mcorriga@cityofdubuque.org>
Subject: Legal has review your request and is approved

Your request for legal review of Review IDIAL agreement has been approved by Legal.

Please attach this email as proof of Legal's review and approval to the entry of any agreement or contract into the Tyler system.

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 10.

ITEM TITLE:	Theisens Warehouse LLC 2025 Property Tax Appeal Stipulation of Settlement Notice
SUMMARY:	Senior Council transmitting notice of a Stipulation of Settlement for the 2025 property tax appeal filed byTheisens Warehouse LLC for their property located at 6201 Chevenelle Road.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. Theisens 6201 Chavenelle Rd Taxing Bodies Letter_Agenda 06-03-2026
2. Stipulaiton of Settlement Letter_ 06-04-2026
3. Notice of Voluntary Settlement_06-04-2026

Barry A. Lindahl, Esq.
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Dubuque, Iowa 52001-6944
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(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

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

AGENDA LETTER

June 5, 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: Theisens Warehouse LLC vs. Dubuque City Board of Review
2025 Property Tax Appeal – Case No. EQCV117399

Enclosed is a copy of the Stipulation of Settlement regarding a tax assessment appeal filed by Theisen's Warehouse, LLC (Theisen's) 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 6201 Chavenelle Road, Dubuque Iowa, and is owned by Theisen's Warehouse, LLC and operated by Theisen Supply, Inc. The land area of the property is 16.68 acres. In 2006 the property was improved with warehouse buildings and an office totaling 146,396 square feet. In 2012 an additional 80,000 square feet of warehouse was added.

2025 Appeal
Theisen's filed a protest with the City of Dubuque Board of Review in April 2025 appealing the January 1, 2025 assessment of $12,054,800.00. The prior 2024 assessment was $9,762,000.00. The protest claimed the market value to be $10,000,000.00. After presenting evidence of a 2021 appraisal, current rental rates and sales comparables during the Board of Review hearing, the petitioner requested a value of $10,000,000.00. The Board denied the petition. Theisen's filed a District Court appeal.

Proposed Settlement
After each party provided recent comparable sales, 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 $11,839,400.00.

The settlement will result in an estimated tax loss each year to all taxing bodies of $5,877.00.

Pursuant to the Stipulation of Settlement the appeal will be dismissed, and the assessed value will be adjusted to $11,839,400.00 for 2025 and 2026.

The value for 2025 and 2026 of 6201 Chavenelle Road will be apportioned as follows:

Land	$ 1,375,500.00
Building	$10,463,900.00
Total Value	**$11,839,400.00**

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. Breitfelder, City Clerk
Troy Patzner, City Assessor

Barry A. Lindahl, Esq.
City Attorney
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org

Dubuque All-America City 2007

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

June 4, 2026

Deborah M. Tharnish
Special Counsel
Dentons Davis Brown
215 10th St. #1300
Des Moines, IA 50309

RE: Theisens Warehouse LLC vs. Dubuque City Board of Review
2025 Tax Appeal – Case No. EQCV117399

Dear Deb:

Enclosed is the Stipulation of Settlement and the proposed Notice of Voluntary Settlement approving the settlement regarding the above-referenced tax appeals.

I would appreciate it if you would please sign the Stipulation and return it to me if it is acceptable in form. We need to give all of the taxing bodies fourteen (14) days' notice of the proposed settlement. Once we receive the signed Stipulation, we will then send the Notice of Voluntary Settlement and Stipulation of Settlement to the taxing bodies and wait the required time before submitting the Stipulation of Settlement to the Court for approval.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

BAL/JLM
Enclosure
cc: Troy Patzner, City Assessor

IN THE DISTRICT COURT FOR DUBUQUE COUNTY

THEISENS WAREHOUSE LLC,	)	
Plaintiff,	)	
vs.	)	**Case No. EQCV117399**
DUBUQUE CITY BOARD OF REVIEW,	)	
Defendant.	)	

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 4th day of JUNE, 2026.

Dubuque City 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

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 11.

ITEM TITLE:	Dubuque Main Street's SWAP Grant Funding and Newly Awarded Projects Updates
SUMMARY:	City Manager providing information on the allocation of funds previously committed by the City Council to support Dubuque Main Street's SWAP Grant Program to recipants: Troy Froistad – 1838 Central Ave., Damyrah McDaniels / Nail Vixens – 1810 Central Ave., Korrin Schriver / ReEvolution Farms – 2418 Central Ave., Joseph Ungs – 1527 Central Ave., and Eric Whitfield / Bluff Street Books – 409 Bluff Street.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Update on SWAP Grant Funding and Newly Awarded Projects
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: Michael C. Van Milligen, City Manager

SUBJECT: Update on SWAP Grant Funding and Newly Awarded Projects

DATE: June 8, 2026

Economic Development Director Jill Connors is sharing information on the allocation of funds previously committed by the City Council to support Dubuque Main Street's (DMS) SWAP Grant Program. These funds have now been deployed to assist the next round of property revitalization projects – primarily concentrated along the Central Avenue Corridor – continuing our shared goal of strengthening downtown redevelopment and supporting small-scale commercial investment.

For the current round, DMS received nine applications and selected five projects for awards based on eligibility, impact, and alignment with community revitalization priorities. All five funded projects directly support interior renovations intended to return vacant or underutilized commercial space to productive use.

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1. Troy Froistad – 1838 Central Avenue
Grant Award: $10,000
Work Summary: Removal and replacement of all storefront and transom windows, including opening preparation, weatherproofing, and trim work (Andersen products).

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2. Damyrah McDaniels / Nail Vixens – 1810 Central Avenue
Grant Award: $10,000
Work Summary: Selective interior demolition; floor plan reconfiguration including an ADA-accessible restroom; updated electrical, plumbing, and HVAC; restoration of tin ceiling, historic tile flooring, plaster walls, and period-appropriate wood trim. Interior work only.

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3. Korrin Schriver / ReEvolution Farms – 2418 Central Avenue
Grant Award: $7,837.50
Work Summary: Upgrading undersized AC; installation of Duct Sox air distribution; installation of general work lighting; replacement of front plate-glass windows. Interior only; grow systems excluded.

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4. Joseph Ungs – 1527 Central Avenue
Grant Award: $10,000

Work Summary: Selective interior demolition; floor plan reconfiguration including ADA restroom; updates to electrical, plumbing, and HVAC systems; restoration of tin ceiling, historic tile flooring, and plaster walls with wood trim. Interior only.

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5. Eric Whitfield / Bluff Street Books – 409 Bluff Street
Grant Award: $10,000
Work Summary: Conversion of former kitchen to retail space, including hardwood flooring, tin-style ceiling, and updated interior wall finishes; repair of approximately 958 sq. ft. of interior limestone basement walls with lime-based mortar. Interior only.

Michael C. Van Milligen

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

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

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Update on SWAP Grant Funding and Newly Awarded Projects

DATE: May 28, 2026

INTRODUCTION

I am pleased to provide an update on the allocation of funds previously committed by the City Council to support Dubuque Main Street's (DMS) SWAP Grant Program. These funds have now been deployed to assist the next round of property revitalization projects – primarily concentrated along the Central Avenue Corridor – continuing our shared goal of strengthening downtown redevelopment and supporting small-scale commercial investment.

BACKGROUND

In keeping with the Council's commitment to downtown revitalization, the City allocated funds through Capital Improvement Project 5559900002-305-64075 (Incremental Development and Small Business Storefront Establishment Coaching). A portion of these funds were made available to Dubuque Main Street to continue its SWAP Grant Program after overwhelming demand depleted prior rounds of funding.

For the current round, DMS received nine applications and selected five projects for awards based on eligibility, impact, and alignment with community revitalization priorities. All five funded projects directly support interior renovations intended to return vacant or underutilized commercial space to productive use.

DISCUSSION

A committee comprised of 8 Dubuque Main Street (DMS) board members and DMS Executive Director, David Barba, was convened to evaluate all applications submitted for this round of the SWAP Grant Program. The committee utilized a structured scoring rubric

developed specifically for this funding cycle to ensure a fair, transparent, and consistent review process.

Applicants were required to provide a project description, an impact statement, a detailed project budget, and photos documenting existing conditions. These materials allowed reviewers to assess both the feasibility and community value of each proposal.

To align with the City Council's priority of reinvestment in the Central Avenue Corridor, projects located along Central Avenue were awarded additional points during the scoring process. This geographic prioritization ensured that limited grant funds would help accelerate revitalization in this key commercial corridor.

Evaluator preference was also given to:

- Projects that had not previously received a DMS grant, helping to "spread the love" and support a broader range of property owners.
- Projects that preserved or enhanced the historic fabric of the building.
- Projects that demonstrated significant small business impact, such as generating increased foot traffic or supporting a new or expanding business.
- Applications with an appropriate, well-supported budget.
- Projects that appeared achievable within the required 12-month timeline.

This structured and equitable review process ensured that the selected projects not only met the program's technical requirements but also advanced the shared goals of commercial revitalization, historic preservation, and small business support – especially within the Central Avenue priority area.

PROJECT SUMMARIES

Below is a summary of each award recipient, including the project address and the scope of work approved through the SWAP Grant. All award information is sourced from the official award letters issued by Dubuque Main Street.

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---

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Grant Award: $10,000
Work Summary: Conversion of former kitchen to retail space, including hardwood flooring, tin-style ceiling, and updated interior wall finishes; repair of approximately 958 sq. ft. of interior limestone basement walls with lime-based mortar. Interior only.

PROGRAM IMPACT & ALIGNMENT WITH CITY GOALS
These funded projects will significantly advance ongoing revitalization within the Central Avenue Corridor, consistent with the City Council's 2025–2027 High Priority of continued implementation of the Central Avenue Revitalization Plan. The selected improvements enhance commercial readiness, preserve historic character, and support small business growth.

Through strong partnership with Dubuque Main Street, these investments continue to demonstrate high return on public investment and measurable momentum in downtown redevelopment.

RECOMMENDATION
I am pleased to share the successful deployment of City-supported grant funds and the positive impact these five projects will have on our community.

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 12.

ITEM TITLE:	Jeffris Family Foundation Capital Campaign Challenge Grant - Eagle Point Park
SUMMARY:	City Attorney recommending approval to submit a proposal for the Jeffris Family Foundation Capital Campaign Challenge Grant and authorize the Mayor to sign the proposal on behalf of the City of Dubuque.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. CB Memo Council_Jeffris Family Foundation Capital Campaign Challenge Grant_6-11-26
2. Staff Memo
3. JFF Challenge Grant Invitation Letter
4. Eagle_Point_Park_Jeffris_Proposal - SIGNATURE NEEDED
5. Eagle Point Park Historic Structures Report (HSR)
6. CIP - Eagle Point Park/Jeffris Grant

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CRENNA M. BRUMWELL, ESQ.
CITY ATTORNEY

TO: **MAYOR BRAD M. CAVANAGH & MEMBERS OF THE CITY COUNCIL**

DATE: **JUNE 11, 2026**

RE: **JEFFRIS FAMILY FOUNDATION CAPITAL CAMPAIGN CHALLENGE GRANT**

As you know the City completed a historic, structural and architectural assessment of the Alfred Calwell designed structures at Eagle Point Park, including the including the Bridge Complex, Veranda Rooms, and the Indian Room, along with their immediate surroundings.

Because the property is listed on the National Register of Historic Places and designated as a City Landmark, the Parks and Recreation Department consulted the Planning Services Department for its expertise in historic preservation.

A comprehensive Historic Structures Report (HSR) was done with the assistance of a Jeffris Family Foundation Grant. With the HSR complete, staff recommends sending a proposal for further assistance from the Jeffris Family Foundation for a Capital Campaign Challenge Grant.

The City estimates the overall project cost at $1,971,492 by FY2031, with an upper-range total budget of $2,267,215 including contingencies and construction-related escalation. Under the Jeffris Family Foundation's Challenge Grant 2:1 match requirement, a City project would be well aligned with a Jeffris match of approximately $750,000, with a corresponding $1,500,000 in required matching funds to raise.

In addition to those construction costs, staff anticipates the need for a fundraising consultant cost of approximately $140,000 that will need to be budgeted for in FY2027-FY2029 to support the capital campaign.

Timeline	Phase Title	Consultant	Cost	Budget Source
2025	Historic Structures Report (HSR)	Wiss Janney Elstner & Julia Bachrach	$125,000	$50,000 Jeffris Family Foundation,

				$75,000 Parks & Rec budget
2025-2026	Additional Investigation	Wiss Janney Elstner; EMSI, City Staff	$40,000 WJE; $1,800 EMSI	Parks & Rec budget
2026-2029	Fundraising Consultant for 3 year capital campaign	RFQ provided three proposed qualifying firms, with Collective Agency standing out	$140,040 Cost to hire this consultant needs to be budgeted over FY27-FY29	Parks & Rec CIP
2029-2031	Restoration – project implementation	*Contractor to be chosen after campaign*	Estimated range: Between $1,971,492 and $2,267,215	Grants, individual and corporate donors, foundations

A completed proposal for the Capital Campaign Challenge Grant must be submitted to the Jeffris Family Foundation by July 1, 2026. If the Foundation requires further information, they will let the City know by July 15, and the City will have until August 1 to submit an updated proposal. Awards are expected after August 21 and will be followed by a three-year fundraising campaign, with the restoration project commencing thereafter over two years.

The Community Foundation of Greater Dubuque has expressed interest in supporting a campaign for Eagle Point Park, potentially acting as a fiscal agent and offering options for a future endowment opportunity.

I respectfully request City Council approval to submit a proposal for the Jeffris Family Foundation Capital Campaign Challenge Grant and authorize the Mayor to sign the proposal on behalf of the City of Dubuque.

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TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director
Matt Kalcevich, Parks and Recreation Director

SUBJECT: Jeffris Challenge Grant – Eagle Point Park

DATE: June 9, 2026

INTRODUCTION

The following memo is to request approval to send a proposal to the Jeffris Family Foundation for a $750,000 Capital Campaign Challenge Grant request. This grant would support the preservation and restoration campaign for the Alfred Caldwell-designed buildings at Eagle Point Park, a collaborative effort between the Parks and Recreation and Planning Services Departments.

BACKGROUND

As part of the Capital Improvement Program (CIP) the Parks and Recreation Department received $75,000 to conduct a structural assessment of the Alfred Caldwell–designed structures at Eagle Point Park, including the Bridge Complex, Veranda Rooms, and the Indian Room, along with their immediate surroundings. Because the property is listed on the National Register of Historic Places and designated as a City Landmark, the Parks and Recreation Department consulted the Planning Services Department for its expertise in historic preservation.

Planning Services determined that a comprehensive Historic Structures Report (HSR) would exceed the available $75,000 budget. Staff subsequently identified a $50,000 matching grant opportunity through the Jeffris Family Foundation to help fund the study.

At its March 4, 2024 meeting, the City Council approved using the $75,000 as matching funds for the Jeffris grant. As part of the application process, a detailed budget and selection of a qualified consultant were required. Planning and Park & Recreation staff reviewed a proposal from Wiss, Janney, Elstner Associates, Inc. (WJE), a firm with specialized experience in preparing HSRs and particular expertise in Alfred Caldwell–designed structures.

On April 15, 2024, the City Council approved Resolution No. 90-24, authorizing staff to submit the grant proposal to the Jeffris Family Foundation for $50,000 and permitting

the City Manager to execute a grant agreement totaling $125,000 ($50,000 Grant + $75,000 CIP).

The City of Dubuque was subsequently awarded the $50,000 grant. WJE then proceeded with the Historic Structures Report under the guidance of both the Planning Services and Parks and Recreation Departments. The resulting HSR included recommendations for restoration, further investigation (structural, material and environmental), and implementation cost estimates.

At their April 21, 2025 meeting, the City Council authorized the Planning Services Director and Parks and Recreation Director to provide the report to the Jeffris Family Foundation and close out the HSR grant. In addition, the City Council received and filed the document as a requirement of the grant process. Link to Historic Structures Report.

As part of City Council approval of Budget Amendment #1, the Parks and Recreation Department engaged WJE to take on the structural and material scope, with assistance from Planning and Engineering, while Environmental Management Services of Iowa (EMSI) took on the environmental scope. All investigations are complete.

At the April 6, 2026 City Council approved sending a letter of intent to apply to the Jeffris Foundation for a challenge grant. On April 30, the foundation invited the city of Dubuque to send a proposal. Staff has drafted and enclosed a proposal for review.

DISCUSSION

Jeffris has requested the following information as part of the proposal:

1) Describe the project and impact of a challenge grant

2) Scope of work and budget estimate range

3) Campaign strategy and timeline

These items and further background material are described in the attached draft proposal to the Jeffris Family Foundation.

BUDGET IMPACT

Using WJE's cost projections and accounting for inflation, the City estimates the overall project cost at $1,971,492 by FY2031, with an upper-range total budget of $2,267,215 to include contingencies and construction-related escalation. Under the Jeffris Family Foundation's Challenge Grant model (2:1 match requirement), a City project of this scale would be well aligned with a Jeffris match of approximately $750,000, with a corresponding $1,500,000 in required matching funds raised after the award. The Jeffris Family Foundation's invitation for the City to submit a proposal for the challenge grant is enclosed.

In addition to those construction costs, we anticipate we'll have a fundraising consultant cost of approximately $140,000 that we'll need to budget for FY2027-FY2029 to support that campaign.

Timeline	Phase Title	Consultant	Cost	Budget Source
2025	Historic Structures Report (HSR)	Wiss Janney Elstner & Julia Bachrach	$125,000	$50,000 Jeffris Family Foundation, $75,000 Parks & Rec budget
2025-2026	Additional Investigation	Wiss Janney Elstner; EMSI, City Staff	$40,000 WJE; $1,800 EMSI	Parks & Rec budget
2026-2029	Fundraising Consultant for 3 year capital campaign	RFQ provided three proposed qualifying firms, with Collective Agency standing out	$140,040 Cost to hire this consultant needs to be budgeted over FY27-FY29	Parks & Rec CIP (see attached CIP)
2029-2031	Restoration – project implementation	*Contractor to be chosen after campaign*	Estimated range: Between $1,971,492 and $2,267,215	Grants, individual and corporate donors, foundations

TIMELINE

We need to send a completed proposal to the Jeffris Family Foundation by July 1. If they require further information, they will let us know by July 15, and we will have until August 1 to submit that updated proposal. Awards are expected after August 21. That would be followed by a three-year fundraising campaign, with the restoration project commencing thereafter over two years.

REQUESTED ACTION

We respectfully request City Council approval to submit the proposal for the Capital Campaign Challenge Grant to Jeffris Family Foundation and authorize the Mayor to sign the proposal on behalf of the City of Dubuque.

cc: Crenna Brumwell, City Attorney
Steve Fehsal, Parks Division Director
Chris Happ Olson, Assistant Planner

T:\Grants\Parks & Rec\Active\2026 Jeffris Family Foundation - Challenge\Proposal to Jeffris July 1-Aug 1 2026\Jeffris Challenge Grant - Eagle Point Park - MVM memo.docx

The Jeffris Family Foundation
Dedicated to Midwestern Historic Preservation

P.O. Box 1160 | Janesville, WI 53547-1160
(608) 757-1039 | Fax (608) 757-2352 | info@jeffrisfoundation.org

April 30, 2026

City of Dubuque
Attn: Michael Van Milligen, City Manager
50 W. 13th Street
Dubuque, IA 52001

Dear Mr. Van Milligen,

We are pleased to extend an invitation to your organization to submit a proposal for a Capital Campaign Challenge Grant from the Jeffris Family Foundation for 2026 to support the restoration of Eagle Point Park in Dubuque, IA. You have earned this opportunity by completing quality research and thoughtful planning for your project, and by preparing your community for a capital campaign.

Our Directors have been working with you to understand your needs and intensions to find a fit to the grant monies we have available this year. In our recent preliminary review of potential applicants in 2026, we undertook an approximate allocation of available grant monies to establish limits for each applicant. Please structure your proposal so your request is in the $750,000 range, with your required match twice that sum, around $1,500,000, to be raised by 6/30/29. If you have questions, you should contact Royce Yeater or me.

Compose and format your proposal as best it supports your project, but please briefly address the following:

1. Describe how the successful completion of your challenge grant will lead to a usable restored historic resource, or portion thereof, that will profoundly impact the community's perception of the site. Articulate the improved functionality and capacity this specific project will enable. If this project is one of several phases, articulate how this project fits into your larger vision.

2. List or describe the scope of work for this specific project and its probable cost, drawing directly upon the historic structure report and other planning documents. That scope should accomplish the goals you articulate above.

3. Summarize your campaign strategy, describing how the challenge will be met, and the anticipated date for completion of the project once the challenge has been met (not to exceed five years). Summarize your experience with capital fundraising, provide copies of any fundraising feasibility analysis, and identify professional fundraising counsel if such professionals will be used.

Your final proposal is due on August 1, 2026.

Please email your proposal to each of us by July 1, 2026. That will allow us time to review and suggest any changes, if necessary. If you do not hear back from us by July 15, your proposal is considered to be final. Please mail a hard copy of your proposal, along with any supporting documentation you wish to submit, to our office in Janesville.

Tom@JeffrisFoundation.org
Royce@JeffrisFoundation.org
Nancy@JeffrisFoundation.org

Our annual board meeting this year will be on August 21, 2026. We will inform you of our decision shortly thereafter. If we approve, we will forward a formal grant agreement for your consideration and signature. Your fundraising in pursuit of your challenge goal can begin from the date of our annual meeting. Any money formally secured prior to approval at our annual meeting will be factored out of your required match of our challenge grant. Please note any funds raised towards our challenge must clearly specify that the gift is towards the Jeffris Family Foundation challenge grant for the project we approved. If you have any questions on this, please do not hesitate to ask.

We are happy to be able to extend this opportunity. We much appreciate the dedication of preservationists in small towns and cities across the Midwest to assure the character and landmarks that define their community are passed on to subsequent generations. About 90% of our challenge grants have been successfully met. We look forward to receipt of your proposal, and ultimately, to being a part of your success.

Sincerely,

JEFFRIS FAMILY FOUNDATION

Thomas M. Jeffris
President

TMJ:PJS
c: (via email) Mr. Royce Yeater
Ms. Nancy Finegood
Ms. Christine Happ Olson

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Planning Services Department
City Hall - 50 West 13th Street
Dubuque, IA 52001-4845
(563) 589-4210 phone
(563) 589-4221 fax
planning@cityofdubuque.org

June 11, 2026

Jeffris Family Foundation
Attn: Board of Directors
P.O. Box 176
Janesville, WI 53547

Re: Jeffris Family Foundation Capital Campaign Challenge Grant Proposal – Eagle Point Park

To Members of the Jeffris Family Foundation Board:

The City of Dubuque respectfully submits this proposal requesting $750,000 in support through the Jeffris Family Foundation Capital Campaign Challenge Grant program for the preservation and restoration of the Alfred Caldwell-designed buildings and immediate environs at Eagle Point Park. This submission follows the Dubuque City Council's direction on June 15, 2026 to move forward with a formal proposal to the Foundation.

Eagle Point Park is one of Dubuque's most cherished public landscapes and an enduring example of Alfred Caldwell's Prairie School vision. The Indian Room, Veranda Rooms, Bridge Complex, and surrounding site features together form a cohesive architectural and landscape ensemble of exceptional historic value. The City's goal is to preserve, restore, and strengthen these historic resources so they may continue to serve generations of residents and visitors.

To advance this work, the City has completed a multiyear investigative and planning process culminating in the comprehensive Historic Structures Report prepared by Wiss, Janney, Elstner Associates (WJE). This forms the foundation for a ready-to-implement restoration project.

Background: Between 2024 and 2025, the City engaged WJE and their consultant Julia Bachrach Consulting to conduct a full Historic Structures Report (HSR), which documented existing conditions, structural concerns, material deterioration, water infiltration, and site issues across the Caldwell structures. The HSR included a detailed opinion of probable costs for restoration work needed at the Indian Room, Veranda Rooms, Bridge Complex, and their immediate environs.

The City Council previously approved the WJE contract, accepted the resulting HSR, and authorized staff to provide the findings to the Jeffris Family Foundation as required under the original Jeffris-supported HSR grant. All follow-up structural, material, and environmental investigations were completed in 2025–2026, positioning the City to undertake capital restoration if awarded a Challenge Grant.

Following the development of the HSR, the City undertook a Request for Qualifications (RFQ) process in order to identify a fundraising partner to develop a campaign and help with direct asks to foundations and potential private donors. On April 6, 2026 the City Council approved the qualifications presented by Collective Agency and instructed staff to send a letter of inquiry for a capital campaign challenge to the Jeffris Family Foundation. consultant will work with campaign volunteers to make fundraising requests, allows the City to meet its gift and solicitation policy and following state code. City staff will assist the Collective Agency with relevant, local knowledge and connections, providing assistance with proposal writing, fundraising calls, grant applications, and campaign events.

Significance and Vision for the historic resource: Eagle Point Park is listed on the National Register of Historic Places as a historic district of local significance. However, the architectural quality, historic integrity, and landscape design unify to present a resource that is clearly significant at a broader level. Julia Bachrach who has completed multiple National Historic Landmark and National Register of Historic Places nominations for Alfred Caldwell-designed parks and structures finds Eagle Point Park to be the most broad and intact Caldwell landscape. In addition, it is during the earliest part of his career and provided him with a launching pad for the rest of his career. In recent conversations with the Iowa State Historic Preservation Office, they agree with this assessment and have encouraged us to submit a nomination update, suggesting we seek their Certified Local Grant program to help support the nomination modification.

During the City's Fiscal Year 2026 budget hearings in 2025, community members came forth to express their desire for the City to increase attention at Eagle Point Park, noting its historic significance and importance to our community. This project addresses some of those concerns and desires to protect and preserve this unique resource. Concurrently, the City was developing its first ever Parks and Recreation Master Plan. Of the 61 Parks listed in that plan, Eagle Point Park is the only one classified as a "regional" park, showing its distinction from the natural areas, neighborhood, greenways and other community parks. Again and again, community members expressed an interest in improving Eagle Point Park. Preserving these structures and their immediate environs, restoring lost or damaged details, and making these structures more accessible to our public helps address the community's desire to protect this treasured place.

As the first component of the restoration campaign, the City will revise the Eagle Point Park National Register Historic District nomination from local significance to national significance. This change will more accurately reflect Caldwell's nationally recognized design legacy and help the community and funders understand Eagle Point Park's importance not only to Dubuque, but to the nation.

Designation at the national level will also make the project eligible for additional preservation funding not otherwise available—such as certain federal competitive grant programs that require national significance status, like the Save America's Treasures grant.

Scope of Work: Based on the HSR prepared by WJE and subsequent investigations, the preservation approach—incorporating elements of restoration—will address the full scope of work. This includes, but is not limited to, masonry repair and repointing; coping

repair; stone wall stabilization and restoration; structural repairs to the roof framing and balcony posts; remediation of water infiltration; repair of historic slabs; restoration of historic windows and doors; stucco and sealant repairs; installation of historically sensitive lighting, as required; restoration of interior finishes; accessibility improvements; and stabilization of site vegetation and stone pathways.

Budget Summary: Using WJE's cost projections and accounting for inflation, the City estimates the overall project cost at $1,971,492 by FY2031, with an upper-range total budget of $2,267,215 to include contingencies and construction-related escalation. Under the Jeffris Family Foundation's Challenge Grant model (2:1 match requirement), a City project of this scale would be well aligned with a Jeffris match of approximately $750,000, with a corresponding $1,500,000 in required matching funds raised after the award. The Jeffris Family Foundation's invitation for the City to submit a proposal for the challenge grant is enclosed.

Fundraising Plan and Campaign Strategy: The City anticipates a total campaign goal of up to $2,267,215, inclusive of project costs and associated campaign expenses.

Phase 1 – Jeffris Challenge Grant (approx. $750,000): The City will pursue an award of $750,000 from the Jeffris Family Foundation as the lead grant to anchor the campaign. This challenge provides us with a phenomenal launching pad for a campaign.

Phase 2 – Silent Phase (approx. $750,000): Following a Challenge Grant award, the City will contract with the City's consultant to conduct a silent phase of the campaign focused on securing approximately $750,000 in private philanthropic commitments. We anticipate this to be a mix of grants and larger gifts.

Phase 3 – Public Phase (remaining amount): Once the early major gifts are secured, the City will launch a public campaign to complete the remaining fundraising.

With the leadership from the Collective Agency and engagement of community members and volunteers, we can move forward with a campaign that Eagle Point Park deserves. We propose a fundraising campaign for up to three years, with two additional years for the project following fundraising activity.

Community Partnerships: Two new disparate partnership opportunities exist to help the City of Dubuque succeed with a fundraising campaign and consider future fundraising capacity in relation to Eagle Point Park, both now and in the future:

- Friends of Dubuque Parks: Founded in Spring 2026, this emerging non-profit organization seeks to connect residents with projects across Dubuque's park system and has expressed interest learning more about the plans for Eagle Point Park's restoration. As Eagle Point Park is known as the city's most beloved park, we are excited about engaging this volunteer group, as a way to welcome our citizens into this campaign. The opportunity for a public/private partnership strengthens our campaign and will help us as we look to engage citizens and donors in events throughout the campaign.
- Community Foundation of Greater Dubuque – Our community foundation has informed us of their desire to help support the campaign for Eagle Point Park,

potentially acting as a fiscal agent and offering options for a future endowment opportunity.

Organizational Readiness: The City has demonstrated a strong commitment to Eagle Point Park through ongoing capital improvements, dedicated staffing, and strategic long-term planning. The City has completed all required investigations and planning work and is prepared to proceed with this project pending successful fundraising.

Eagle Point Park is an extraordinary cultural and architectural resource whose value extends beyond Dubuque to the national stage. With a $750,000 challenge grant from the Jeffris Family Foundation's, the City of Dubuque can implement a once-in-a-generation preservation project that preserves Alfred Caldwell's legacy and strengthens one of Iowa's most cherished public spaces.

Please reach out to Assistant Planner Chris Happ Olson at 563-589-4387 or colson@cityofdubuque.org should you have any questions.

We thank you for your partnership thus far and your consideration of our request.

Sincerely,

Brad Cavanagh, Mayor

Enclosures

cc: Chris Happ Olson, Assistant Planner
Mike Van Milligen, City Manager
Crenna Brumwell, City Attorney
Wally Wernimont, Planning Services Director
Matt Kalcevich, Parks and Recreation Director

WJE

Caldwell-Designed Structures at Eagle Point Park

Historic Structures Report

2601 Shiras Avenue
Dubuque, Iowa 52001



FINAL REPORT
April 16, 2025
WJE No. 2024.0714.0

PREPARED FOR:
City of Dubuque
2200 Bunker Hill Road
Dubuque, Iowa 52001

PREPARED BY:
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel

Caldwell-Designed Structures at Eagle Point Park

Historic Structures Report

2601 Shiras Avenue
Dubuque, Iowa 52001

Mike Ford
Senior Associate

Isabelle Hanley
Associate II

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EXECUTIVE SUMMARY

At the request of the City of Dubuque, Wiss, Janney, Elstner Associates, Inc. (WJE), with our consultants, Julia Bachrach Consulting, LLC, Jeffrey Morton Associates, and Robert Grese, FASLA, has developed this Historic Structures Report (HSR) for the three structures designed by Alfred Caldwell—the Indian Room, Veranda Rooms, and Bridge Complex. The HSR was performed to compile the history and historical context of Eagle Point Park, document the structures in their current condition, evaluate their significance and integrity, and identify appropriate treatments for the three Caldwell-designed structures.

The buildings are listed in the National Register of Historic Places as part of the Eagle Point Park Historic District with significance under Criteria A and C. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the CWA and its successor, the WPA, in the 1930s. The buildings are also significant under Criterion C as distinctive examples of Prairie style design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his "City in a Garden" design concept.

According to the nomination, the park has a period of significance that spans from 1908 to 1966. However, the Indian Room, Veranda Rooms, and Bridge Complex, designed and constructed between 1934 and 1937, are significant as they relate to the historic contexts associated with construction and improvements that were implemented using the principles of Prairie style architecture and were influenced by Alfred Caldwell and the active and continued use and development of the park under Caldwell's successor as Park Superintendent, Wendelin Rettenberger. The Iowa State Historic Preservation Office has stated that the district is significant at a state level and may potentially be significant at a national level.

The Indian Room is a T-shaped building that consists of a two-story-height community room and a one-story restroom wing. The Veranda Room is a one-story structure with rectangular plan that features dormers and an outdoor fireplace. The Bridge Complex consists of two pavilions, each constructed on a raised concrete and stone water reservoirs. A bridge spans between the two pavilions. The three buildings are connected by and share a series of interconnected walks, terraces, and promenades. The three buildings are characterized by the use of local and naturally occurring construction materials such as stone and wood, accentuation of horizontal lines in the building design and construction, high-quality craftsmanship and unique detailing, seamless flow between interior and exterior spaces, large expanses of windows, and open interior floor plans.

In general, the buildings are in good condition and retain a high degree of integrity. The most recent alterations were performed to improve facilities at the restroom wing of the Indian Room and to restore a cover patio that had been enclosed at the Bridge Complex. Considering the condition of the structures and intent to maintain them as park facilities, the report has recommended an overarching Preservation treatment approach.

Significant distress was located at the Veranda Rooms and at the east room of the Bridge Complex. At both locations, there was potential evidence of distress at the wood framing that requires further investigation and treatment. In addition to repairs, the report recommends an update to the National Register nomination and outlines an approach for improving site accessibility under the overarching Preservation treatment approach.

INTRODUCTION

At the request of the City of Dubuque, Wiss, Janney, Elstner Associates, Inc. (WJE), with our consultants, Julia Bachrach Consulting, LLC, Jeffrey Morton Associates, and Robert Grese, FASLA, has developed this Historic Structures Report (HSR) for the three structures designed by Alfred Caldwell—the Indian Room, Veranda Rooms, and Bridge Complex—and associated site features at Eagle Point Park. Figure 1 is a map of Dubuque, Iowa, and the surrounding area, showing the location of Eagle Point Park. Figure 2 is an annotated aerial map of the park showing the location of the three buildings and indicating the boundary of the site.

The three structures are located within Eagle Point Park, a picturesque 175-acre park located along the west bank of the Mississippi River. The park sits on the bluffs and overlooks Lock and Dam No. 11, with views of the Wisconsin and Illinois landscape beyond. The site is accessed from the Southern Gate Road, one of the primary roads in the park that meanders, through a series of switchbacks, up the forested bluffs and to an asphalt-paved surface lot. The three buildings are located immediately south of the surface lot and approximately 500 feet south of the Caldwell-designed water feature. The site is divided into two sections, east and west, by the Southern Gate Road that bisects the site and extends under the bridge of the Bridge Complex. At the west half of the site is the Indian Room to the north, the Veranda Rooms to the west, and the west pavilion of the Bridge Complex to the east. At the east half of the site is the east pavilion of the Bridge Complex. In addition to these primary structures, there are a variety of built site features that are integrated with the buildings. At the west section of the site, site features include a stone promenade that extends north–south and connects the three buildings. The promenade features stepped terraces, planters, and stone-paved steps and walks. A landscaped outdoor room, defined by stone walls, is an extension of the interior space at the Indian Room. Site features at the east section of the site include a stone retaining wall that supports terraces at the north and south ends of the east pavilion of the Bridge Complex. There is also a covered stone terrace and a barrel-vaulted archway that extends under the east pavilion.

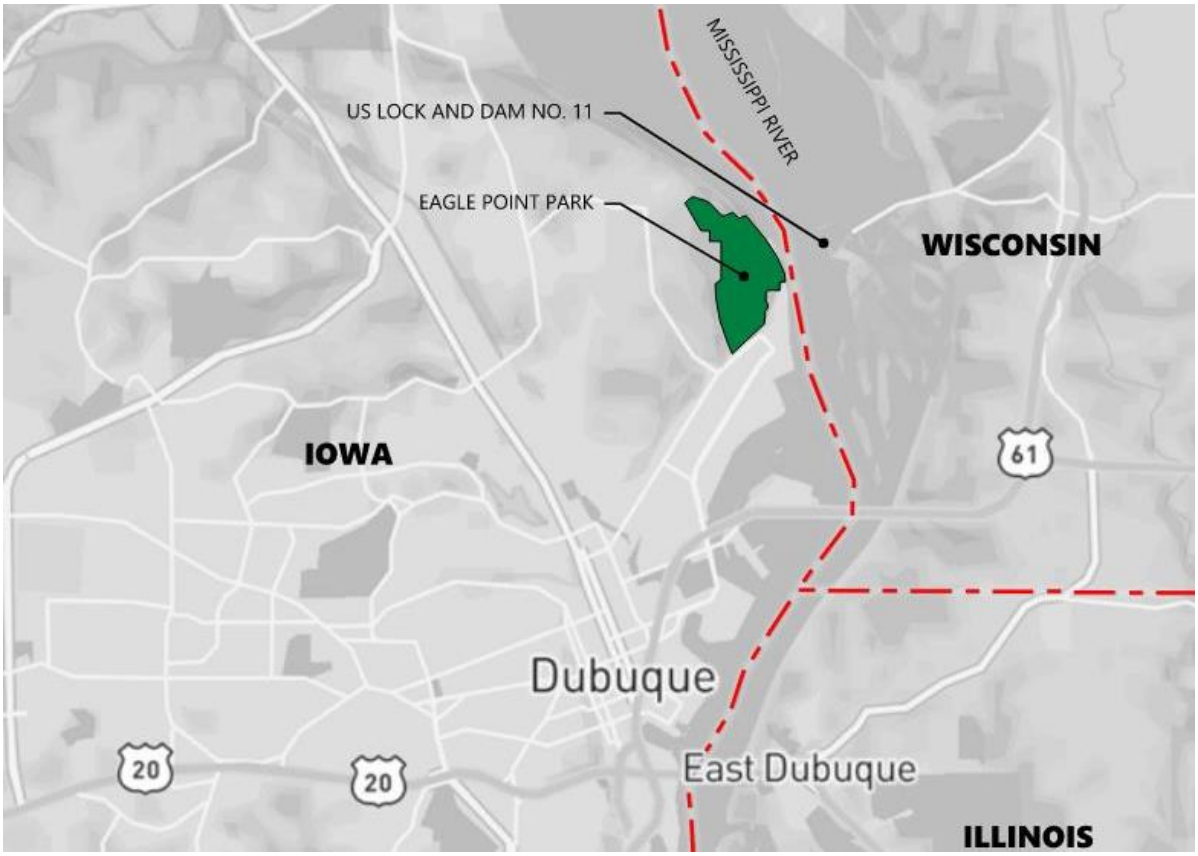

Figure 1. Regional map of the Dubuque area. (Source: Google Maps annotated by WJE)

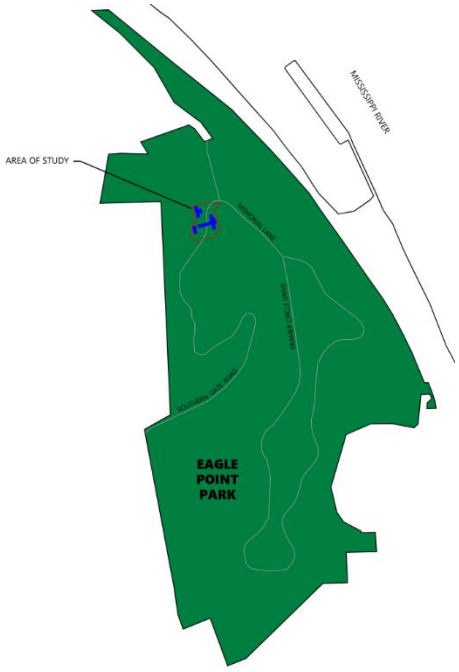

Figure 2. Eagle Point Park map. (Source: WJE)

Project Methodology

The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of these historically significant structures. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; evaluate significance and integrity; identify an appropriate course of treatment; and, following implementation of the recommended work, document alterations made through that treatment. The HSR addresses key issues specific to the three structures at Eagle Point Park, including the history and construction chronology of the structures (as documented in available archival documentation); the existing physical condition of the exterior envelopes, structural systems, and interior spaces and features; and the historic significance and integrity of the structures; and provides treatment recommendations in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project methodology used for this study is described below.

Building Data

Current Building Names:

Buildings: Indian Room, Veranda Rooms, Bridge Complex

Historic Building Names: Refer to Figure 3

Indian Room: referred to in drawing and correspondence as the Stone Shelter, Stone Shelter House, and Shelter House until 1937.

Veranda Rooms: referred to as the Toolhouse, Toolhouse/Pumphouse, and Pump House and Tool Room in drawings and communications until the mid-to-late 1940s.

Bridge Complex: referred to as The City in a Garden Bridge Promenade-Lookout Tower; the Reservoir-Footbridge-Concession Stand; the Building Group; and the Reservoir/Bridge/Concession Stand Building in various Caldwell drawings and plans and communications during construction.

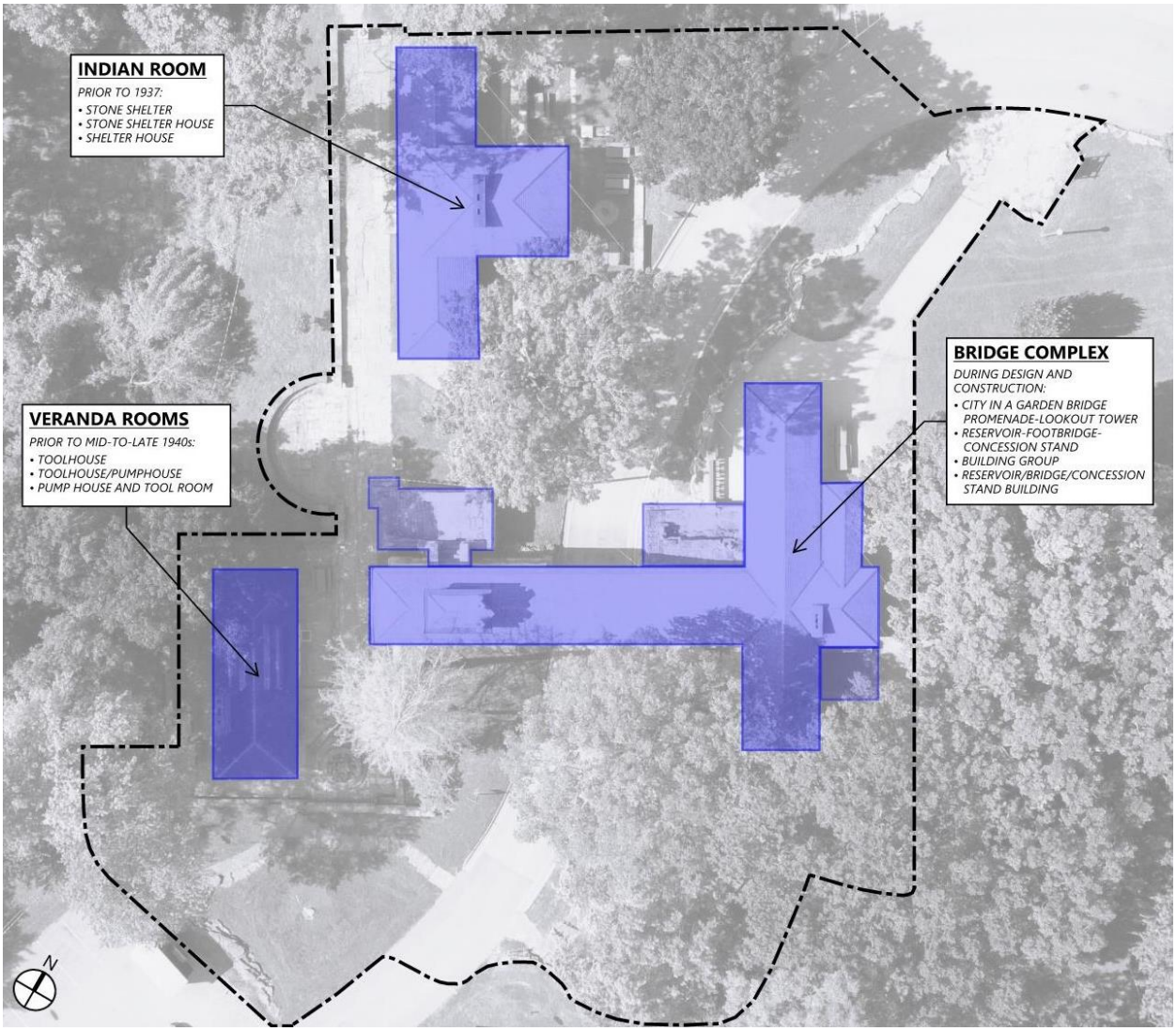

Figure 3. Annotated map showing current building names with historic names below. (Source: WJE, 2024)

Location: Eagle Point Park, Dubuque, Iowa

UTM Coordinates: Zone 15T, 692828 mE / 4712480 mN

Historical Designations:

The Indian Room, Veranda Rooms, and Bridge Complex are referenced in the Eagle Point Park Historic District National Register nomination, signed by the Keeper of the National Register of Historic Places on November 27, 2017 (Appendix A). The designation identifies thirty contributing resources and four non-contributing resources within Eagle Point Park. The Indian Room, Veranda Rooms, and Bridge Complex are listed as contributing buildings. According to the nomination, the park is significant at a local level under Criterion A and Criterion C and has a period of significance that spans from 1908 to 1966. The nomination outlines three historical contexts under which the park has significance. The first context spans the period from 1908 to 1933 and includes the park's

early history and development as well as ties to the City Beautiful Movement. The second context spans the period from 1934 to1952 and is related to new construction and improvements that implemented the principles of Prairie style architecture and were influenced by Alfred Caldwell and his legacy as Park Superintendent. The context identifies Alfred Caldwell's plan for a "City in a Garden" within Eagle Point Park, of which the Indian Room, Veranda Rooms, and Bridge Complex were constructed. The third context spans the period from 1953 to 1966 and is associated with the active and continued use and development of the park during the midcentury.

The National Register nomination indicates that Eagle Point Park is significant at the Local level; however, an *Eligibility Review* document, dated October 13, 2023, and signed by the Iowa State Historic Preservation Office (SHPO), states that there is sufficient documentation for Eagle Point Park to have State Level significance. The review also recommends that an amendment to the National Register nomination be prepared to reflect the change in significance level. As established by the National Register nomination, with concurrence by the Iowa SHPO, the Indian Room, Veranda Rooms, and Bridge Complex have primary significance as Prairie style buildings constructed under the direction and legacy of Alfred Caldwell and utilizing funding and resources made available through the Civil Works Administration (CWA) and later the Works Progress Administration (WPA). The structures are also significant for their continued use and architectural influence on future development in the park.

Period of Significance: The Eagle Point Park Historic District has a Period of Significance of 1908–1966. The nomination identified historical contexts for the park that comprise sub-periods within the overarching period of significance. Two of the periods defined by these sub-periods are applicable to the Caldwell-designed structures; *Influence of the Prairie School* and *Post World War II Optimism*. Together, these sub-periods define a period of significance specific to the Caldwell-designed structures that extends from 1934 to 1966.

Historic Use: Park land, pumphouse, picnic shelter, restroom, shelter, recreation, community gathering space

Current Use: Park, recreation, restroom, and community gathering space

Proposed Treatment: Park, recreation, and community gathering space

Research and Document Review

Archival research was performed to gather information about the factors and influences that contributed to the original design and development of the buildings, as well as to document original construction and later modifications and repairs. Julia Bachrach of Julia Bachrach Consulting and Robert Grese, Professor Emeritus at the University of Michigan, performed the archival research.

The researchers were able to utilize a substantial collection of materials that contain first-person accounts by Alfred Caldwell. These sources include an oral history of Alfred Caldwell conducted by the Art Institute of Chicago in 1987; Caldwell's memoir, written in the third person and published in *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect* (1997); and a biographical essay about Caldwell written by the book's author, Dennis Domer, a former student of Caldwell which was also included in the

1997 publication. Additionally, architectural historian Richard Guy Wilson was in correspondence with Caldwell in the 1970s and wrote about his work at Eagle Point Park in an article and two books.

While oral histories are extremely useful, they can also be problematic. Caldwell's various accounts about his life in Dubuque and work at Eagle Point Park include contradictions and discrepancies, and he may have provided conjectural information about the completion of the park after his dismissal. To verify information that he provided, clear up contradictions, and fill in information gaps, the researchers relied on a variety of other primary source materials.

The staff of the Dubuque Park Division provided the research team with complete access to the files in their offices at the City of Dubuque Park Division maintenance facility, located adjacent to the Mathias Ham House. Julia Bachrach conducted a site visit from August 6 through August 9, 2024. She reviewed drawings, correspondence, previous maintenance reports, and construction contracts in the Park Division files. She was also given the opportunity to sort through archival documents that had been stored in boxes in the attic for years. Through this effort, she found many important resources including park board minutes from the 1930s and 1940s, as well as some archival photographs. Historic newspaper research was also conducted. Articles and photographs were digitally accessed from the archives of the *Dubuque Telegraph Time Herald and Journal*.

The Park Division also has some original furnishings that are kept in storage at the maintenance facility, including the original wood table from the interior of the Indian Room and Alfred Caldwell's drafting table. The project team was able to view and document these artifacts.

In addition to reviewing paper drawings and plans in the Park Division offices, the project team was provided with dozens of scanned original plans and drawings. Many of these were made available by the Dubuque Museum of Art.

Ms. Bachrach returned for a second site visit with Mr. Grese on October 24 and 25, 2024. During this visit, they visited Loras College in Dubuque and reviewed records and historic photographs at the Center for Dubuque History.

Condition Assessment and Documentation

Concurrent with the historical research, a condition survey of the buildings was performed. Mike Ford and Isabelle Hanley of WJE were on site August 6 through August 8, 2024, to evaluate the site and structures. During the site visit, WJE conducted a project kick-off meeting, met with key stakeholders involved in the project, and documented and evaluated built resources on the site. Observations were documented with digital photographs, field notes, and annotations on sketch drawings prepared by the project team. The HSR focuses on the documentation of the Indian Room, Veranda Rooms, and Bridge Complex. The condition assessment included the evaluation of visible components of the exterior masonry, wood framing, stucco walls, windows, doors, and roofing of the three buildings. Adjacent exterior spaces integral to the buildings were also evaluated and included stairs, terraces, landscaped open rooms, and retaining walls. Visible interior conditions of the flooring, walls, roofing, fireplaces, interior furnishings if present, and finishes were also documented at these buildings. In addition, built site features of the site immediately adjacent to the buildings were also documented. These features included a stone promenade, stepped terraces, raised planters, and site walkways and steps. Archival documentation and physical evidence gathered during the field assessment were used to develop a chronology of design and construction.

Evaluation of Significance and Integrity

An evaluation of the significance and integrity was prepared, taking into consideration guidance provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.[1] This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Rehabilitation

Based on the evaluation of historical and architectural significance of the structures, guidelines were prepared to assist in the development of rehabilitation treatments.

Treatment Recommendations

The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the exterior and interior features of the buildings. Given the significance, anticipated use, and condition of the historic resources, the appropriate overarching treatment approach for the Indian Room, Veranda Rooms, and Bridge Complex at Eagle Point Park is **preservation**. The buildings retain their integrity and continue to convey their historic character. It is anticipated that the buildings will continue to be managed as resources used for public gatherings and for public use.

Opinion of Probable Costs

The opinion of probable costs is included in an appendix to the report. The cost estimate was developed by Gronen, a construction company based in Dubuque, Iowa with experience working on the Caldwell-designed structures at Eagle Point Park. The opinion of probable costs is based on itemized repairs, outlined by WJE, to address the treatments and repairs recommended in the report. The HSR outlines an approach for repairs; however, additional investigations and assessment are required to develop documents for repair.

Gronen produced the rough magnitude of costs based on current labor and material costs which can fluctuate over time due to inflation, tariffs, availability of material, and other factors. The opinion of probable costs is based on the experience of WJE and Gronen in performing these repairs on similar projects.

Measured Drawings

Measured drawings are included as an appendix to the report. The drawings were developed based on field conditions measured on site and include plans and elevations. AutoCAD files of the measured drawings are also provided for documentation purposes and for use in the development of future repairs.

Preparation of Historic Structures Report

Following completion of research, site work, and analysis, this narrative report was prepared to summarize the results of the research and assessment and present recommendations for treatment. The HSR was

[1] *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1995).

compiled following the guidelines of *NPS Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.[2]

Funding Assistance

This publication was made possible through the funding and support of the City of Dubuque, specifically the Planning Services Department and the Leisure Services Department, who have overseen the effort and provided access to the site and archives.

The Jeffris Family Foundation provided funding for the study through the Jeffris Heartland Fund, a matching grant program intended to assist non-profit organizations and government agencies in the development of Historic Structure Reports.

[2] Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

DEVELOPMENTAL HISTORY

Creation of Eagle Point Park

Efforts to create Eagle Point Park in Dubuque, Iowa, began in the early twentieth century as part of the City Beautiful Movement which ". . . saw middle- and upper-class Americans attempt to refashion their cities into beautiful, functional, entities."[3] Spurred in part by the 1893 World's Columbian Exposition in Chicago, City Beautiful initiatives aspired to provide social harmony and order through the creation of beautiful and highly functional public spaces. Across the country, clubs and organizations formed to improve their towns and cities through clean-up campaigns, gardening efforts, the adoption of tree planting ordinances, and the creation of parks and park boards.

Dubuque had only a few public squares and private parks by the early 1900s when civic leaders began advocating for the development of a public park along the city's riverfront. In 1907, a joint committee of the Dubuque Commercial Club, the Civic Division of the Women's Club, and the Trades and Labor Congress invited Charles M. Robinson to Dubuque. Charles Mulford Robinson (1869–1917) was the author of a book entitled *The Improvement of Towns and Cities: Or the Practical Basis of Civic Aesthetics*. Then living in Boston, Robinson was becoming an important figure in the burgeoning field of urban planning. Local groups commissioned him to visit Dubuque and prepare a beautification report for the city.[4] In addition to asking for general suggestions to make Dubuque more beautiful, the three sponsoring groups suggested that Robinson should focus on "the removal of eyesores," and "give special attention to the proposed riverfront park," which civic leaders hoped might "become a reality" as a result of his visit.[5]

Robinson soon completed *A Report for the Improvement of Dubuque, Iowa*. In it, he recommended "the creation of a park commission and development of large parks throughout the community."[6] He was impressed with the community's natural beauty, and his report referenced a few possible locations for park development. These included Eagle Point, which he described as ". . . an extraordinarily noble site, the great wall of rock rising sheer from almost the river's edge and affording superb views up and down the stream."[7]

In 1908, a citizen's committee formed with the goal of creating Eagle Point Park. The civic groups soon helped make possible the initial purchase of approximately 100 acres of land to create the park. (Additional land purchases would eventually increase the park to its present size of 175 acres.) The following year, civic leaders asked Robinson to lay out the park. He and landscape architect and civil engineer Charles Nassau Lowrie (1889–1939) produced an original plan for the park. The duo created ". . .

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[3] William H. Wilson, *The City Beautiful Movement* (Baltimore, Maryland: The Johns Hopkins University Press, 1989), 1.

[4] "Will Make City Beauty's Home—Charles M. Robinson Will Tell Dubuquers Hot to Proceed," *Dubuque Telegraph Herald*, August 26, 1907, 2.

[5] "Will Beautify City of Dubuque—Charles Robinson of New York to Give Suggestions Here—Clubs Bring Him to City." *Dubuque Telegraph Herald,* September 4, 1907, 8.

[6] Julie Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, United States Department of the Interior, National Park Service, 2017, Section 8, 48.

[7] Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa,* 1907, 16.

a design for Eagle Point Park which took advantage of the site's natural qualities with few exceptions."[8] In 1910, Dubuque's City Council adopted an ordinance formally establishing a Park Commission.[9] Various park improvements were soon underway. By the 1920s, Eagle Point Park had paths, roads, an entry staircase, tennis courts, a shelter with a small, enclosed space known as the Riverfront Pavilion, and a Mediterranean Revival style open shelter named the Shiras Memorial (Figure 4).

During the park's early history, the City had agreed to transfer a half-acre of land at the edge of Eagle Point Park to the Eagle Point Lime Works in exchange for the construction of a stairway leading from Rhomberg Avenue to the park.[10] The firm's quarry sat below the bluffs, directly abutting the park. In the early 1920s, representatives of Eagle Point Lime Works asked for permission to create a new quarry on approximately one acre of land within the boundaries of the park.[11]

The Dubuque Park Board allowed Eagle Point Lime Works to buy the land for the quarry for an agreed-upon price and to make payments in stone that would be used for park improvements (Figure 5). Although the company went into receivership in 1924, subsequent owners continued to fulfill the terms of the agreement. By 1926, the Dubuque Stone Products Company had formed and acquired the quarry. This firm would continue quarrying rock at the base of the Eagle Point bluffs for several decades.[12] Although some park improvements exceeded the amount of stone that was transferred annually, the Park Board was able to purchase additional limestone at extremely low rates.



Figure 4. Mississippi River, looking north from Eagle Point Park Dubuque, postcard, circa 1920. (Source: Center for Dubuque History, FLB 4913)

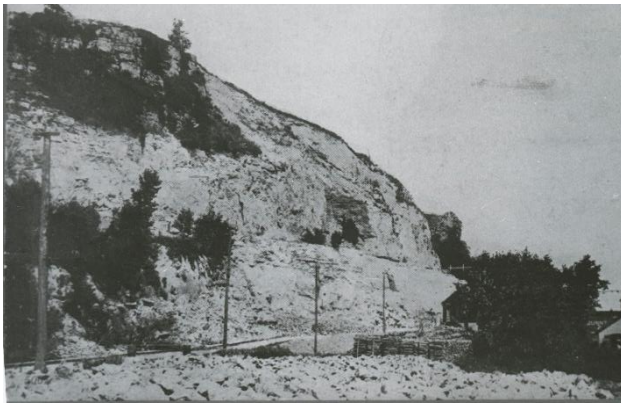

Figure 5. Rock quarry at Eagle Point, Eagle Point Park in the distance, Dubuque, Iowa, postcard, circa 1920. (Source: Center for Dubuque History, FLB 4858)

[8] Julie Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, United States Department of the Interior, National Park Service, 2017, Section 8, 52.

[9] "An Ordinance Providing for the Election of Park Commissioners and Defining Their Duties and Powers," Dubuque City Council, February 3, 1910, 1910 February Council Proceedings (cityofdubuque.org).

[10] "Eagle Point Park," Encyclopedia Dubuque, https://www.encyclopediadubuque.org/index.php/EAGLE_POINT_PARK.

[11] Letter from Eagle Point Lime Works to Dubuque Park Board, April 25, 1923.

[12] "Trappist Caskets: The Community of Eagle Point," *Julien's Journal,* February 26, 2021, https://dev.juliensjournal.com/sponsored/shades-of-dubuque/trappist-caskets-the-community-of-eagle-point/.

New Deal Spurs Park Improvements

As was the case throughout the nation, the Great Depression made life extremely challenging for residents of Dubuque and surrounding rural areas. By the early 1930s, thousands of Dubuque workers had lost their jobs as factories and stores closed and banks failed. As nearby farms were decimated by drought, farmers and laborers moved to Dubuque in search of work. Opportunities were scarce until President Franklin D. Roosevelt was inaugurated in March of 1933 and quickly adopted New Deal policies and programs to stabilize the economy and put Americans back to work.

One of Roosevelt's first initiatives, the Civil Works Administration (CWA), which was organized under the Federal Emergency Relief Administration (FERA), began in early November of 1933. Within only a few short weeks, this program had begun to employ 1,200 Dubuque men, who earned up to $15 per week working as laborers on public improvement projects.[13] Only eighty of the workers in this first group of CWA workers were assigned to projects in Dubuque parks. However, Dubuque's Park Board was soon inspired when Harry Hopkins, the head of Roosevelt's FERA program, suggested that communities throughout the nation should utilize federal funds "through the CWA for park development wherever possible."[14]

By late December, 1933, Dubuque Park Board members had begun the process of applying for federal relief funds for improvements to Eagle Point Park as well as other projects in the park system.[15] Charles T. Landon (1892–1964), Secretary of the Park Board, who served on the Dubuque County Emergency Relief Committee and as a local representative of the CWA, took an active role in the effort.[16] Landon was informed that the Park Board would need ". . . an experienced landscape architect so they could qualify for Civil Works Administration (later Works Progress Administration) funds and put local citizens back to work."[17]

To help find a suitable candidate for the position, Landon reached out to a colleague in Chicago, Virgil K. ("V. K.") Brown. At that time, a movement was underway in Chicago to merge the city's twenty-two independent park commissions into a single agency, the Chicago Park District. A nationally respected parks professional who then served as Superintendent of Playgrounds for the South Park Commission, Brown would soon be appointed to head the new Chicago Park District's recreation department.[18] When Landon asked him if he knew of a possible candidate for the Dubuque position, Brown recommended Alfred Caldwell, a talented landscape architect who was then working on CWA-funded projects in the South Park System. Brown mentioned the Dubuque position to George T. Donoghue, General

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[13] "One Thousand Men at Work Here for CWA," *Dubuque Telegraph Herald and Times Journal*, November 27, 1933, 10.

[14] "Park Board Prepares Development Plan," *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

[15] Alfred Caldwell, "Atlantis and Return," *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* Dennis Domer, ed. (Baltimore, Maryland: The John's Hopkins University Press, 1997), 122.

[16] "Dubuque Men to Work Under CWA Program," *Dubuque Telegraph Herald and Times Journal*, November 20, 1933, 13; and "Predict New Buying Wave in Coming Year: Federal Program is Big Factor in National Recovery," *Dubuque Telegraph Herald and Times Journal*, December 17, 1933, 23.

[17] Richard Guy Wilson, "Themes of Continuity," in *Modern Architecture* (Ames, Iowa: Iowa State University, 1991), 203.

[18] "Plan Program to Help Boys,' Girls' Tennis," *Chicago Tribune,* May 13, 1934, 33.

Superintendent of the South Park Commission. Donoghue called Caldwell into his office, told him about the position, and suggested that he apply for it.[19]

Alfred Caldwell's Early Background

Born in St. Louis, Alfred Caldwell (1903–1998) moved to Chicago with his family during his early childhood. He was the third of six children, and his parents often struggled to make ends meet. But his family's financial woes didn't dampen young Alfred's imagination or his sense of intellectual curiosity: "Caldwell was a thinker and a philosopher early on." [20] He loved poetry, literature, nature, and art and he possessed natural artistic talent. A product of the Chicago Public Schools, he attended Lakeview High School, where he studied under several influential teachers including Dr. Herman Silas Pepoon, an accomplished botanist and naturalist, and the author of *An Annotated Flora of the Chicago Area,* a classic book on native Midwestern plants.

Another important figure in Caldwell's early life was Charles A. Tirrell. A landscape architect and engineer, Tirell was married to one of Caldwell's cousins. Tirrell had a degree from the Massachusetts Agricultural College (which later became the University of Massachusetts, Amherst) and encouraged Caldwell to attend a university where he could study landscape architecture. Having worked at various jobs since he was quite young, Caldwell scraped together enough money for the tuition and enrolled in the landscape architecture department of the University of Illinois at Champaign-Urbana.[21]

Charles Tirrell frequently served as a consultant to Jens Jensen (1860–1951), a Danish immigrant who had begun working as a laborer for Chicago's West Park System and had risen to become the general superintendent and chief landscape designer of the West Park Commission. Jensen eventually became recognized as one of the nation's most prominent landscape architects and conservationists. Today, he is often recognized as "Dean" of Prairie style landscape design.[22]

Tirrell often talked to Caldwell about Jensen and his philosophies and projects. The young, aspiring landscape architect was always eager to hear these stories. Caldwell later described Tirrell as "a very capable man" who fully understood Jensen and his vision. Tirrell had direct knowledge of Jensen's work because he was frequently hired to do "the engineering and the surveying" for Jensen's private commissions.[23] Around 1920, just before Caldwell was ready to head off to college, Tirrell offered to take him for a ride along the North Shore to meet Jensen in his private studio in Highland Park.[24] Caldwell was thrilled with this opportunity. Years later he remembered how he felt when he first arrived at Jensen's

[19] Letter from George T. Donoghue to Charles T. Landon, January 26, 1934, Dubuque Park Division files.

[20] Domer, ed., *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* 3.

[21] Julia Sniderman Bachrach, "National Historic Landmark Nomination Form for the Lincoln Park Lily Pool" United States Department of the Interior, National Park Service, December 2004, 13.

[22] "Jens Jensen: 'Apostle of the Dunes,'" Indiana Dunes National Park, National Park Service, https://www.nps.gov/people/jens-jensen.htm

[23] Interview of Alfred Caldwell conducted by Robert Grese and Julia Sniderman, January 31, 1987, 3.

[24] Alfred Caldwell, "Oral History of Alfred Caldwell," Chicago Architects Oral History Project, interview by Betty Blum, Art Institute of Chicago, 1987, 4.

office in a rustic building on the edge of a ravine. He recalled being "tremendously" impressed and "practically intimidated" by Jensen.[25]

Caldwell became disillusioned almost as soon as he began his studies at the University of Illinois. His finances were so tight that he had to drop some classes, and he was extremely bored with the classes that he had not dropped. Caldwell was especially put off by the academic Beaux Arts approach that the department took in teaching landscape architecture.[26] When he told one of his professors that he admired Jens Jensen's naturalistic style, she told him ". . . you will not get very far in our department if you believe in Mr. Jensen."[27]

After only two semesters, Caldwell quit school and soon eloped with his sweetheart, Virginia Pullen (nicknamed Geda), a fourth cousin who had grown up in Cleveland.[28] The young couple settled in Chicago. Caldwell needed a job and thought that he would like to start his own landscape firm. Since he had no money to launch a business, he sought help from an acquaintance, George Donoghue.

A professional civil engineer, George Terry Donoghue (1884–1962) had previously served as the chief engineer for Chicago's Lincoln Park Commission. At the time Caldwell approached him with a business proposition, Donoghue had an engineering office downtown in Chicago's Wrigley Building, where he was also involved in speculative real estate projects. Donoghue agreed to set Caldwell up in business and even provided him with some space in his office. For the next year or two, the young landscape designer worked on many small projects. Although he made enough money to purchase his first car, Caldwell soon became dissatisfied again.[29]

After suggesting that Caldwell should work for Jens Jensen, Charlie Tirrell arranged for an interview. By this time, Jensen was respected throughout the region for having "created a distinctly Midwestern style of parks, gardens, and estates."[30] And, although his private practice had slowed during and just after World War I, by the mid-1920s the economy was booming, and Jensen was quite busy again.

Caldwell's meeting with Jensen was not a typical job interview. The tall, red-haired, blue-eyed Scandinavian spoke passionately "about the need to save the wetlands, the Everglades, and the prairies."[31] He used the word ecology, a term that Caldwell had never heard before.[32] Eventually, Jensen's secretary brought in lunch for both men. Caldwell was mesmerized and barely spoke during the entire meeting. Finally, Jensen told him to return to the studio the following day to begin working.[33] The younger man was

[25]Caldwell, "Oral History of Alfred Caldwell," 5.

[26] Caldwell, "Oral History of Alfred Caldwell," 19.

[27] Caldwell, "Oral History of Alfred Caldwell," 19.

[28] Bachrach, "National Historic Landmark Nomination Form for the Lincoln Park Lily Pool," 14.

[29] Bachrach, "National Historic Landmark Nomination Form for the Lincoln Park Lily Pool,", 14.

[30] Julia S. Bachrach and Jo Ann Nathan, *Jens Jensen: A Force of Nature: The Life and Work of Jens Jensen, A Collection of Essays* (Chicago: Chicago Department of Cultural Affairs, 2002), 8.

[31] Domer, ed. *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* 6–7.

[32] Caldwell, "Oral History of Alfred Caldwell," 26.

[33] Caldwell, "Oral History of Alfred Caldwell," 27.

enthralled because he felt he had finally found a mentor who could provide him with the kind of vision, education, and guidance he had "long been seeking."[34]

Influences of Jensen and Wright

Alfred Caldwell worked for Jensen for about five-and-one-half years, from 1925 to 1931. He served as a foreman on some the renowned landscape architect's most prominent projects including the Harley Clarke estate in Evanston, Illinois; the Florsheim estate in Highland Park, Illinois; and the Edsel and Eleanor Ford Estate in Grosse Pointe Shores, Michigan.

Jensen's foremen (sometimes called superintendents) played an important role in his office. "Recognizing the difficulty of representing many of his [Jensen's] design ideas in two-dimensional drawings, he [Jensen] came to regard plans as little more than a general framework for what would actually be developed."[35] This meant that the foreman on a project had to "interpret and implement his [Jensen's] ideas in the field."[36]

Caldwell later reflected on how much he learned while working for Jensen. He said that the small jobs he had previously produced were "a bit like a peanut barrel business and here I was involved in big things, big operations."[37] Since tractors were not available at that time, much of the landscape construction had to be done with teams of horses and men.[38] Caldwell's responsibilities included excavating lakes and reflecting ponds, quarrying and laying stone, and digging up and transplanting native shrubs and trees from the countryside, if they could not be obtained from nurseries. Jensen and Caldwell had great admiration for one another, and the two formed a close bond (Figure 6 and Figure 7).

Over the years, Tirrell and Caldwell had many conversations about the work of Louis Sullivan, Frank Lloyd Wright, and other progressive architects who are now considered members of the Prairie School. Jensen often created landscapes for buildings designed by these architects. However, as Caldwell later explained, "Jensen never talked much about architecture. What was important was his attitude towards things in general."[39] Architectural historian Richard Guy Wilson summarizes the shared principles: "Jensen and the Prairie School architects held to the principals of broad simple organizing patterns and complex details, creating spatial experiences related to the landscape, utilization of common materials in an unpretentious manner, and freedom from east coast and foreign stylisms."[40]

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[34] Bachrach, "National Historic Landmark Nomination Form for the Lincoln Park Lily Pool."

[35] Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore, MD: The John's Hopkins University Press, 1992), 190.

[36] Grese, *Jens Jensen: Maker of Natural Parks and Gardens*.

[37] Caldwell, "Oral History of Alfred Caldwell," 37.

[38] Caldwell, "Oral History of Alfred Caldwell," 38.

[39] Richard Guy Wilson, "Alfred Caldwell Illuminates Nature's Way," *Landscape Architecture* 67, (September 1977), 408.

[40] Wilson, "Alfred Caldwell Illuminates Nature's Way," 408.



Figure 6. Jens Jensen and Alfred Caldwell, ca. 1945.



Figure 7. Columbus Park council ring, ca. 1925. Council rings are considered a signature element of Jensen's landscapes. Caldwell's inclusion of the stone benches in his designs reflects Jensen's influence. (Source: University of Massachusetts, Amherst)

A great admirer of Wright's work, Caldwell wanted to meet the famous architect. Sometime in the mid- to late- 1920s, while quarrying stone near Spring Green, Wisconsin for Jensen's Edsel and Eleanor Ford project, "Caldwell stopped at Taliesin to meet Frank Lloyd Wright, who had already become a hero to him."[41] The two had a warm rapport, and other visits soon followed. Before long, Wright would have an enormous impact on Caldwell and his work.

Due to the financial hardships of the Depression, by 1931, Jensen could no longer provide opportunities for his foremen. Life quickly became difficult for Caldwell, who by then had a wife and baby daughter to support. After completing a few small private landscape projects, Caldwell found himself without any prospects. Wright had just founded the Fellowship, an apprenticeship program in which architectural students came to live with him and his wife Olgivanna at Taliesin. Wright asked Caldwell to join him, suggesting that the two would be "farmer-architects."[42] Geda did not want to go to Taliesin, so she and the baby went to stay with her parents. Caldwell spent about three weeks at Taliesin and though this gave him a substantial amount of time with Wright, he was bored, lonely, and even hungry, because Wright's budget was tight and food was scant.

When asked years later what he learned while living at Taliesin, Caldwell replied: "I learned enormously but not specific things. The feeling of architecture that floats in space. I shall have that all my life, that dream."[43]

After he returned home, Caldwell found small jobs here and there. Finally, after George Donoghue secured CWA funding in late 1933, he came to Caldwell's rescue once again by hiring him to help design and

[41] City of Chicago, Department of Planning and Development, "Alfred Caldwell Lily Pool: Preliminary Landmark Report," May 2, 2002, 5.

[42] Caldwell, "Oral History of Alfred Caldwell," 52.

[43] Caldwell, "Oral History of Alfred Caldwell," 54.

implement landscape projects for the South Park Commission. Caldwell's major assignment was to help design and plant a Japanese Garden on the Wooded Island in Jackson Park.[44] Caldwell's position was only temporary. So, when V. K. Brown told Donoghue that the Dubuque Park Board was looking for a new superintendent to oversee CWA projects, Donoghue not only suggested that Caldwell apply, but he also offered to write a letter of recommendation.

Dubuque Superintendent of Parks Position

On January 4, 1934, the Dubuque Park Board met and agreed to authorize the agency's formal application to CWA Project No. 3, which involved hiring a new superintendent to plan and oversee improvements to Eagle Point Park. Several weeks later, the Park Board held a Special Meeting approving the transfer of $2,270 and allowing the use of Park Commission tools, materials, equipment and services for the project.[45]

On January 24, 1934, Caldwell began corresponding with Charles Landon in hopes of being selected as Dubuque's new park superintendent. In his first letter, Caldwell explained that he had worked in association with George Donoghue from 1923–1925, and following that, had spent a five-year period with Jensen, directing and constructing $200,000 of landscape work.[46] He wrote:

> Specifically, I can qualify as follows: I have a thorough knowledge of landscape and forestry. In addition, I have designed and built roads, bridges, and several swimming pools, one house, (and several recreation buildings, designed). I have a technical working knowledge of reinforced concrete construction. I can qualify as a quarryman and a stone mason. Aside from training, I have botanized over most of the Middle West. I am a student of ecology.[47]

Caldwell also explained why he thought the Dubuque position would be a good match for him:

> Partly out of the Jensen stimulus, I resolved, several years ago to secure a superintendent's position in some smaller park system. . . In a small park, even with a little money to spend, much might be done. It is out of the nature of things that the cheapest and nearest to hand, properly understood, is the best and most beautiful. All ugliness is expensive—certainly expensive to build.[48]

With this initial letter to Landon, Caldwell attached two letters of recommendation—the one from Donoghue, and a shorter note that Jensen had written for him earlier, to use whenever he sought opportunities. Jensen's note said: "Caldwell is an artist—a poet. He is going to try new pastures—I wish him well joy and happiness. Alfred Caldwell is sincere and honest and well qualified."[49]

Donoghue's letter was much more detailed. He explained that he had known Caldwell for about ten years. He noted that he and Caldwell had been associated in a landscape business together, and that he knew

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[44] James O'Donell Bennett, "Lovely Temple of 1893 Fair is Being Restored," *Chicago Tribune*, February 18, 1934, 7.

[45] "Minutes of Special Meeting of the Park Board," January 26, 1934, Dubuque Park Division files.

[46] Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934, Dubuque Park Division files.

[47] Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934.

[48] Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934.

[49] Letter from Jens Jensen titled (Copy), Dubuque Park Division files.

". . . of no young man of similar age who is quite as qualified for a position of this kind."[50] He went on to say that Jensen had told him ". . . at a luncheon one day that Caldwell was a genius."[51]

Landon replied to Caldwell, with a letter that asked if he was married, requested information about his academic background, and inquired whether he could come to Dubuque in the near future, "to look over our property."[52] Caldwell wrote back explaining that he was married and had two children, and that although he had attended the University of Illinois only from 1921 to 1922, he believed ". . . then— and much more now— that the training necessary for a landscape gardener is not to be gotten out of school curriculum" but through "the most ancient of all school methods: apprenticeship."[53] He provided some additional details on his work history and responded that he could come to Dubuque on a Saturday or Sunday morning, or even a weekday, if necessary.

An initial CWA budget of approximately $160,000 had to cover all of the Eagle Point Project's first year of costs, including the new superintendent's salary.[54] While the board expected that it would eventually receive additional funds for a more ambitious project, with the initial budget it planned to build a Stone Shelter with bathrooms. This structure (later renamed the Indian Room) was intended for year-round use. Caldwell believed that it would be enjoyed by picknickers in the summer, and people strolling in the park during the spring and fall. He suggested that with a big fireplace, it would serve as ". . . a haven in winter to warm the adventurous, out for a walk in the snow."[55] Around February 1, 1934, the board had Casimir "Casey" Krajewski, a local architect, select a site in the park and prepare an initial sketch of the shelter.[56]

The Park Board arranged for Caldwell to come to Dubuque on Sunday, February 11, 1934. He took the Illinois Central Railroad train from Chicago and arrived early in the morning. Dubuque Park Board President Glenn Brown, Landon, and one other member of the board drove Caldwell to Eagle Point Park. Landon later noted that during this site visit they "gave Mr. Caldwell the sketch, and he suggested some little change in the site."[57]

On February 16, 1934, less than a week after Caldwell had come to Dubuque, Landon sent him a follow-up letter. In it, he noted that and his cohorts "appreciated" and "enjoyed," Caldwell's visit, and he explained that the Park Board had been trying find a way to pay a superintendent's annual salary of more than $1,800, but due to the district's budgetary problems, he didn't think this would be possible.[58] When Caldwell read this letter, he was unsure whether it had been intended as a formal job offer. In his reply, Caldwell wrote that he had "felt all along that the salary matter should not be the main consideration,"

[50] Letter from George T. Donoghue to Charles T. Landon dated January 26, 1934.

[51] Letter from George T. Donoghue to Charles T. Landon dated January 26, 1934.

[52] Letter from Charles T. Landon to Alfred Caldwell dated January 31, 1934.

[53] Letter from Alfred Caldwell to Charles T. Landon dated February 2, 1934.

[54] Wilson, "Alfred Caldwell Illuminates Nature's Way," 409.

[55] Caldwell, "Atlantis and Return," *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* Dennis Domer, ed.,122.

[56] Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934, Dubuque Park Division files.

[57] Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

[58] Letter from Charles T. Landon to Alfred Caldwell dated February 16, 1934, Dubuque Park Division files.

and stated that if Landon's previous letter had been an official offer, that he would accept the position.[59] Caldwell also noted that he believed that it was imperative for him to return to Dubuque as soon as possible.[60]

In his reply letter of February 22, 1934, Landon stated:

> We feel that we should start this building at once, but in talking the matter over with Mr. Brown this morning, he feels, and I agree with him, that you should have complete say so, as to the type of building to be put up. Therefore, we intend to start on this job next Monday morning, and we are wondering if you would be willing to come to Dubuque again next Sunday.[61]

The board had informed the existing superintendent, Herbert Peters, that he would be demoted to serve as Caldwell's foreman.[62] Landon's follow up letter suggested that Caldwell should return to Dubuque quickly, so that he could ". . . explain to Peters exactly the type of rock to get out of our quarry, so that this work can be completed next week, so that when you come the foundation will be in and ready for the stone work from the ground up."[63]

Caldwell felt strongly about taking full control of the design and construction of the Stone Shelter. He managed to return to Dubuque on February 25, 1934, only three days after Landon had written the third letter to him. The Park Board wanted him to stake out the building so that laborers could begin excavating the foundation.[64] When Caldwell explained that he did want to follow Krajewski's sketch, the Park Board members insisted there wasn't enough time for new drawings to be prepared. In a 1987 interview, Caldwell recalled that when he was dropped off at his hotel, he told the members of the Park Board, "I'll do the plan tonight."[65] He said:

> I went up the street and found a store where I could buy a small drawing board, paper, a t-square, a triangle, and a pencil or two. I took it back and started to work. I laid it down about six o'clock the following morning. I worked continuously, all through the night until six o'clock and then the telephone rang at nine o'clock in the morning and they said, "We're in the lobby." I said, "One moment." I took it off the board and took it down to them. It was finished.[66]

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[59] Letter from Alfred Caldwell to Charles T. Landon dated February 20, 1934, Dubuque Park Division files.

[60] Letter from Alfred Caldwell to Charles T. Landon dated February 20, 1934.

[61] Letter from Charles T. Landon to Alfred Caldwell dated February 22, 1934, Dubuque Park Division files.

[62] Although Caldwell was told that Peters understood the situation and was fully accepting of it, Peters did not work under Caldwell for long. According to Glenn Brown's memo of May 5, 1934, Peters claimed that while he was bending reinforcing rods on March 12, 1934, he aggravated his stomach ulcers, which caused him to file for disability compensation.

[63] Letter from Charles T. Landon to Alfred Caldwell dated February 22, 1934.

[64] Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

[65] Caldwell, "Oral History of Alfred Caldwell," 60.

[66] Caldwell, "Oral History of Alfred Caldwell," 60.

During the last fifteen or twenty years of his life, Caldwell often reflected on the early years of his career and told the story about staying up all night in his room in Hotel Julien and designing the Stone Shelter. Sometimes he indicated that he created a single drawing that night, and other times he suggested that he produced a full set of drawings.[67] Although the initial drawing or drawings have never been found, a Memorandum from Glenn Brown to Charles Landon recently discovered in the files of the Dubuque Park District refers to a foundation sketch that Caldwell prepared during his second visit. Brown wrote that Caldwell had "worked out" this sketch so that he could "set the stakes with a view of starting the work right away."[68] The memo also states that because Caldwell created the sketch and laid out the stakes, some of the construction began even before Caldwell returned to Dubuque to begin working as Park Superintendent.[69]

Caldwell Creates Park Plans and Begins Stone Shelter Construction

The Dubuque Park Board formally appointed Alfred Caldwell as Park Superintendent on March 8, 1934. A few days later, the *Dubuque Telegraph Times Herald* reported, "Mr. Caldwell has started a study of the Dubuque Park System preliminary to the outlining of a plan of landscaping and developing."[70] The article noted that Caldwell would eliminate "haphazard methods in park development" and provide a vision to enhance the natural beauty of Dubuque's parks.[71]

In the first few weeks in his new position, Caldwell's immediate priority was to complete plans for the Stone Shelter while its foundation was being constructed. After he spent long days with workmen pouring concrete, Caldwell would come home, have dinner with his family, and then clear off the dining room table to spend long hours in the evening preparing drawings.[72]

Caldwell was deeply inspired by the site's natural landscape, especially its abundant supply of native stone. Because of its geological history, Caldwell believed that ". . . horizontal stratification, so apparent in the limestone cliff or the stone quarry" represented the "truth" or "principle of the stone."[73]

In a memoir entitled *Atlantis and Return*, Caldwell suggested that he had "planned the walls of the park building as in-and-out cadences of horizontal bands."[74] He went on to explain:

> The sun would strike the projected courses of stones, and they would cast their shadows on the walls. The wall would have over its surface these fluctuating bands of sunlight and shadow,

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[67] Dennis Domer, who collaborated with Caldwell to publish *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, suggests (page 15) that in the course of the evening Caldwell prepared "two sections, an elevation, details, and perspective."

[68] Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

[69] Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

[70] "Park Board Prepares Development Plan," *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

[71] Park Board Prepares Development Plan," *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

[72] Caldwell, "Atlantis and Return," *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* Dennis Domer, ed., 126.

[73] Caldwell, "Atlantis and Return," 126.

[74] Caldwell, "Atlantis and Return," 126.

> moving in expressive rhythms, musical in character. At the same moment this would be a method of building stone masonry so simple, so natural, and so easy in execution that on extensive work such as this it would save many thousands of hours of labor.[75]

Caldwell had envisioned the Stone Shelter as part of an ambitious plan that he called the "City in a Garden."[76] The project would include several stone buildings, stone ledges and terraces, a large public garden with a naturalistic reflecting pool and waterfall, stepping-stone paths and walkways, and a series of circular stone benches, called council rings. The landscape and interrelated buildings would be expressive of the Prairie style (Figure 8). In his memoir, Caldwell wrote that he ". . . planned it to be a miracle of nature, as if in some unaccountable way just this space of the beautiful earth had been left unspoiled."[77]

In addition to beauty, durability, and affordability, the Eagle Point Park project provided excellent work-training opportunities for laborers. Caldwell later noted, "All of the work was original; it had never been done before, and the workmen had to be trained to do it."[78] He personally taught the men how to grade the site, cut and lay the stone, and even to build the wooden tables and benches he had designed for the building.

In the summer of 1934, as the Stone Shelter's exterior walls and roof reached completion, the *Dubuque Telegraph Herald* began providing extensive coverage about the project. Headlined "'Poems in Stone' Are Being Written at Eagle Point Park; Use Nature's Gifts," an August 12, 1934 article reported that under the direction of Alfred Caldwell, the new Park Superintendent, an "intelligently planned 'nature helping' program" had been launched in the park system.[79] Noting that Caldwell's approach ". . . does not attempt in any sense to improve upon nature, but has as its purpose the use of nature's gifts," the story was illustrated with an overall view and close-up photograph of the Stone Shelter.[80] It explained that when completed, the two-story building would provide bathroom facilities, shower and dressing rooms for tennis players, and community rooms where groups could gather in both summer and winter (Figure 9 and Figure 10).[81]

By early December, Caldwell and his men were at work building a large fireplace for the Stone Shelter's community room. With an enormous hearth opening, the fireplace was meant to emulate "the pioneer fireplaces which provided all the heat for the early American dwelling."[82] Caldwell's design for the large

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[75] Caldwell, "Atlantis and Return," 126.

[76] "Start Another Unit in Park Program," *Dubuque Telegraph Herald and Times Journal,* November 25, 1934, 7.

[77] Caldwell, "Atlantis and Return," 130.

[78] Caldwell, "Atlantis and Return," 134.

[79] "'Poems in Stone' Are Being Written at Eagle Point Park; Use Nature's Gifts," *Dubuque Telegraph Herald and Times Journal,* August 12, 1934, 3.

[80] "'Poems in Stone' Are Being Written at Eagle Point Park; Use Nature's Gifts," *Dubuque Telegraph Herald and Times Journal,* August 12, 1934, 3.

[81] "'Poems in Stone' Are Being Written at Eagle Point Park; Use Nature's Gifts," *Dubuque Telegraph Herald and Times Journal,* August 12, 1934, 3.

[82] "Start Work on Fireplace in Park Building," *Dubuque Telegraph Herald and Times Journal,* December 2, 1934, 13.

fireplace featured a prominent lintel of native stone that would be lightly carved with subtle geometric lines.[83] A smaller fireplace would be built on the balcony level (Figure 11 and Figure 12).

By this time, Caldwell had begun preparing plans for two other buildings that were part of his overall vision for the park—a Reservoir/Bridge/Concession Stand Building (often called the Bridge Complex) and a Pump House/Tool Room (now known as the Veranda Rooms) (Figure 9 and Figure 10). Both structures would be built of the same native stone as the Stone Shelter.

The larger structure (Bridge Complex) was originally intended to serve as reservoir to provide water service, which had long been lacking in Eagle Point Park. [84] This building was designed with a lookout tower that would provide a commanding view of the entire park. The structural design also featured a "roofed bridge that would extend across a roadway through the park."[85] Nearby, a more modest structure would serve as the pump house and provide space for the storage of tools and equipment.

[83] "Start Work on Fireplace in Park Building," *Dubuque Telegraph Herald and Times Journal,* December 2, 1934, 13.

[84] "Start Another Unit in Park Program," *Dubuque Telegraph Herald and Times Journal,* November 25, 1934, 7.

[85] "Start Another Unit in Park Program," *Dubuque Telegraph Herald and Times Journal,* November 25, 1934, 7.

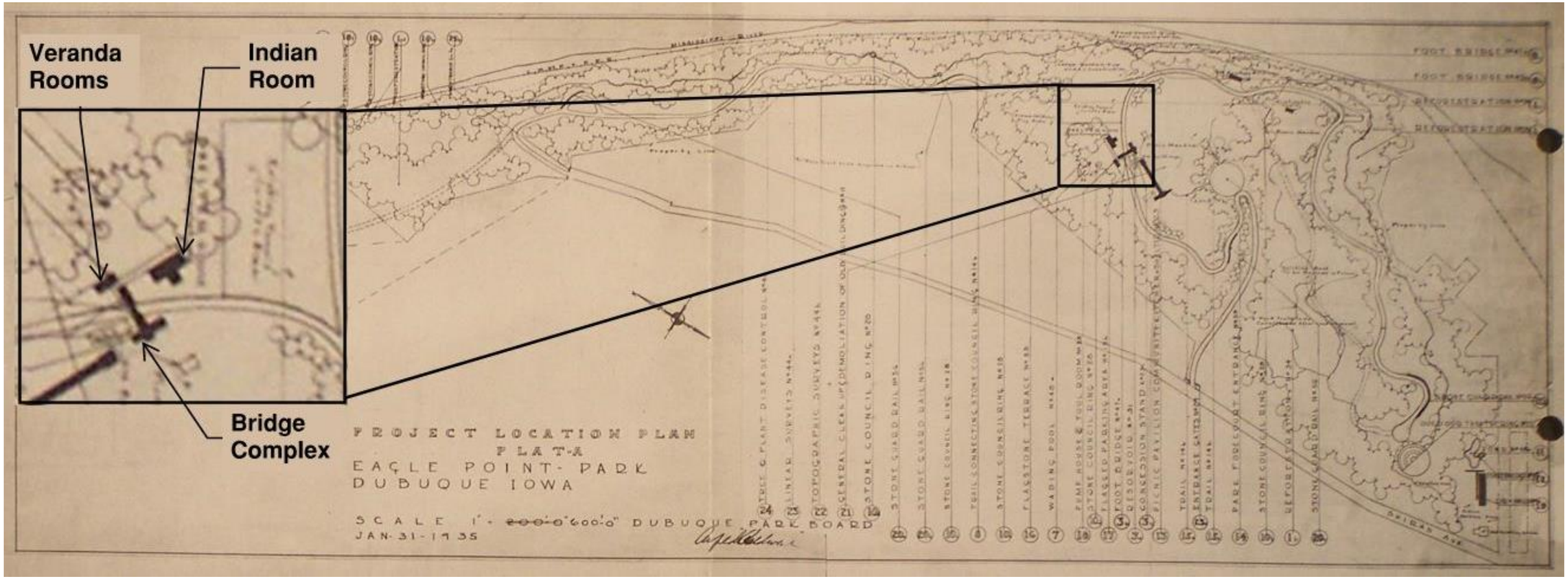

Figure 8. Caldwell's plan for Eagle Point Park showing the Foot Bridge (present day Bridge Complex), Pump House and Tool Room (present day Veranda Rooms), and the Flagstone Terrace (present day Indian Room). (Source: Dubuque Museum of Art)

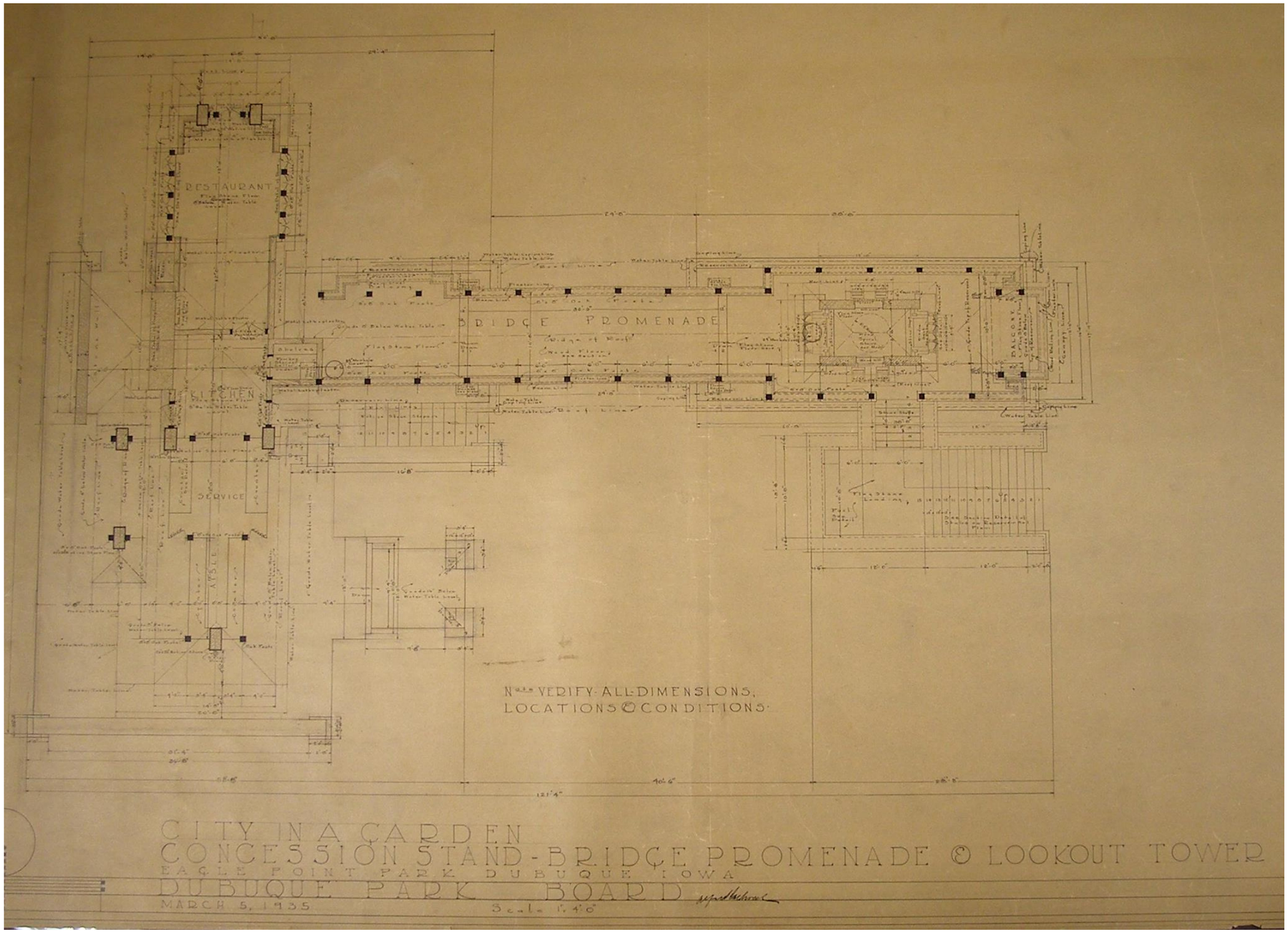

Figure 9. Original plan drawing of the Bridge Complex, dated March 5, 1935. (Source: Dubuque Museum of Art)

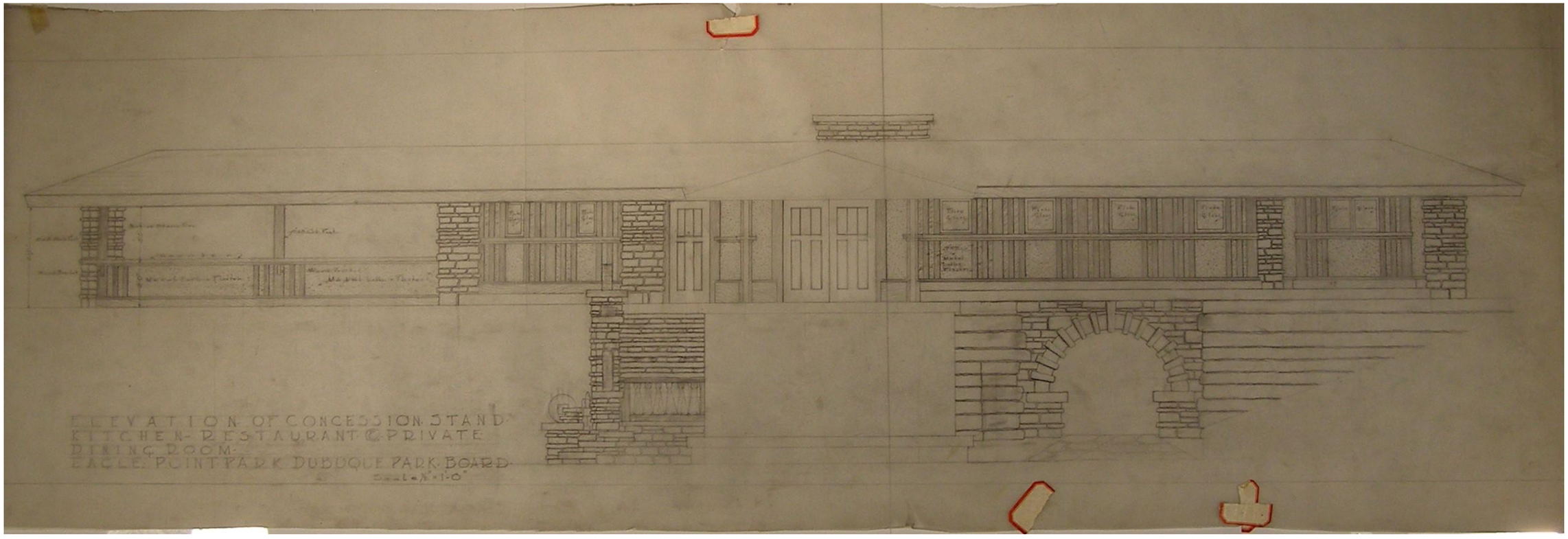

Figure 10. Original elevation of the Bridge Complex. (Source: Dubuque Museum of Art)



Figure 11. This photograph appeared in the *Dubuque Telegraph Herald* on November 25, 1934, in an article entitled "Start Another Unit in Park Program: Water Reservoir to Form Foundation for Lookout Tower." The caption explains, "Workmen are shown in the photograph above engaged in the finishing of a foundation constructed for a reservoir to be built in Eagle Point Park. This, like other work in the park will be of native stone. It is the plan of Alfred Caldwell superintendent of parks and creator of the rock work in the park, to build a forge shelter to permit work on the reservoir to continue through the winter."

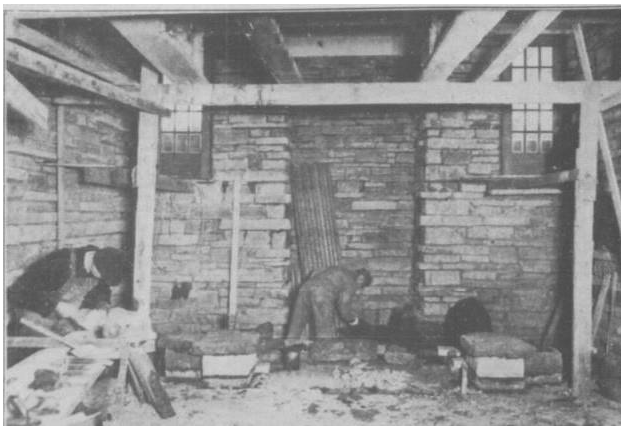

Figure 12. According to a *Dubuque Telegraph Herald* article of December 2, 1934, ". . . workmen had just completed the laying of the first layer of native limestone for the huge fireplace in the Eagle Point Park shelter house when the photograph above was taken." Note that the fifteen-light single-leaf balcony doors shown in the upper portion of the photo are different than the existing Prairie Style-inspired doors.

CCC Camp Application

While the Stone Shelter was reaching completion in early 1935, Caldwell continued to focus on his ambitious "City in a Garden Plan." He completed a project location plan for the Dubuque Park Board on January 17, 1935. In addition to identifying locations for landscape improvements such as stone council rings, a flagstone parking lot, a flagstone terrace, trails, and areas to be reforested, the plan showed locations for the Bridge Complex and Pump House/Tool Room, as well as a picnic pavilion/ community kitchen shelter building that was never realized (refer to Figure 9).

The Dubuque Park Board may have asked Caldwell to create the location plan as part of its efforts to secure federal funding to cover the costs of Eagle Point Park's improvements as well as those for the somewhat smaller Grandview (now Murphy) Park. One strategy that the Park Board had begun pursuing was to apply to establish a local Civilian Conservation Corps (CCC) camp. The intent was to train CCC laborers and have them undertake the work at the two parks.

On February 9, 1935, the Dubuque Park Board completed a detailed camp application for submittal to the U.S. Department of the Interior, National Park Service, State Park Division.[86] The completed application

[86] Glenn Brown signed and notarized a completed Form A-4, N.P.S., February 9, 1935. Page 10 of this form is signed by Charles T. Larson, Secretary of the Dubuque Park Board. This page includes blank signature lines for federal officials to

form explains that over the previous year, federal Work Relief programs had initiated projects at Eagle Point Park that were then in various stages of completion. The form outlined various priorities that were likely written by Caldwell. They included completing the construction of the Reservoir/Bridge/Concession Stand Building, Pump House/Tool Room, and a stone terrace.

Listed as Priority 3, the application's description of the Reservoir/Bridge/Concession Stand Building noted that a single structure would accomplish several important goals:

> The reservoirs are planned in order to increase and extend the present inadequate water supply. The footbridge abutting the two reservoirs is to provide safe crossing of the park road. Due to the traffic, this road is often dangerous to cross and as a result the park land on the other side (the west) is little used. The concession stand [would provide] space under roof where the operator of the concession could install lunch counters and a small kitchen. This is to replace a large and exceedingly ugly concrete structure now serving. The reservoirs are to be built of stone with interior reinforced concrete waterproof lining walls. The bridge is of light wood construction resting on two 10" x 16" strutted wood timbers. The concession stand space is [to be] of stone and wood construction. [87]

In describing the Pump House/Tool Room (Priority #18), the application noted that the building was meant to replace an older dilapidated pump house that had been built of cast concrete:

> The new building is of stone construction with a wood shingle roof. One side of the building abuts on [sic] the proposed flagstone terrace and a chimney on that side of the pump house gives a fine chance for a cooking group in connection with the use of the terrace. A forge is to be built in the building, and a place is to be made for the possible installation of a steam heat boiler to heat any of the buildings in this group, in the future.[88]

Many of the priorities in the CCC form were for landscape improvement projects, such as footbridges, trails, a flagstone parking area, and a flagstone terrace. Listed as Priority 16, the stone terrace was described as "a fine promenade connecting with the shelter house, toilets, bridge and park areas," that would be of "flagstone construction with grass joints."[89]

The application included a statement about the proposed stonework for Eagle Point Park that also seems likely to have been written by Caldwell. This one-page summary states:

> Here in Dubuque, golden slabs of limestone lie underfoot everywhere; the stone is more plentiful than earth. It is proposed to use a great deal of this cheap and eloquent material. It is proposed to lay up the stone in a simple, imaginative, natural way, suitable to the capabilities of young and previously untrained workers.[90]

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indicate whether they recommend or do no recommend the project, suggesting that the application did not progress through the National Park Service.

[87] Glenn Brown, Form A-4, N.P.S., Priority 3, February 9, 1935.

[88] Glenn Brown, Form A-4, N.P.S., Priority 18, February 9, 1935.

[89] Glenn Brown, Form A-4, N.P.S., Priority 16, February 9, 1935.

[90] Glenn Brown, Form A-4, NPS, "Note on the Stone Work," February 9, 1935.

As Caldwell often expressed in interviews, presentations, and other written documents, this essay also emphasizes the symbolic importance "of the stone itself. The document notes that "taken chaste and uncut from the quarry," the stone would be used in "conventionalized forms suggested and inspired by the out-cropping ledge in the landscape."[91]

Construction Continues and WPA Approves Project 1935

In March of 1935, the Park Board opened the Stone Shelter for public use, even though it did not yet have plumbing or heating, and the exterior stone terrace had not yet been laid.[92] The *Dubuque Telegraph Herald* reported that Red Wing Girl Scout Troop was the first group to utilize the building. The article has photographs showing Girl Scouts sitting on the custom-designed and built wooden benches at what was described as "the rather modernly designed table" at the center of the community room (Figure 13through Figure 15).[93] Other groups also soon began to hold events in the Stone Shelter.

During the spring and summer of 1935, Caldwell was often the featured speaker for luncheons organized by Dubuque's Art Association, garden clubs, and women's organizations. Some of these events took place in Eagle Point Park, and Caldwell provided tours of the work that had been completed so far. By late October, the foundations had been laid for the Reservoir/Bridge/Concession Stand Building and Pump House/Tool Room. By this time, stone walls for the Bridge Complex's two reservoirs were under construction.



Figure 13. Photograph from the *Dubuque Telegraph Herald*, dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image shows the fireplace on the balcony level.



Figure 14. Photograph from the *Dubuque Telegraph Herald,* dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image depicts the Girl Scouts at the table specially designed for that space. Note that the existing wood windowsill with built-in bench is not present in the photo. Also note that the vertical elements of the table do not appear to be functional.

[91] Ibid.

[92] "Girls First to Visit Shelter House at Park: Finishing Touches Being Put on Structure; Built with FERA Funds," *Dubuque Telegraph Herald and Times Journal,* March 24, 1935, 13.

[93] "Girls First to Visit Shelter House at Park: Finishing Touches Being Put on Structure; Built with FERA Funds," *Dubuque Telegraph Herald and Times Journal,* March 24, 1935, 13.



Figure 15. Photograph from the *Dubuque Telegraph Herald*, dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image shows the group gathered near the great fireplace in the community room.

The CCC camp proposal apparently did not move forward.[94] However, an announcement was soon made about an alternative proposal for federal funds to support the completion of Eagle Point Park. In 1935, President Roosevelt's administration replaced the CWA with a more ambitious New Deal Program called the Works Progress Administration (WPA). On November 10, 1935, the *Dubuque Telegraph Herald* reported that an ". . . allocation of approximately $200,000 has been approved by district, state, and national WPA offices for the completion of . . . [the] . . . entire city in a garden plan, developed and planned in detail by Alfred Caldwell, superintendent of city parks."[95] The article stated that a force of 200 men would begin working in the park within the week, and that the entire program was expected to take one year to complete. It also noted that provisions were being made to allow construction to continue through the winter months (Figure 16 through Figure 18).

[94] As noted above, Form A-4, N.P.S., February 9, 1935, was not signed by federal officials and therefore may not have progressed through the National Park Service.

[95] "Park Project to Employ 200 Men: $200,000 Will Be Spent at Eagle Point," *Dubuque Telegraph Herald and Times Journal*, November 10, 1935, 15.

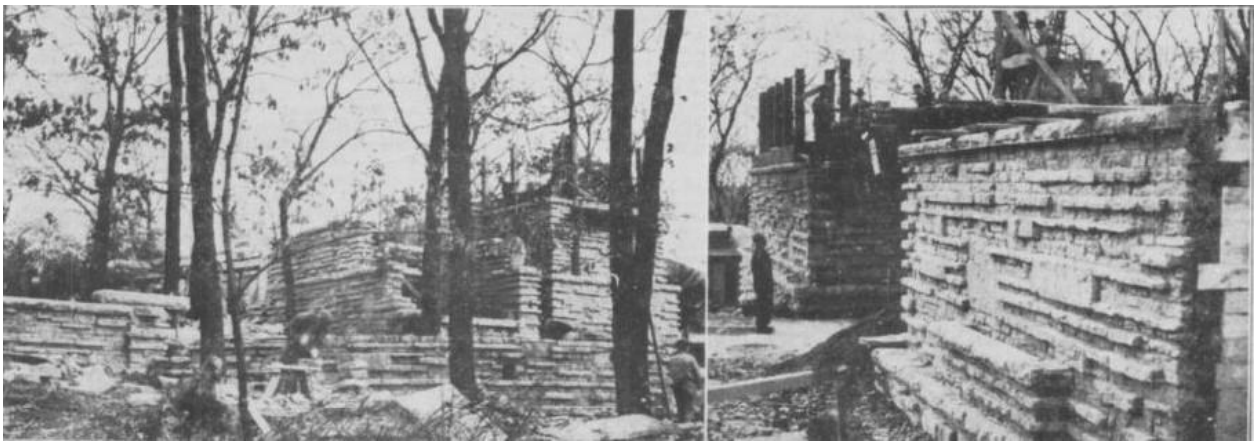

Figure 16. On November 10, 1935, the *Dubuque Telegraph Herald* published an article entitled "Progress of Work in Eagle Point Park Shown," The article was illustrated with the two photographs above as well as a third photo of the pool and ledge garden. The photos shown here were captioned, "Photographs above show two views of the twin reservoirs being constructed in Eagle Point Park as part of the "city in a garden plan" developed for the park by Alfred Caldwell superintendent of parks."



Figure 17. The reflecting pool, also known as the fish pond, was an important feature of the ledge garden, ca. 1935. (Source Dubuque Park Division)



Figure 18. By the fall of 1934, some of Caldwell's landscape improvements had also been completed. This photograph showing members of the Dubuque Women's club gathered at one of the Eagle Point Park council rings was published in the Dubuque Telegraph Herald on November 11, 1934.

Caldwell's Dismissal

The Dubuque Park Board dismissed Caldwell from his position as superintendent in mid-January of 1936. Many years later, when reflecting on his life, Caldwell said that throughout his career he was often misunderstood and disliked, and he claimed to have been "fired from every job he ever had."[96]

It is clear that many of Caldwell's associates in Dubuque did not like him. Caldwell had very high standards for his colleagues and subordinates, and his intense drive and passionate nature were not always

[96] Domer, ed., *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* 17.

appreciated by those who worked with him. Decades after the park was completed, J. J. "Joe" Hail, who had long served as Dubuque's Water Superintendent, recalled an incident when Caldwell had tried to pick a fistfight with him over a disagreement regarding a water issue in the park. Hail said that on another occasion, "Caldwell convinced reluctant WPA crews to work in the rain by rolling himself in the mud."[97]

Despite his reputation as a difficult person, Caldwell's sudden dismissal by the Dubuque Park Board after the WPA approved the Eagle Point project has always been somewhat perplexing. On the day he was fired, the *Dubuque Telegraph Herald* reported that Caldwell was discharged due to his failure ". . . to speed up the development program at Eagle Point Park, made possible by WPA funds and labor."[98]

This was a somewhat simplified explanation. The recent discovery of archival documents in the attic of the Dubuque Park Division offices sheds new light on this issue. Newly found minutes of various Dubuque Park Board meetings of mid 1930s indicate that in the months since the Eagle Point Park project was turned over to the WPA, the board struggled with Caldwell's failure to cooperate with the government engineers who had been put in charge of the work.

On January 14, 1936, the board held a special meeting in Charles Landon's office. (Caldwell was not invited to this meeting.) According to the meeting minutes: "It was felt that ample time had been given Mr. Caldwell to co-operate with the Government engineers in order to speed up the work. The members of the Board felt they were assuming too great a responsibility in keeping Mr. Caldwell on the job as their superintendent and insisting that the Government carry on the project as he directed."[99]

At the conclusion of the meeting the Board asked Caldwell into the room and informed him of their decision. The Board then notified Charles F. Mosser that he had been appointed as Acting Superintendent.[100] Mosser had previously served as foreman under Caldwell, and the two seem to have worked well together. Mosser resigned from the position only three months later. The Board then appointed Wendelin Rettenberger to head the park system as General Foreman.[101] A Bavarian immigrant horticulturist, Wendelin Rettenberger (1899–1987) had begun working for the Dubuque Parks Department in 1924 and had served as one of Caldwell's three main assistants.[102] A month or two after Rettenberger's appointment as General Foreman, the Board changed his title to Superintendent. He remained in the position until 1952.

After Caldwell's dismissal, he returned to Chicago with his family and began working as a landscape architect for the newly consolidated Chicago Park District. He was extremely busy during this period producing designs and plans for important projects including Riis Park and Promontory Point (which are both listed in the National Register of Historic Places) and Lincoln Park's Foster to Montrose Extension and

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[97] David Fyten, "40 Years Take Their Toll on Eagle Point Pavilions," *Dubuque Telegraph Herald,* September 15, 1974, 48.

[98] "Park Head Here Is Discharged," *Dubuque Telegraph Herald,* January 14, 1936, 2.

[99] "Minutes of Special Meeting of the Park Board," January 14, 1936, Dubuque Park Division files.

[100] Ibid.

[101] "Minutes of the Park Board," April 9,1936, Dubuque Park Division files.

[102] "Rettenberger, Wendelin," *Encyclopedia Dubuque*, https://www.encyclopediadubuque.org/index.php/RETTENBERGER,_Wendelin, accessed November 2024.

Lily Pool. (The entire park is listed in the National Register and the Lily Pool, now named the Alfred Caldwell Lily Pool, is also a National Historic Landmark). Caldwell must have felt somewhat embittered by the way he was treated in Dubuque, and he was fully occupied by his Chicago Park District position. But he remained passionate about the Eagle Point Park project, and thus Caldwell agreed to produce some plans for the Picnic Pavilion/Community Kitchen Shelter in Eagle Point Park in early 1936. (This fourth "City in a Garden" building was never built.)

Further Improvements and Enthusiasm for the Park After Caldwell's Departure

Construction progressed rapidly with the addition of WPA laborers. In the spring of 1936, the *Dubuque Telegraph Herald* stated that more than 120 men had been working on the park through the winter, despite an extremely cold period between mid-January and late February. Noting that substantial progress had been made on the completion of the park, the article provided laudatory descriptions of the T-shaped Bridge Complex including its distinctive stone tunnel and artistic fireplace.[103]

In June of 1936, Joe Dillon, a Dubuque artist, completed a series of "Indian Lore" mural panels that extend across the tops of the walls in the Stone Shelter's first story public room (Figure 19). The project was sponsored by the WPA. Although "the artist admitted before he started the work that he knew little about Indians, except in drawing types," the theme may have been inspired by Caldwell's plans for some of the landscape features of the park.[104] For example, Caldwell had referred to naturalistic paths and Indian trails, and council rings as "rings of stone" where "Indians of North America gathered in circular groups for council war or peace."[105] The Stone Shelter began to be called the Indian Room by late summer of 1938 on account of the murals.[106]

Born in Dubuque, Joseph P. Dillon (1905–1962) studied at the Columbia Academy in Dubuque and at Crane High School in Chicago. According to *Iowa Artists of the First Hundred Years,* he attended the . . . private Art School of M. F. French, Professor of Art at the University of Chicago, for two years, and one year traveling with the Reuben-Cherry carnival painting signs and side-show fronts."[107] Dillon's art career appears to have been short-lived. According to U.S. Census records, in 1940 and 1950, he worked as a painting contractor.

By the summer and fall of 1936, many Dubuque residents felt a strong sense of pride about the recent improvements to Eagle Point Park. In August, a carefully crafted model of the park's "City in a Garden" project was put on display at the Iowa State Fair in Des Moines. Works Progress Administration directors

[103] "Make Progress at Point Park," *Dubuque Telegraph Herald,* April 5, 1936, 15

[104] "Indian Lore is Murals Theme: Young Dubuque Artist Has Originality," *Dubuque Telegraph Herald,* June 7, 1936, 14.

[105] "Indian Council Rings of Stone for Dubuque Parks," *Dubuque Telegraph Herald and Times Journal,* August 26, 1934, 7.

[106] "First Peonies to be Planted: Civic Garden Clube to Set Plants this Week," *Dubuque Telegraph Herald,* September 18, 1938, 2.

[107] Zenobia B. Ness and Louise Orwig, *Iowa Artists of the First Hundred Years* (Des Moines, Iowa: Wallace Homestead Co., 1939) 63.

told park officials that this miniature reproduction of the Dubuque park improvements" was the "only exhibit of its kind at the state fair."[108]

Local excitement was extremely high on October 9, 1936, when President Franklin Delano Roosevelt and First Lady Eleanor Roosevelt visited Dubuque to view the WPA projects in the Eagle Point Park district. Thousands of people gathered to greet President Roosevelt and to hear him speak: "You have a very fine park here," he said, "and I wish that every city in the country could have one of equal beauty."[109] FDR then went on make a pronouncement that has since become quite famous in Dubuque. He said, "We are glad to have had some part in improving your park, through WPA, and if you ask me, I think it was a very successful boondoggle."[110]



Figure 19. These photographs of Joe Dillon and close-up views of his mural appeared in the Dubuque Telegraph Herald on June 7, 1936.

Completion of WPA Work

When Eagle Point Park formally opened for the season on May 30, 1937, the *Dubuque Telegraph Herald* announced that visitors would "find the 'nature aiding' program carried out in the park nearly completed."[111] Despite the article's effusive descriptions of the Caldwell-designed improvements, much of the work had, in fact, not yet been finalized (Figure 20). By this time, the buildings still did not have plumbing. The Park Board had hoped that the City of Dubuque would build a sanitary sewer system at Eagle Point Park's entrance, but due to a shortage of funding, the project had not materialized. Thus, the Park Board made plans for a sewage disposal system in the park and had its men begin to construct a

[108] "Eagle Point Project Shown at State Fair," *Dubuque Telegraph Herald,* August 30, 1936, 4.

[109] "Dubuque Greets FDR: President and Party, Including Nation's 'First Lady,' Pause to Pay Tribute to Sen. Murphy, Views WPA Projects in Eagle Point District," *Dubuque Telegraph Herald,* October 9, 1936, 1.

[110] "Dubuque Greets FDR: President and Party, Including Nation's 'First Lady,' Pause to Pay Tribute to Sen. Murphy, Views WPA Projects in Eagle Point District," *Dubuque Telegraph Herald,* October 9, 1936, 1.

[111] "Eagle Point Park Formally Opens," *Dubuque Telegraph Herald,* May 30, 1937, 12.

cesspool and septic tank on site.[112] Shortly thereafter, an agreement was made that the park would be annexed by the City and that the WPA would construct a water tower within the park's boundaries.[113]

With the changes in plans for the water system, the Bridge Complex would no longer need water reservoirs, and the Pump House/Tool Room would not have to house a pump. One of the Pump House/Tool Room's two rooms was converted into a park shelter (Figure 21and Figure 22).[114] The other room was to be used as a workroom and tool storage room and would later also be converted for public use as well (Figure 23). (The Pump House/Tool Room would become known as the Veranda Rooms by the mid- to late- 1940s.)[115]

Superintendent Rettenberger was very upset about the slow progress on completing construction of the park, and he believed that the inefficiencies and problems were being caused by the WPA. In late 1937, he was especially frustrated when he learned that the government planned to transfer the majority of the men working on Eagle Point to the Lock and Dam 22 Project, which was also an initiative of the WPA.

Rettenberger addressed his concerns by writing a lengthy letter pleading for more resources.[116] He noted that even though the "Dubuque Park Board had doubled its sponsor's Contribution Pledge, the bureaucracy of the WPA failed to make the completion of Eagle Point Park a high priority."[117] Superintendent Rettenberger pointed that many of the project improvements were only half completed. One example that he cited was the Pump House/Tool Room, which was meant to be used by laborers to continue working during the winter. Though it was already December, this structure did not yet have its stone facing or its chimney which would be essential for a stove and blacksmith forge.[118]

Despite having more limited resources, Rettenberger and his smaller WPA crew finally completed the "City in a Garden" improvements in 1938. In mid-May, as park staff worked diligently to complete final work before opening Eagle Point Park for the season, the *Dubuque Telegraph Herald* described updates that had been made to allow greater numbers of people to use the park shelters. In addition to converting the entire Pump House/Tool Room into a park shelter, the article noted that an innovative approach had been taken to allow large groups of people eat in the park restaurant spaces at the same time." This was accomplished through the creation of "combination bench-tables" that had been designed and built specifically for the promenade bridge dining rooms and the open-air flagstone terraces of the restaurant (Figure 24 and Figure 25).[119] This report also noted that the city's water lines and sewer mains were being extended into the park.

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[112] Letter from Superintendent Rettenberger to Park Board, December 10, 1937, Dubuque Park Division files

[113] Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, Section 7, 19.

[114] "Eagle Point Park Formally Opens: WPA Buildings Art Completed," *Dubuque Telegraph Herald,* May 30, 1937, 12.

[115] "Miss Helen Wise Complimented at Picnic Shower," *Dubuque Telegraph Herald,* August 10, 1947, 24.

[116] Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, Section 8, 75.

[117] Letter from Superintendent Rettenberger to Park Board, December 10, 1937, Dubuque Park Division files.

[118] Letter from Superintendent Rettenberger to Park Board, December 10, 1937.

[119] Point Park Opens Next Sunday," *Dubuque Telegraph Herald,* May 15, 1938, 22.

Major dedication ceremonies were planned for all Eagle Point Park WPA projects as part of the Old Settler's Day five-day festival on August 20, 1938. Although rain showers dampened the planned picnic and dedication program, tens of thousands of people gathered, and when the weather cleared up that evening, they enjoyed an "Under Five Flags" pageant.[120]

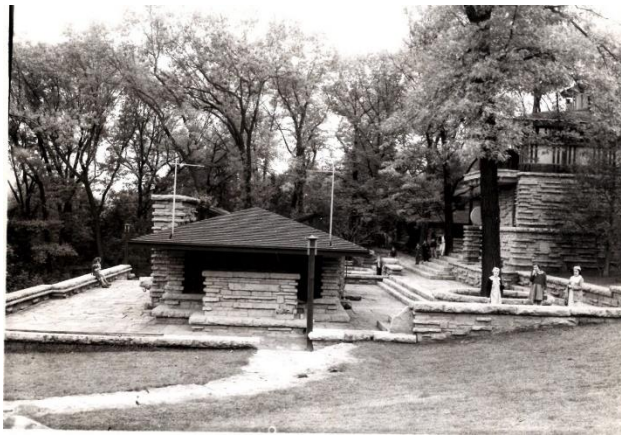

Figure 20. This photograph appeared in *Dubuque Telegraph Herald* on May 30, 1937, in an article entitled "Eagle Point Park Formally Opens: WPA Buildings Are Completed." The caption notes that the "new buildings in Eagle Point Park are almost entirely surrounded by flagstone courts." The photo indicates that the circular stonework element originally edged a large mature tree. A lamp post can be seen on the edge of the stone terrace and two metal poles are shown rising from the edges of the hipped roof. Note that the roof had no roof caps in this photo.



Figure 21. Early view of the Bridge Complex, circa 1937. (Source: Center for Dubuque History, TH563) This photograph shows a completed lamp post, and birch branch railings edging the road.

[120] "Huge Crowds See Festival Climax Here," *Dubuque Telegraph Herald,* August 22, 1938, 1-2.



Figure 22. Early detailed view of Bridge Complex, circa 1938. (Source: Center for Dubuque History, HMR367) This photograph shows the building before the road was lowered in the 1980s. This view includes a young paper birch tree in the foreground, and birch branch railings that edged the road.



Figure 23. View of Indian Room (previously called Stone Shelter), circa 1938. (Source: Dubuque Park Division files) The roof does not appear to have had ridge caps. This photo may have been taken when the curbing and steps were being laid. Some type of post can be seen near the building, and a portion of the road is edged by birch tree railings.



Figure 24. View of the Bridge Complex from the east, circa 1938. (Source: Dubuque Park Division files) This photo shows the original configuration of the building prior to the north end being fully enclosed. It also shows the original stone terrace around the structure, which was later repaved in concrete.



Figure 25. Interior view of Indian room, circa 1955. (Source: Dubuque Park Division files) This photograph shows that the low bench is still present near the window, but a picnic table has replaced the original table.

Development and Modifications to the Pavilions (1938-1974)

From the beginning, the Eagle Point Park Pavilions were well-loved and well-used. In March of 1940, the *Dubuque Telegraph Herald* reported that a total of 15,979 persons had used Eagle Point shelter houses, fireplaces and other facilities through the fiscal year that ended on March 11, 1940.[121] This was more than twice as many people as had made reservations the previous year and approximately ten times the number as in the 1937–1938 season.

Demand for park shelters and pavilions continued to grow. To accommodate the high level of requests, a small WPA work building called the Terrace Room was converted into a picnic shelter and additional pavilions were constructed. Eagle Point Park, and especially the three Caldwell-designed structures, have remained extremely popular over the years.

Additional buildings were constructed and various updates and improvements were made to the park between the late 1930s and mid-1970s. Documentation of repairs to the three "City in a Garden" structures is limited. However, based on review of archival photographs and existing physical evidence, numerous repairs and alterations were performed. By the late 1940s, the roofs of all three buildings had been replaced and included rectangular-shaped sheet metal roof hip ridges (Figure 26). Between the 1940s and 1975, the wood post lanterns that populated the site were removed, decorative wood terrace railings were replaced with surface-mounted wrought iron railings, and metal grilles were installed on balconies at the west pavilion of the Bridge Complex and at the Indian Room (Figure 27 and Figure 28). Within the same period, electrical systems were replaced at the Indian Room and Veranda Rooms, resulting in the removal of two roof-mounted electrical posts at the south end of the Veranda Rooms and replacement of interior light fixtures (Figure 29). Circa 1965, the covered patio at the far north end of the east pavilion of the Bridge Complex was enclosed with wood-framed stucco-clad walls. In 1973, work was performed to replace the wood shingle roofs at the Veranda Rooms and Bridge Complex.[122]

In 1974, the *Dubuque Telegraph Herald* ran a story in honor of the fortieth anniversary of the park. Entitled "40 Years Take their Toll on Eagle Point Pavilions," the article stated, "One of Dubuque's finest architectural landmarks, the Eagle Point Park shelter area," is showing signs of deterioration" (Figure 30). .[123] It outlined specific problems including deteriorated, broken, and buckled stone steps and slabs along the terrace, promenade, and walkway; original light fixtures that had been smashed; and one fireplace that had been bricked up. The article also noted that a year earlier, former assistant city planner Lawrence Sommer had placed the shelters and surrounding area on a list of potential local landmarks that should be preserved and protected and also recommended that the buildings be nominated to the National Register of Historic Places.[124]

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[121] "Record is Set for Local Park," *Dubuque Telegraph Herald,* December 3, 1940, 6.

[122] "Eagle Point Park Building Construction Costs," Dubuque Park Board, circa 1970.

[123] David Fyten, "40 Years Take Their Toll on Eagle Point Pavilions," *Dubuque Telegraph Herald,* September 15, 1974, 48.

[124] Fyten, "40 Years Take Their Toll on Eagle Point Pavilions," *Dubuque Telegraph Herald,* September 15, 1974, 48.

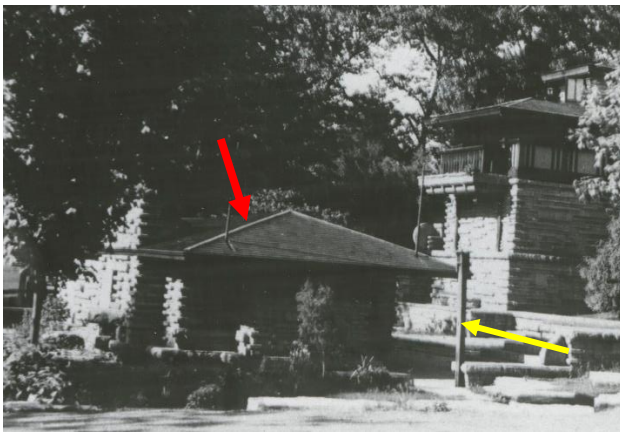

Figure 26. View of the south elevation of the Veranda Rooms, circa late 1940s. (Source: Center for Dubuque History at Loras College) The image shows the Veranda Rooms roof with ridge caps at the hip ridges (red arrow). Similar ridge caps are visible at the Bridge Complex, beyond. Note that the historic lamp posts remain (yellow arrow).

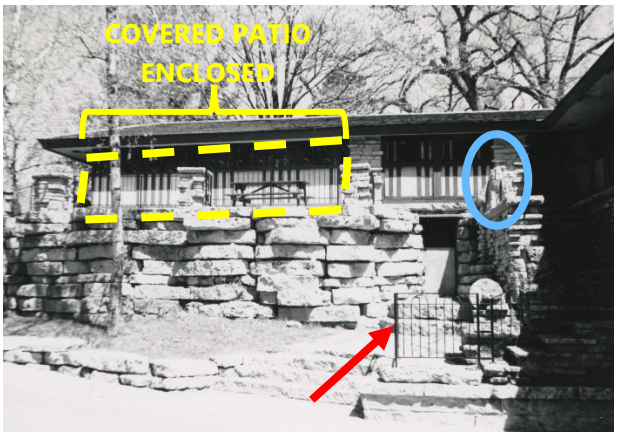

Figure 27. Bridge Complex, circa 1975. (Source: Center for Dubuque History, HMR398) This photograph shows the north wing after it had been fully enclosed (dashed rectangle). It also shows metal railings that replaced original wood railings (red arrows) and the location where a historic lamp post had been removed (blue oval).

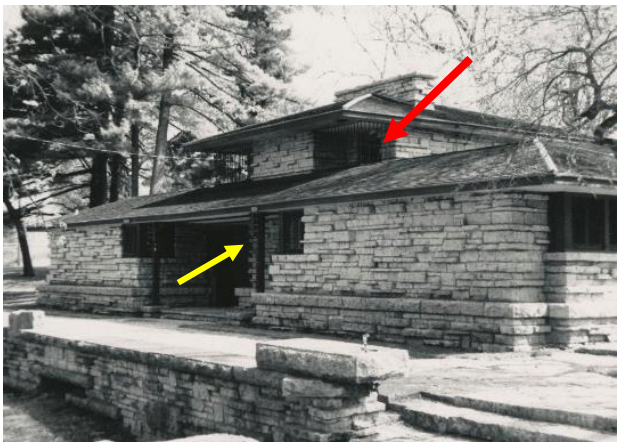

Figure 28. Indian Room, circa 1975. (Source: Center for Dubuque History, HMR 371) Metal railings had been installed as a safety measure at the balconies (red arrow). Note that original light fixtures remained at the wood posts leading to the restrooms (yellow arrow).

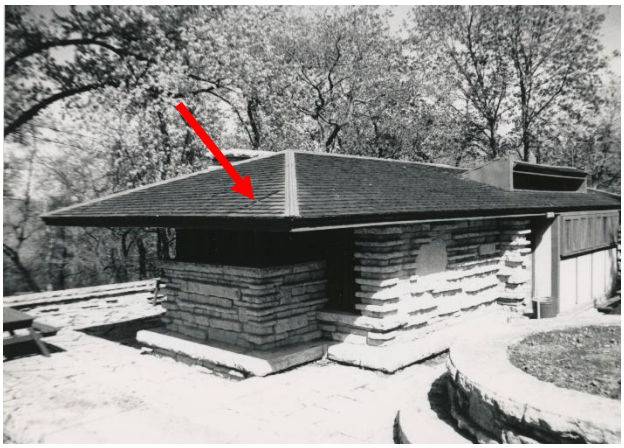

Figure 29. South elevation of the Veranda Rooms, circa 1973 (Source: Center for Dubuque History) The electrical posts that receive the main utility line have been removed. Repairs are visible in the shingle roofing where the posts were located (arrow)

Although the City of Dubuque did not begin the process of applying for National Register designation at that time, the Caldwell-designed features soon began to receive national attention. In 1977, architectural historians Richard Guy Wilson and Sidney K. Robinson included the park shelters in their book, *The Prairie*

School in Iowa.[125] In the same year, Wilson also published "'An Artist and Poet,' Alfred Caldwell Illuminates Nature's Ways," in *Landscape Architecture,* a widely distributed magazine for members of the landscape architecture profession in North America.[126] Emphasizing the relationship of the shelters to the site itself and the project's overall design, this article explains, "Well back from the bluff's edge, Caldwell located the park shelters, asymmetrically placed, woven into the landscape."[127]

Over the years, numerous other articles and books brought national and even international attention to the significance of Caldwell's work at Eagle Point Park. These include *Architecture and Nature: The Work of Alfred Caldwell,* by Werner Blaser; *Modern Architecture in America: Visions and Revisions*, by Richard Guy Wilson and Sidney K. Robinson; and *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect,* edited by Dennis Domer.

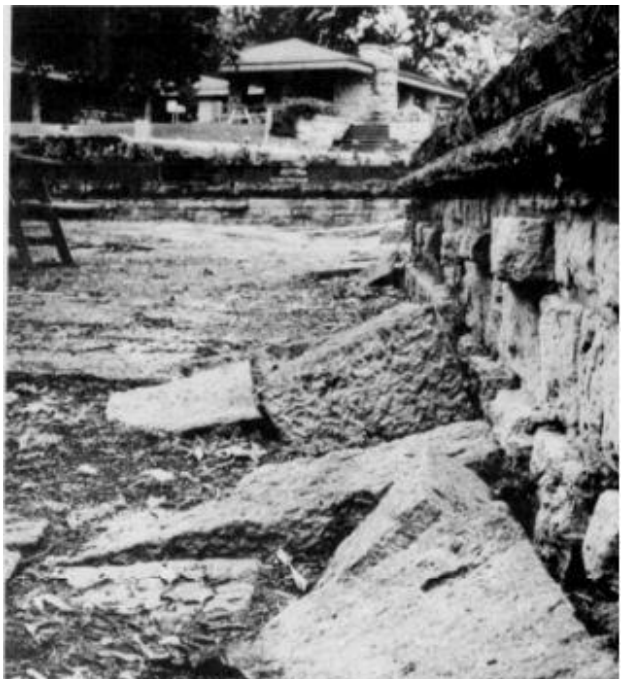

Figure 30. Photograph from the *Dubuque Telegraph Herald*, dated September 15, 1974, depicting distress conditions at the Veranda Rooms terrace.

[125] Richard Guy Wilson and Sidney K. Robinson, *The Prairie School in Iowa* (Ames, IA: The Iowa State University Press) 1977, 29, 64-65.

[126] *Landscape Architecture Magazine*, https://www.jstor.org/journal/landarch, accessed November 2024.

[127] Wilson, "Alfred Caldwell Illuminates Nature's Way," 410.

Attention to the Park in the Late Twentieth Century

The City of Dubuque and the Dubuque Park Board had always taken great pride in Eagle Point Park's Caldwell-designed structures. There was growing concern in the 1970s as instances of vandalism were increasing. During the 1970s and 1980s, the City began addressing the need to improve and preserve the aging structures. Initial efforts included a new policy of charging for the use of the shelters and replacement of the cedar shingle roofs of the Veranda Rooms and Bridge Complex.

As awareness of the significance of the structures and concerns about deteriorating conditions continued to grow, the City of Dubuque undertook a project to repair and replace limestone in various locations of the complex. In 1980, work was performed to addressed some interior elements such as rebuilding the inside of fireplaces in the Indian Room and east room of the Bridge Complex, as well as numerous exterior elements including replacement of stone coping units at piers and parapet walls, resetting and replacement of deteriorated steps, and building portions of a retaining wall near the tunnel.[128]

To help "offset maintenance fees, late-night rowdiness, and vandalism" the Dubuque City Council decided to adopt a park admission fee in 1982.[129] The fee of one dollar per car and five dollars per bus was instituted the following May. At that time, the Shiras Avenue entrance, which had long served as the main entryway into Eagle Point Drive, was closed. Although this south road had often been thought of as "a beautiful gateway to the park," it had proved problematic because the Bridge Complex which spans over the road was adequate for use by buses, and the building had been hit by buses prior to road closing.[130] To address this issue, the City of Dubuque commissioned a study in 1985 to consider various construction options.

The project that was selected lowered the roadway by just over 2-1/2 feet.[131] Two other proposals called for raising the architecturally unique complex. This approach was deemed unfeasible by the City Council. Additionally, the two alternatives that called for raising the building complex to a higher grade would also have been more expensive than the road lowering project that was undertaken. After completion of the road lowering project, the south entrance was re-opened, and buses and other large vehicles were permitted to use the roadway (Figure 31).

In 1991, Alfred Caldwell returned for a visit to Eagle Point Park for the first time in many decades. He was delighted to see how intact many of the elements of his plan had remained. "I've never seen anything as well-preserved as what I've put in this park for you," Caldwell said, clarifying, "I know it sounds like I am flattering myself, but I'm flattering the people who did it."[132]

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[128] City of Dubuque, List of areas of flagstone, Bid documents, July 16, 1980, Dubuque Park Division files.

[129] Stacey Becker, "Investing in Recreation & Leisure in Dubuque," *Dubuque Telegraph Herald*, July 5, 2015, https://www.telegraphherald.com/news/tri-state/article_50c1a8fb-1d49-5ac4-bf89-c900911f292d.html, accessed November 2024.

[130] Steve Kraske, "Eagle Point South Entrance May Reopen," *Dubuque Telegraph Herald*, June 12, 1985, 3.

[131] "Design and Engineering Investigation and Study," May 28, 1985, Dubuque Park Division files.

[132] Matthew Gallo, "He Knows He's Good," *Dubuque Telegraph Herald*, July 23, 1991.



Figure 31. Bridge Complex with Road, circa 1985. (Source: Center for Dubuque History, HMR382) This image shows the Bridge Complex after the road had been lowered. The paper birch trees were mature by this time.

Renewed Attention to Eagle Point Park in the Twenty-First Century

In recent years, awareness of the significance of Caldwell's work at Eagle Point Park has continued to grow. In 2004, the Iowa Chapter of the American Institutes of Architects placed the park's structures on a selective list of the state's most influential structures of the previous century.[133] That same year, plans were developed for the renovation of the restrooms at the Indian Room. The plans called for replacement of the existing plumbing and electrical systems within the restroom wing and localized replacement of interior finishes.[134]

In 2005, photos and information about the award-winning Caldwell-designed buildings were included in an exhibit at the Dubuque Museum of Art. Also in 2005, Steven Ulstad, a Dubuque architect, gave a presentation about Alfred Caldwell and his contributions to Eagle Point Park. The program was sponsored by the Dubuque Chamber of Commerce and moderated by a representative of the Dubuque County Historical Society.

Ulstad recognized that the shelter buildings needed to be preserved and in 2009, he developed rehabilitation plans for the Bridge Complex. The Dubuque City Council believed that this project could provide an excellent hands-on opportunity for students of carpentry. The Council voted unanimously to work with the Dubuque Building Trades program on the project.[135] The work was collaboratively undertaken by the City of Dubuque, Dubuque Community School District, and the Four Mounds Foundation. The project uncovered and reconstructed the Bridge Complex's original concession stand

[133] Emily Szeszycki, "Local Bridge, Park Shelters Honored for Architecture," *Dubuque Telegraph Herald*, October 16, 2004, 3A.

[134] *Indian Room Toilet Facility Renovation*, December 20, 2004. Anderson Design and Consulting, Inc, sheets 1.0 and 2.0.

[135] "Eagle Point Park Renovation," *Dubuque Telegraph Herald,* August 18, 2009, 3A.

which is now called the 'North Annex'.[136] Details, such as original paint colors, were based on studies of the building undertaken by Ulstad. Documentation of the project was not available for review; however, based on physical evidence, work likely included repair to the adjacent north terrace, reconstruction of the decorative wood terrace railing at the north terrace, and repainting of the Bridge Complex. The exterior face of the wood post and framing members, which had previously been painted red, was repainted dark brown.

In 2011, the Bridge Complex rehabilitation project received a Historic Preservation Award from the Dubuque County Historical Society. As part of the same program, the restoration of the Indian Room murals also received an award. Initiated by Cindy Steinhauser, the Dubuque Assistant City Manager and granddaughter of the original muralist, Joseph Dillon, the mural restoration project had been undertaken five years earlier. Steinhauser had several artists in her family and elicited the help of her mother, two sisters, and a niece to restore the mural.[137] Herb Klinkhammer of Colonial Painting and Decorating was also involved. According to the *Dubuque Telegraph Herald*, the group "removed the dark stain and graffiti that covered" the 1936 mural and repainted its original elements.[138] It appears that as part of the restoration, the murals were protected with acrylic glazing that was mounted to the wood frame of the mural.

Over the last decade, Heritage Works, a nonprofit organization dedicated to preserving Dubuque's architectural and cultural heritage, has been fostering interest in and revitalization efforts at Eagle Point Park. Duane Hagerty (1966–2024) President and CEO of Heritage Works, was deeply devoted to revitalizing Eagle Point Park. In 2015, he and his organization co-sponsored a program on the history of the park with the Community Foundation of Greater Dubuque and the Dubuque Museum of Art. The featured speaker was John Vinci, an acclaimed Chicago architect who had studied under Alfred Caldwell at the Illinois Institute of Technology. Vinci was deeply moved when he visited the park prior to the program. He was especially impressed with the materials and construction of the buildings and the way in which Caldwell's design represents "a microcosm of a small city."[139]

The following year, Heritage Works helped organize a festival to celebrate Alfred Caldwell's work at Eagle Point Park. The event included docent-led tours of the park, a symposium with presentations by historians and landscape architects with expertise in Caldwell-designed parks, and a reception at the Dubuque Museum of Art in which Caldwell's original drawings were on display.

As the park and its pavilions continue to draw greater attention, the City and Park Department have conducted other rehabilitation projects. In recent years, the City undertook an ecological restoration effort to remove and replace invasive species, reduce mown turf areas, and reintroduce native species that may provide a more resilient landscape infrastructure. In addition, the Indian Room was reroofed in 2019 and the Bridge Complex was reroofed in 2022. The contractor for the reroofing projects was Gronen

[136] "Awards: Eagle Point Honored Twice," *Dubuque Telegraph Herald,* April 24, 2011, 12 A.

[137] Rob Kundert, "Restoring Mural Restores Memories," *Dubuque Telegraph Herald,* August 11, 2006, 2.

[138] "Awards: Eagle Point Honored Twice," *Dubuque Telegraph Herald,* April 24, 2011, 12 A.

[139] Megan Gloss, "A Crowning Achievement: Upcoming Presentation Details the Life of Alfred Caldwell and His Creation at Eagle Point Park," *Dubuque Telegraph Herald,* May 31, 2015, 8E.

Restoration, a Dubuque firm that specializes in preserving historic buildings. Park staff has continued to maintain the building by repairing and replicating original light fixtures and repairing the wood stairs at the Indian Room.

In recent years, Alfred Caldwell's design contributions have been attracting greater attention, and interest and appreciation for Eagle Point Park and its structures have continued to grow.

Chronology of Construction

Date	Event
1907	Charles Mulford Robinson visits Dubuque, recommends the creation of Eagle Point Park (EPP) and prepares *A Report of the Improvement of Dubuque*.
1908	A property of 100 acres is deeded to the City of Dubuque for the development of EPP.
1909	Charles M. Robinson and Charley N. Lowrie creates an original plan for EPP.
1909	Eagle Point Lime Works and City of Dubuque enter into an agreement transferring one-half acre of land to Eagle Point Lime Works in exchange for the construction of Rhomberg Avenue staircase.
1910	The Dubuque City Council adopted an ordinance formally establishing the Dubuque Park Board to oversee design and development of the City's parks.
June 17, 1910	Eagle Point Park (then 133 acres) is dedicated.
May 29, 1921	Shiras Memorial Shelter at EPP is completed and dedicated.
ca. 1924	City of Dubuque and Eagle Point Lime Works enter into agreement to exchange land for Proposed New Quarry in exchange for stone and other materials.
1933-1938	Zebulon Pike Lock and Dam #11 project is constructed on the Mississippi River with views from EPP.
January 24, 1934	Caldwell writes to the Dubuque Park Board expresses interest in the Park Superintendent position.
January 26, 1934	The Dubuque Park Board holds a special meeting to formally authorize the Civil Works Administration (CWA) project.
Early February, 1934	The Dubuque Park Board commissions architect C. I Krajewski to make a sketch and select a site for a proposed building in EPP.
February 11, 1934	Caldwell makes first visit to Dubuque and visits the site.
February 16, 1934	The Dubuque Park Board offers Caldwell the position of Park Superintendent, with a salary of $1800 per year.

February 20, 1934	Caldwell accepts the job offer.
February 22, 1934	Charles Landon writes to Caldwell and says that the Stone Shelter must be built quickly and asks if he can come back to Dubuque as soon as possible to look at a sketch made by a local architect and prepare for construction.
February 25, 1934	Caldwell makes a second visit to Dubuque. Caldwell prepares a foundation sketch (and possibly other drawings) and begins staking out the foundation for Stone Shelter.
February/March 1934	CWA Authorizes EPP development project.
March 8, 1934	Caldwell formally begins working as park superintendent (he and his family lived at 127 N. Grandview Avenue).
March 11, 1934	The *Dubuque Telegraph Herald* announces that the Dubuque Park Board has prepared a city-wide park development plan submitted in response to request by Harry Hopkins, CWA administrator, and that work will be carried out under the direction of Caldwell; "a landscape architect of unusual ability and reputation."
May-June 1934	Caldwell completes plans for Stone Shelter Details including benches, Picnic Pavilion and Community Kitchen.
August 1934	The exterior of the Stone Shelter (later known as the Indian Room) nears completion.
December 1934	The Stone Shelter fireplace is under construction.
January 13, 1935	The *Dubuque Telegraph Herald* publishes "Human Hands Aid Nature Development," a full-page article describing the building.
January 1935	A fire in the stone shelter caused damage. Repairs are made to the wood framing and roof shingles in early February 1936.
February 1935	The Dubuque Park Board applied to the National Park Service for a Civilian Conservation Corps (CCC) camp for workers to work on projects at Grandview and Eagle Point Park.
March 5, 1935	Caldwell completes the plan entitled, "City in a Garden" Concession Stand-Bridge Promenade & Lookout Tower."
June 3, 1935	Caldwell completes "Plot Layout- City in a Garden," with general floor plans of the buildings.

November 1935	The Works Progress Administration (WPA) approves $200,000 for the Eagle Point Park project.
January 1936	The Dubuque Park Board dismisses Caldwell. He returns to Chicago and begins working for the consolidated Chicago Park District.
April 13, 1936	Charles Mosser resigns as Acting Superintendent of Parks.
June 1936	Joseph Dillon, Dubuque WPA artist, finishes Stone Shelter murals.
August 1936	Model of EPP displayed at Iowa State Fair.
October 1936	Franklin Roosevelt and Eleanor Roosevelt visit Eagle Point Park; during this visit, the President looks over the model of the park and famously states, "I think it was a very successful boondoggle."
May 1937	The *Dubuque Telegraph Herald* announces that the park is open, WPA buildings are completed, and part of pumphouse has been converted into an auxiliary shelter house.
November 1937	The *Dubuque Telegraph Herald* reports that all grading and stonework around the buildings are completed and that Eagle Point Park has closed for the season.
May 1938	The *Dubuque Telegraph Herald* reports that combination bench tables (presumably a type of picnic table) have been constructed to accommodate large numbers of diners in the Bridge Complex including the restaurant terraces. The Toolhouse has been adapted for use as part of the restaurant dining area and also has been fitted with bench tables.
July 1938	The *Dubuque Telegraph Herald* reports that WPA officials stated that 60,000 tons of stone were used in the park improvements.
August 1938	WPA officials attend the "Old Settlers Day" event and dedicate WPA improvements to EPP.
October 1938	The Dubuque Park Board requests that the City Engineering Department conduct a survey of the quarry to determine if the Dubuque Stone Company went beyond the limits of rock purchase in the last contract; action is subsequently taken.
1939	The Log Cabin complex at Eagle Point Park is completed as part of a National Youth Administration project.

December 1940	The *Dubuque Telegraph Herald* reports that a record number of people, more than 15,000, used reserved facilities in EPP during the 1939–1940 fiscal year; this number was substantially higher than the approximately 6,500 visitors the previous year.
1950s	Architects Paul Rossiter and Vernon Hamm design an open-air pavilion and several other park buildings at Eagle Point Park.
February 1964	The Dubuque Parks and Recreation Commission agrees to lease the Eagle Point Park Quarry Property to Eagle Point Amusement Center.
1965	According to a circa 1970 document from the Dubuque Park Board, the restaurant annexes (presumably the present-day north annex and covered patio) are remodeled. Based on historic photographs, the remodeling may have included enclosure of the far north portion of the east pavilion at the Bridge Complex, previously used as an open-air service counter.[140]
May 1965	C. P. Pfohl Electric submits a proposal for coin-operated meters for several of the spaces, including the Indian Room, north and south rooms of the Veranda Rooms, and the bridge and west room of the Bridge Complex.
March 1973	City of Dubuque advertises a project to re-shingle the cedar roof of the Veranda Room and the Bridge Complex.
September 1974	The *Dubuque Telegraph Herald* publishes an article regarding the deteriorated condition of the buildings at Eagle Point Park.
June 1976	The Dubuque Parks and Recreation Commission adopts a new policy to charge for use of shelters and rooms in the park.
June 1979	Becker and Becker Stone submits a proposal for replacing/repairing the stone at various locations including the steps around the Veranda Rooms and at the west portion of the Indian Room.
July 1980	City of Dubuque releases a proposal for localized stone and masonry repairs to the Indian Room, Veranda Rooms, and Bridge Complex. The project is awarded to Anderson Design and Engineering.
1983	The Shiras entrance to the park is closed. The Dubuque City Council institutes a park entrance fee.

[140] "Eagle Point Park Building Construction Costs," Dubuque Park Board, circa 1970.

June 1985	After Promenade Bridge is frequently hit by buses and other vehicles, the Dubuque City Council lowers the level of the road under the bridge approximately 30 inches, based on a recommendation from a design engineering study on the bridge.
July 1991	Alfred Caldwell makes a return visit to Dubuque and marvels at the durability of the Eagle Point Park buildings, calling them "well preserved."
February 2005	The Dubuque City Council awards the contract for remodeling of the Indian Room restrooms. The rehabilitation project is designed by Anderson Design and Consulting in 2004. Work was performed in 2005.
July 2009	City of Dubuque prepares a Schedule of Proposed Improvements to Bridge Complex that includes repairs to the stone paving, stone at the fireplace, replacement of terrace railings, restoration of the north room at the east pavilion of the Bridge Complex, and lighting improvements. Most of the scheduled repairs appear to have been performed.
August 2009	Architect Steve Ulstad prepares a restoration plan for the north room at the east pavilion of the Bridge Complex, restoring the room to an open-air covered patio with service counter. The Dubuque City Council approves use of students from the Housing Education and Rehabilitation Training (HEART) on-site program to do portions of the work. The project is a collaboration of the Dubuque City Council, Dubuque Community School District, and Four Mounds Foundation.
April 2011	The Indian Room mural restoration by Herb Klinkhammer (Colonial Painting and Decorating) and artists Christine Sheldon-Canonigo and Suzan Sheldon (granddaughters of Joseph Dillon) receives a historic preservation award. The Bridge Complex restoration by Steve Ulstad also receives an award.
May 2015	Architect John Vinci visits Dubuque and gives a presentation on Eagle Point Park, sponsored by Heritage Works, the Dubuque Museum of Art, and the Community Foundation of Greater Dubuque.
July 2016	The Dubuque Museum of Art receives a $14,500 grant to conserve and exhibit drawings of EPP by Alfred Caldwell.
August 2018	The Dubuque City Council awards a contract for the replacement of the roof at the Indian Room to Gronen Restoration.
December 2021	The Dubuque City Council awards the Bridge Complex Roof Replacement Project to Gronen Restoration for $164,199.94.

PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

Site

The site is divided into two sections: an east half and a west half by the Southern Gate Road. The key elements of the site include stone-paved walks, stone parapet walls, and built stone features that create gathering spaces, highlight the landscape, and frame views and vistas (Figure 32). The stone features are constructed of limestone that was quarried nearby.

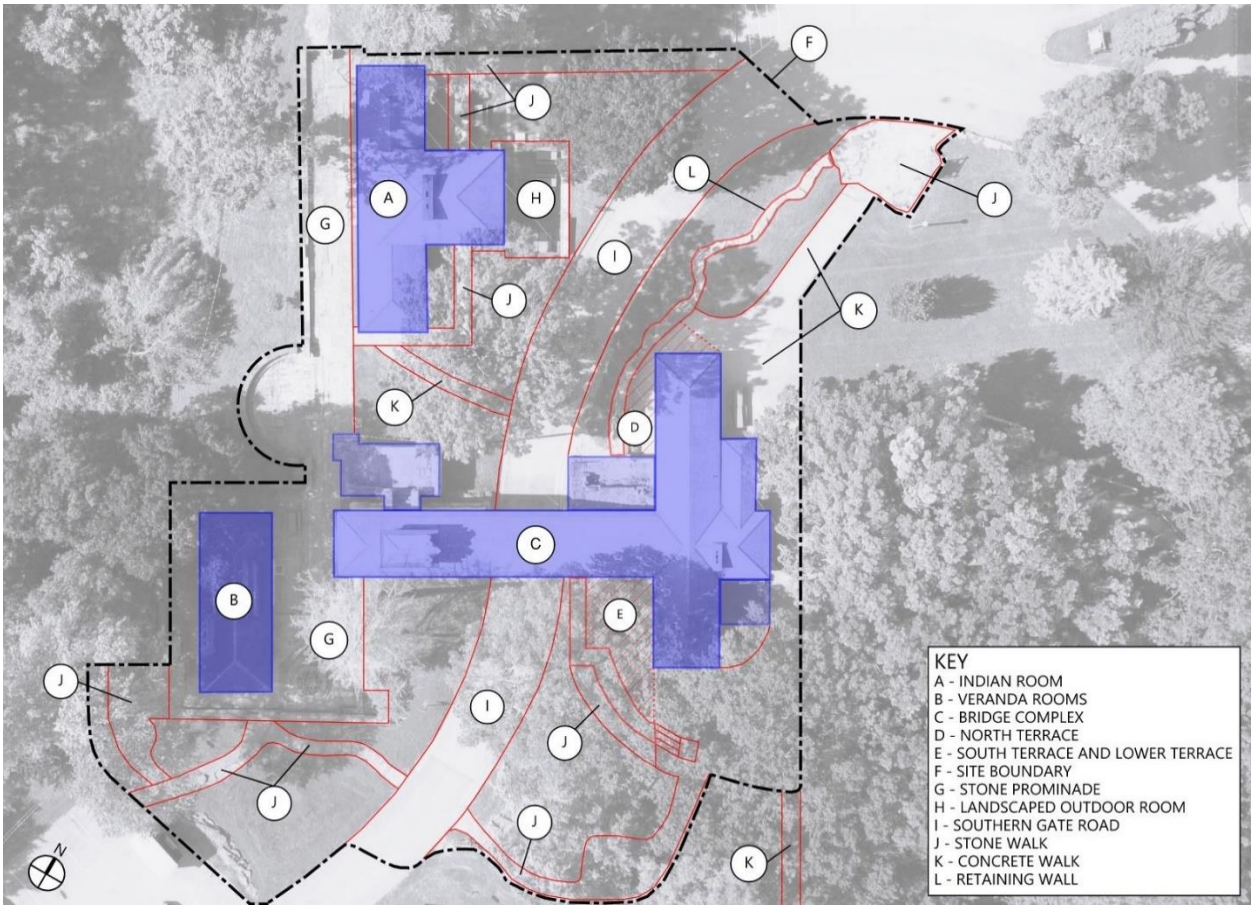

Figure 32. Annotated site plan of study area. (Source: WJE, 2024)

The west half of the site is organized around a stone promenade that extends north–south through the site and connects the three structures that Alfred Caldwell designed as part of his 1934 "City in a Garden" plan for Eagle Point Park. The stone promenade consists of a series of stone terraces, walkways, and steps, including a wide promenade walk that extends along the west elevation of the Indian Room, a stone-paved terrace upon which the Veranda Rooms is situated, and a series of stone steps and landings at the base of the west pavilion of the Bridge Complex (Figure 33 through Figure 35). In addition, the west half of the site includes a landscaped outdoor room that wraps around the east elevation of the Indian Room and is linked to the promenade by a series of stone-paved walks.

The main promenade is constructed of rough-hewn limestone blocks, typically rectangular in shape and varying in size from approximately 8 inches square to blocks as large as 36 inches square. The west side of the promenade is defined by a low-height coursed rock-faced ashlar stone parapet wall with stone coping. The stone units within the parapet wall vary in size and some project as much as 2 inches beyond the plane of the wall, evoking the appearance of the stone in a naturally occurring outcropping. In addition to the rock-faced finish, the sides of the coping unit have a perimeter band, measuring 3/4 inch wide, that has a tooled comb finish. The top of the coping units has a rough textured finish. Stones have been set with joints between them in which grass is growing; these joints survive in some areas today. The promenade includes wide stone steps that step up or down to adjacent terraces. The steps are defined by stone units measuring approximately 16 inches deep and 7 inches tall (Figure 36).



Figure 33. Indian Room, west end of Promenade. (Source: WJE, 2024. All photogrohs taken by WJE unles otherwise noted).



Figure 34. Veranda Rooms, east end of Promenade.



Figure 35. Pavement in Promenade.



Figure 36. The steps are defined by stone units measuring approximately 16 inches deep and 7 inches tall.

At the far south end of the promenade is a stepped stone terrace that creates a stone platform or plinth upon which the Veranda Rooms sits. The terrace steps down to the west of the promenade. It measures approximately 50 feet by 75 feet in plan and, like the promenade, has stone paving consisting of rough-hewn rectangular blocks. A stone parapet wall wraps around the north, west, and south elevations of the terrace (Figure 37). From the terrace, a stone stair extends down to grade at the west. At the base of the stairs is a stone pier, constructed with a vertical channel and measuring approximately 4 inches wide, which extends the full height of the pier and historically supported a wood-framed light post with a wood lantern fixture. The light fixture has since been removed but the channel remains (Figure 38). The wood lantern light fixtures were historically a common feature on the site, typically set into carved niches at the end of stone piers and partial-height walls. While none of the posts remain, there is evidence of at least nine wood lantern light fixtures across the site.


Figure 37. Pavement surrounding Veranda Rooms.


Figure 38. Channel cut into stone walls at Veranda Rooms.

To the east of the Veranda Room terrace is an upper terrace, approximately 24 inches above the height of the Veranda Room terrace. The upper terrace features a circular stone planter and stone benches integrated into the stone parapet wall (Figure 39 and Figure 40). The planter is filled with flowering kale, chrysanthemums, and other perennial and annual plants (Figure 41). As shown in archival photographs, the planter was built to preserve an existing mature tree that has since been removed (Figure 42). The south parapet wall of the upper terrace is constructed in short wall sections, each with its own stone coping, that step up following the sloped topography of the site. The stepped parapet features irregularly shaped stone accents that are set along the length of the wall (Figure 43). Historically, a wood lantern light was located at the east of an opening in the parapet wall and at the mown turf lawn adjacent to the parapet wall.

One of the key features of the promenade area is a semi-circular terrace with a low seat wall. The semicircular terrace is aligned with the west stair at the Bridge Complex (Figure 44 and Figure 45). The space, which is evocative of nearby council rings, provided a gathering area. Like the adjacent promenade, it has rough-hewn rectangular block paving. There is also a low-profile seating bench around the perimeter. Two large stones protrude from the parapet wall at either side of the terrace. The protruding stones have circular holes where bubblers or drinking fountains were once installed (Figure 46). The

plumbing has been completely removed from the southern stone while the one on the north still has some of the piping in place.



Figure 39. The upper terrace features a circular stone planter and stone benches integrated into the stone parapet wall.



Figure 40. Vertical stone at edge of stone bench.



Figure 41. Circular planter.



Figure 42. Photograph from the *Dubuque Telegraph Herald* on May 30, 1937 with tree in circular planter (red arrow). Note the wood lantern lights set along the parapet wall (blue arrow).



Figure 43. Detail of stone at end of the stepped parapet wall.



Figure 44. Circular wall and steps of amphitheater. Note irregular blocks of limestone pavement.



Figure 45. Stone at edge of amphitheater with hole for bubbler.



Figure 46. Bubbler pipe in stone next to amphitheater.

The west half of the site also features stone-paved sidewalks and steps that extend from the promenade to the adjacent road and surface lots. The walks and steps measure approximately 4 feet wide. The steps vary in tread depth but are typically 4 to 6 inches tall (Figure 47). Two stone steps extend from the south end of the Veranda Room terrace and one stone step extends to the east from the promenade, on the north side of the Indian Room (Figure 48). A non-original concrete walk extends from the promenade and to the south of the Indian Room.



Figure 47. The steps vary in the depth of the treads but are typically 4 to 6 inches tall.



Figure 48. Steps leading to Veranda Rooms.

In addition to the promenade with terraces, a landscaped outdoor room wraps the east elevation of the Indian Room. The space is defined by a series of low walls, piers, and retaining walls (Figure 49, Figure 50, and Figure 51). The space is accessed from the stone steps that extend along either side of the Indian Room. Like the parapet walls, the low walls and retaining wall are constructed of coursed rock-faced ashlar stone units. The copings units have a slightly rough texture on the upward-facing surface. The sides of the units are rock-faced with a perimeter band, measuring 3/4 inches wide, that has a tooled combed finish. Large stone units that form benches extend between the stone retaining walls and adjacent piers. As at the stair near the Veranda Room terrace, some of the piers have a vertical channel set within the side of the pier that likely housed a wood post and lantern light fixture. Some of the historic conduit remains (Figure 52).



Figure 49. Landscaped outdoor room as viewed from the northwest.



Figure 50. Landscaped outdoor room as viewed from the southwest.



Figure 51. Landscaped outdoor room as viewed from the south.



Figure 52. The recess for historic lighting features is present at stone pier.

The east half of the site is located across the Southern Gate Road and accessed from an asphalt-paved surface lot to the north. The site features the east pavilion of the Bridge Complex as well as a stone retaining wall, stone apron, and non-original concrete walks. The retaining wall has a serpentine plan that appears to emerge from the landscape like a stone outcropping. The retaining wall starts at the far north end of the site at a stone-paved apron accessed from the road and the adjacent surface lot (Figure 53). The stone apron measures approximately 20 feet square and is constructed of polygonal-shaped stone pavers with a rough stone texture. At the north end, the retaining wall measures approximately 2 feet tall. It extends southward, where it increases to a height of approximately 12 feet and is incorporated into the Bridge Complex structure, first as a retaining wall that supports the north terrace and then as a wall that defines the east side of the covered stone terrace.

The retaining wall is constructed of large, coursed stone units with a rock-faced finish. The serpentine plan of the wall is formed by multiple wall sections, each measuring approximately 10 to 20 feet long, that are curved in plan. The stone units between the curved wall sections are coursed together to create a continuous wall, giving it an irregular and serpentine plan. Typical stone units measure up to 16 inches tall, between 12 inches and 60 inches wide, and approximately 32 inches deep. The units are laid in a staggered pattern with some courses projecting or recessed from the adjacent stone, giving the wall the appearance of a rock outcropping with naturally occurring weathered stone. The stone units are dry laid and have open joints measuring several inches wide, and deep cavities and recesses between stone units (Figure 54).



Figure 53. View of the retaining wall (left) extending to the stone apron with non-original concrete walk.



Figure 54. Dry-laid stone retaining, as viewed from the north.

In addition to the retaining wall, the east half of the site includes a non-original concrete sidewalk that extends south from the stone apron and along the east elevation of the Bridge Complex. A non-original metal-framed sign is located to the east of the stone apron. The sign has a series of wood planks mounted to the framing that are etched and painted to indicate the direction to the Bridge Complex (Figure 55).

Ground-layer plantings are currently mostly turf lawn with occasional horticultural plantings such as plantain lilies (hosta) (Figure 56) and flowering annuals planted in pockets within the stonework and the circular bed near the Veranda Rooms. One small triangular bed of native prairie plantings is located south of the Indian Room, adjacent to the non-original concrete walkways (Figure 57). This small planting of native prairie grasses is much closer in appearance to many other Caldwell landscapes, where he typically planted species native to the area. His description of what he envisioned for the public garden portion of the "City in a Garden" would likely have pertained here: "a miracle of nature, as if in some unaccountable way just this space of beautiful earth had been left unspoiled." As with that garden space, Caldwell intended a diverse array of plantings including sugar maples, birches, native birches, wild roses, a variety of woodland and prairie grasses and wildflowers, and ferns and other native plants rooting in the crevices of the stonework.[141]

Non-original site features include benches, charcoal barbeque stands, water fountains (Figure 58 and Figure 59), and wood-framed picnic benches. Most of the non-original features are positioned along concrete walks and are set on concrete slabs.

[141]Caldwell's vision for plantings in the Garden area of the City in a Garden includes a variety of native plants to Iowa. Caldwell, "Atlantis and Return," 130–131.



Figure 55. A non-original metal-framed sign with etched and painted wood plank direction signage.


Figure 56. Plantain lily (hosta) planted at the base of a wall.


Figure 57. Native prairie plantings in triangular bed near Indian Room.


Figure 58. Non-original site features include benches and picnic tables.


Figure 59. Non-original site features include picnic benches and charcoal barbeque stands.

Condition Assessment

- *Large Gaps and Voids in Dry-Laid Construction.* Large voids were observed at the joints between stone units at the retaining wall that extends under the north terrace and south end of the east pavilion (Figure 60). The voids measured as much as 6 inches wide and to a depth of a few feet. Plants were growing within some of the voids (Figure 61 and Figure 62).
- *Displaced Units and Bulging at the Retaining Wall.* The portion of the retaining wall under the north terrace was observed to have displaced stone units and to be bulging. The bulging was most prevalent approximately 6 feet above grade (Figure 63). The stone units above the bulge appeared to be rotating and tipping backward.
- *Partially Collapsed Stone Parapet Wall.* One location along the west parapet has a stone coping unit that is intentionally oriented vertically rather than horizontal. The stone paving and parapet wall adjacent to this coping unit are displaced and partially collapsed (Figure 64 and Figure 65).
- *Displaced Stone Paving at Veranda Room Terrace.* The stone paving along the west side of the Veranda Room terrace is sunken and displaced. Piles of sand washout were observed at ports in the terrace wall adjacent to the displaced paving (Figure 66 and Figure 67).
- *Open Mortar Joints.* Many of the mortar joints between stone coping units and along stone terrace stair units are cracked, open, or missing (Figure 68). Where open joints are present, cracking was often observed at the adjacent stone units (Figure 69).
- *Localized Displacement.* A few stone units at the semicircular terrace seating areas are displaced or heaved (Figure 70). Typically, the distress is localized to one or two adjacent units per location. However, displacement was also present at pavers adjacent to partially collapsed parapet walls.
- *Biological Growth.* Moss and lichen were observed at most of the stone parapet walls (Figure 71). At a few locations, plants and weeds were observed at the joints between stone paving units (Figure 72). The joints were originally intended to support grasses; however, the grasses have been replaced by weeds, which have a deeper root system that may impact the performance of the paving system.
- *Accessibility.* The stone-paved promenade, walks, and terraces create an irregular and stepped surface, with many changes in level that does not meet current requirements for accessibility (Figure 73). The naturally sloping site and curb along the roads edge are also challenges to providing accessibility.



Figure 60. Large voids were observed at the joints between stone units at the retaining wall that extends under the north terrace and south end of the east pavilion.



Figure 61. The voids measured as much as 6 inches wide and to a depth of a few feet. Plants were growing within some of the voids.



Figure 62. The voids measured as much as 6 inches wide and to a depth of a few feet.



Figure 63. Displacement of stone units and bulging of the wall was most prevalent approximately 6 feet above grade.



Figure 64. The stone paving and parapet wall adjacent to the coping unit are displaced and partially collapsed.



Figure 65. The stone paving and parapet wall adjacent to the coping unit are displaced and partially collapsed.



Figure 66. Displaced stone paving at Veranda Rooms terrace.



Figure 67. Piles of sand washout were observed at ports in the terrace wall adjacent to the displaced paving.



Figure 68. Open mortar joints at stone stair treads.



Figure 69. Open mortar joints at circular planter at Veranda Rooms terrace.



Figure 70. A few stone units at the semicircular terrace seating areas are displaced or heaved.



Figure 71. Moss and lichen were observed at most of the stone parapet walls.



Figure 72. Moss and lichen were observed at most of the stone parapet walls.



Figure 73. Curb at the Southern Gate Road.

Indian Room

The Indian Room has a T-shaped plan consisting of a two-story community room, measuring approximately 25 feet by 35 feet, and a one-story restroom wing, measuring approximately 15 feet by 75 feet, which is perpendicular in plan to the main wing. The building is oriented on an east-west axis with the restroom wing located on the west. The building is constructed of stone and features exterior balconies with wood-framed walls on the second floor of the west elevation (Figure 74). A full height projecting rectangular window bay, measuring approximately 27-1/2 inches deep by 14-1/2 feet wide, extends from the east elevation of the two-story community room. Projecting bays, measuring approximately 10-1/2 feet wide by 12 inches deep, are centered on the north and south elevation of the restroom wing. A recessed vestibule is centered on the west elevation of the one-story restroom wing and includes a stone pier and access to the individual restroom enclosures (Figure 75). The roofs, which are wood-framed and have wide overhanging eaves, include a pyramidal roof over the community room and a hip roof over the restroom wing. As described above, the surrounding site includes stone partial-height walls, retaining walls, and other small-scale features that form a landscaped outdoor room to the east of the building as an exterior expansion of the interior spaces (Figure 76). The building is situated on the west side of the Southern Gate Road, to the north of the west pavilion of the Bridge Complex, and immediately east of the stone promenade.

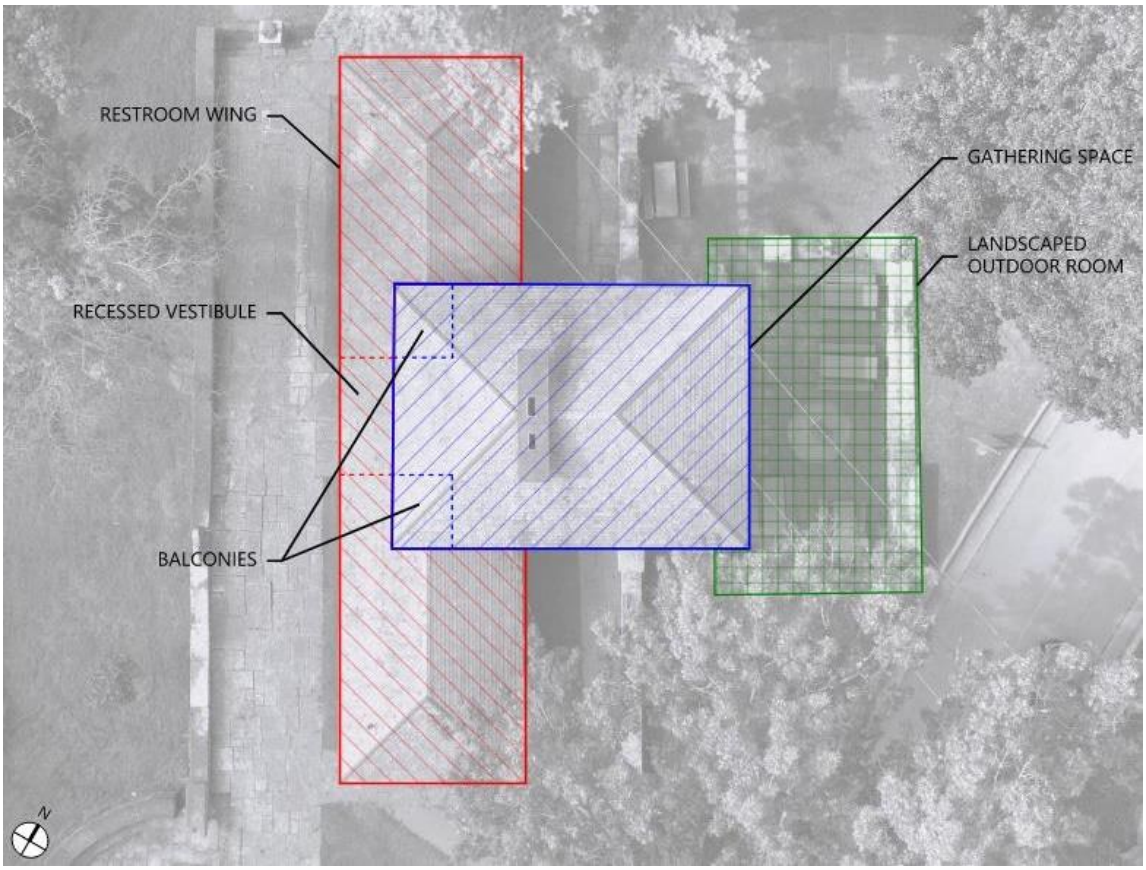

Figure 74. Diagram showing the configuration of spaces at the Indian Room (Source: WJE, 2024).



Figure 75. Recessed vestibule centered on the west elevation of the one-story restroom wing.



Figure 76. Landscaped outdoor room to the east of the building.

Structural Description

Foundation

The foundation of the building was not visible; however, based on drawings for the adjacent buildings constructed at approximately the same time and conditions observed on site, the foundation likely consists of a concrete footing, measuring approximately 36 inches to 48 inches deep and supporting the exterior stone walls and chimney. Portions of a concrete foundation are visible below the stone paving at the recessed vestibule.

Walls and Roof Structure

The walls of the building consist primarily of load-bearing mass masonry stone and are described in more detail under the *Walls* section of this report.

The roof appears to be wood framed and, based on observations from adjacent buildings constructed at the same time, likely consists of a wood ridge beam and rafters with wood plank sheathing. The roof framing was not visible at the time of the survey.

Exterior Description

Walls

The exterior walls of the Indian Room are constructed of local, beige-colored limestone and consist of rock-faced ashlar units set in a random coursing with some units projecting as much as 4 inches beyond the plane of the wall (Figure 77). The walls measure approximately 18 to 19 inches thick and are constructed mostly of two wythes of stone, although some units are full depth. Full depth units are located at headers, sills, and coursed units near the base of the wall. Stone units range in size from 6 inches to 44 inches in length by 2 inches to 10 inches in height. Several of the projecting stone units at the two-story wing of the Indian Room are square in shape (Figure 78). A water table wraps around the lower portion of the building, approximately 16 inches above grade near entrances (Figure 79). The water table and wall area below the water table extend approximately 13 inches beyond the plane of the wall above,

creating a shallow bench around the perimeter of the building. The water table units measure 8 inches tall and, in addition to the rock-faced finish, have a tooled perimeter band, measuring 3/4 inch wide, with a combed finish (Figure 80). The corners of the building are articulated by alternating courses where the stone units project beyond the adjacent course.

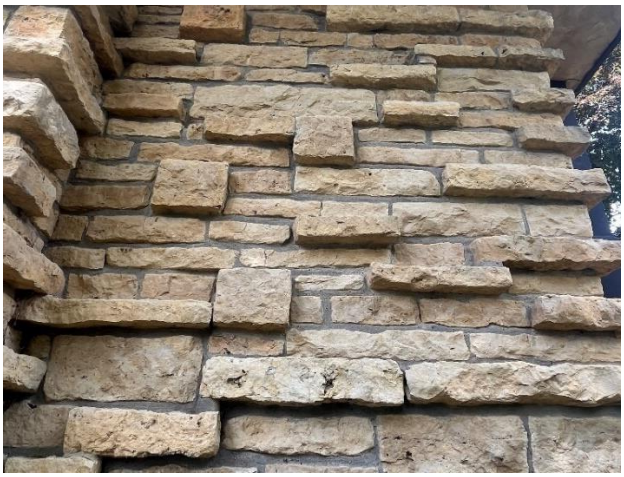

Figure 77. Random stone coursing and projecting stone units at exterior walls.



Figure 78. Square shaped projecting stone units at the two-story wing.



Figure 79. Stone watertable at base of building elevation.



Figure 80. Rock-faced finish stone watertable unit.

Windows

There are four types of wood-framed windows in the Indian Room, all of which have exterior wood-framed screens. The wood frames and sash are typically painted brown.

The large rectangular window bay at the east elevation of the building consists of an upper and lower wood frame, each divided into six sections by mullions: four on the east elevation and one on each of the

north and south elevations. The window system is situated on the top of a partial-height stone wall, set back approximately 3 inches from the edge of the stone coping (Figure 81).

The lower window frame measures approximately 6 feet tall and consists of a 2x8 wood sill with vertical mullions clad with wood and measuring 6 inches wide by 8 inches deep.[142] Corner mullions are clad with wood and measure 9-1/2 inches square. The head of the frame measures 6 inches wide and 8 inches deep. There is a wood-framed double casement window within the four window openings on the east elevation and a single casement sash on the north and south openings (Figure 82). Each sash measures 16-3/4 inches wide by 71 inches tall and is set back 6 inches from the exterior face of the window frame. The sash frames measure 1-3/4 inches deep and consist of head and side rails measuring 2-1/2 inches wide and a bottom rail measuring 3-1/2 inches tall. The sash is divided into two rows of six glass lights by wood muntins measuring 1 inch wide. Each glazing light measures approximately 5-1/2 inches wide by 10 inches tall. A wood trim piece with a curved profile is applied along the bottom rail of each sash, forming a drip edge measuring 1/2 inches wide. The interior of the sash is flush with the interior face of the mullions.

Typical hardware for each sash includes three five-knuckle hinges, a top and bottom sash lock on one of the sash in each window system, and a pull handle. The wood-framed screen is flush with the exterior face of the window frame. The screen has two layers of metal mesh screening and is divided into sections by wood mullions (Figure 83). Screen hardware consists of spring pins that extend into pre-drilled holes in the frame. The interior window stool consists of two 2x8 wood members, painted brown (Figure 84).

The upper window frame within the rectangular window bay measures 43 inches tall and, like the lower frame, consists of a 2x8 sill and wood mullions that divide the window into an upper and lower light. The 2x8 header of the wood frame is anchored into the stucco soffit (Figure 85).

Each opening in the upper window frame has a wood-framed fixed sash, measuring approximately 34 inches wide by 43 inches tall with glass glazing. The fixed sash is set back 1-1/2 inches from the exterior face of the frame. Similar to the lower windows, a wood-framed screen with two plies of metal mesh screening is positioned outboard of the sash (Figure 86).

[142] Terms such as 1x2, 1x8, 2x4, 2x6, and similar nomenclature used in reference to the size of wood members indicate the nominal dimension of the board when first cut, prior to being dried and planed. These terms are often used to denote milled boards rather than hand-hewn boards or timbers. The actual dimension of the board is smaller. When 1x or 2x are used to reference wood members, it indicates that the boards all have a common thickness. Other dimensions of the board were not visually apparent or range in size.


Figure 81. Rectangular bay window at the east elevation.


Figure 82. Interior view of rectangular window bay.


Figure 83. Lower windows, one with exterior screen removed.


Figure 84. Interior window stool.


Figure 85. Interior of rectangular window showing upper sash and separating rail.


Figure 86. Window at return elevation of rectangular window bay.

Projecting window bays are located at the north and south ends of the restroom wing (Figure 87). The window system consists of three double casement windows with fixed sash windows on the east and west returns. The opening measures approximately 40 inches tall by 10-1/2 feet wide and consists of a 2x10 sill (Figure 88). The corners of the bay have mullions, measuring 6 inches wide by 9-1/2 inches deep. The window head is constructed of a wood header, measuring 4 inches tall by 9-1/2 inches deep, mounted to the stucco soffit (Figure 89). At the interior, there is a wood stool measuring 4-1/2 inches that extends beyond the sill. Window openings measure 33 inches wide by 34 inches tall and consist of a pair of casement sash. The frame of the sash measures approximately 16 inches wide by 1-3/4 inches deep and is aligned with the exterior face of the window frame. The bottom of the frame has a routed recessed channel measuring 1/2-inch wide by 1/4-inch deep and appears to form a drip to manage the water. Typical hardware includes two five-knuckle hinges per sash, a vertical slide lock that extends into a pocket in the sill, and a hydraulic hinge at the top of each window sash (Figure 90 and Figure 91). A single wood-framed screen is mounted over the exterior face of the double sash, making the window inoperable.

At the return of the projecting bay are wood-framed fixed sash windows. The window openings measure approximately 4 inches wide by 34 inches tall and have vertically oriented grooved glazing.

Corner window openings are located on the west elevation, at the corners of the restroom enclosures. The window frame is constructed of 2x8s with a corner million measuring 6 inches by 7 inches. Window openings measure 32-1/2 inches wide by 37 inches tall and, similar to the projecting window bays, the openings consist of double casement windows flush with the exterior face of the frame and with a 1/2-inch routed channel along the bottom of the frame (Figure 92). The windows have five-knuckle hinges and a single wood-framed screen mounted over the exterior of the sash, making the windows inoperable (Figure 93).

Small single sash window openings are located at the sides of the stone pier at the recessed alcove to the restroom enclosures. The windows consist of wood-framed casements that swing to the interior (Figure 94 and Figure 95). The window openings consist of wood sills, measuring approximately 1-1/2 inches tall by 4 inches deep, with frames that range in size from 10 inches to 16 inches wide by 12 inches to 24 inches tall. Metal mesh screening is stapled to the exterior face of the sash (Figure 96). Hardware includes two five-knuckle hinges and a semicircular pivot latch. Some of the sash have been removed and infilled with non-original galvanized metal panels (Figure 97).



Figure 87. Projecting window bays located at the north and south ends of the restroom wing.



Figure 88. Interior view of projecting window bay at restroom wing.



Figure 89. Return bay at projecting window at restroom wing.

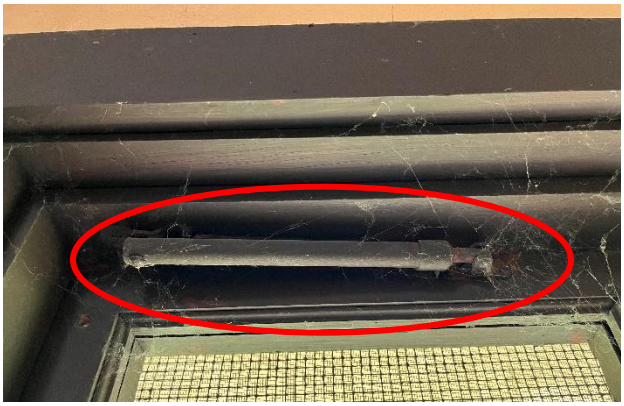

Figure 90. Typical hardware includes a hydraulic hinge at the top of each window sash.



Figure 91. Vertical slide lock extending into a pocket in the sill.



Figure 92. Corner window openings at restroom enclosures.



Figure 93. Wood-framed screen mounted over the exterior of the sash, making the windows inoperable.



Figure 94. Window opening at sides of stone pier, operable from the interior.



Figure 95. Wood-framed casements that are operable from the interior.



Figure 96. Metal mesh screening stapled to the exterior face of the sash.



Figure 97. A removed sash infilled with non-original galvanized metal panel.

Doors

Dutch doors are located on the north and south elevations and provide access from the exterior into the community room of the Indian Room. Both Dutch doors have a wood frame, measuring 7-1/2-inches deep, with wood 1x2 casing. Above the wood header is a stone lintel that extends the full depth of the wall, measures approximately 6 inches tall, and bears 8 inches on the stone at either side of the door frame. (Figure 98)

Each Dutch door measures approximately 39-5/8 inches wide by 77-1/2 inches tall with a 32-inch-tall upper sash. The doors consist of three plies of 1x board and measure approximately 2-3/8 inches thick (Figure 99). The interior and exterior of each door leaf has vertically-oriented tongue and groove boards measuring 5-3/8-inch-wide. The lower leaf also includes a wood cap trim that projects 1-1/2 inch beyond the exterior face of the door. The upper leaf of the south door is unique in that the exterior face has 3-1/2-inch-wide boards in lieu of the typical 5-1/2 inch boards and it is reinforced with metal straps that span horizontally across the top and bottom of the leaf (Figure 100). Door hardware includes two five-knuckle hinges on each leaf and non-original surface-mounted pull handles and slide latches. The hardware at the north door is mounted on the interior face of the door and the hardware at the south door is mounted on the exterior face. In addition to the hardware, there are non-original surface-mounted signs (Figure 101).



Figure 98. Dutch door with a stone lintel.



Figure 99. The doors consist of three plies of 1x board and measure approximately 2-3/8 inches thick.



Figure 100. The upper leaf of the south door is reinforced with non-original metal straps that span horizontally across the leaf.


Figure 101. Non-original surface-mounted sign.

Non-original restroom doors measure approximately 34-5/8 inches wide by 73-1/2 inches tall by 2 inches deep. They are set in a 5-1/2-inch-deep frame that is set flush with the interior face of the wall. Door casing measures 1 inch by 4-1/2 inches at the interior face and 1 inch by 1-1/2 inches at the exterior face. A wood lintel, measuring 2-1/2 deep tall by 23 inches deep, spans across the opening. The lintel bears 4 inches on the stone at either side of the opening and projects 2 inches beyond the plane of the adjacent stone wall (Figure 102). The wall space above the lintel is clad with stucco on wood framing that is set back for the edge of the lintel, creating a ledge above the door opening. At the upper half of the door leaf are two side-by-side screened panels separated by a wood mullion. The lower half of the door has a faux recessed panel (Figure 103). Door hardware includes three five-knuckle hinges, pull latch, mortise lock, and a surface-mounted door stop (Figure 104).

The second-floor balcony doors are non-original wood-framed double doors. The frame is approximately 7 inches deep and has wood casing, measuring approximately 6 inches wide at the jambs and 3-1/2 inches wide at the door head (Figure 105). A wood threshold, measuring 3-1/4 inch wide, separates the interior from the exterior (Figure 106). Based on archival documentation, the doors replaced wood-framed single-leaf fifteen-light doors that were present at original construction (Figure 107).

Each door leaf measures approximately 15 inches wide by 74-1/2 inches tall and has a center glazing panel, measuring 7 inches wide by 56 inches tall (Figure 108). At the bottom of the glazing panel are four horizontal mullions, spaced approximately 4-1/2 inches on center. Typical hardware includes three five-knuckle brass hinges at each door leaf, pull handles at the exterior face of the leaves, an interior surface-mounted slide latch, and a surface-mounted top bolt that extends into the wood frame. There is a hole in the flooring that appears to have been for a receiver for a surface-mounted floor latch; however, the latch is not present (Figure 109).



Figure 102. Non-original restroom door with wood lintel bearing on stone.



Figure 103. Faux recessed panel at the lower half of the door.



Figure 104. Non-original surface-mounted door stop.



Figure 105. Second-floor balcony door.



Figure 106. A wood threshold separates the interior from the exterior.

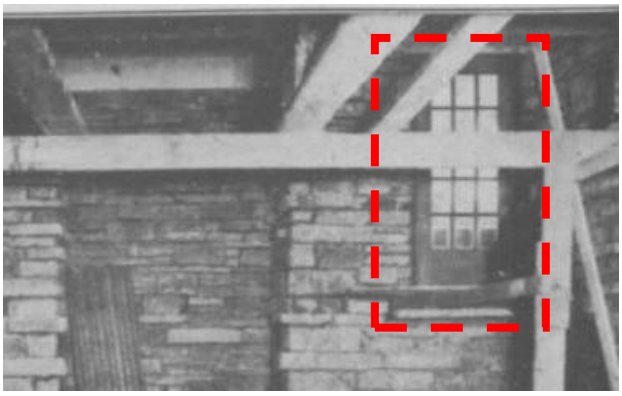

Figure 107. Photograph from the *Dubuque Telegraph Herald* article, dated December 2, 1934, showing a single-leaf fifteen-light balcony door in place during construction (dashed outline).



Figure 108. Interior view of balcony door.



Figure 109. A hole in the flooring that appears to have been for a receiver for a surface-mounted floor latch.

Roof

The building has two hip roofs: one over the two-story wing and one over the one-story wing. Both roofs have wood shingles that range in width from 6 inches to 8 inches wide, with the bottom 5 inches of each shingle exposed to view. The main ridge of each roof is capped with wood shingles. Copper flashings are located at the interface between the roofing and stone walls. The copper flashing is regletted into the joints in the stone and is set in sealant (Figure 110 and Figure 111). Aluminum caps and flashings have a red finish and were installed as part of the roof replacement performed in 2019. Rectangular aluminum cap trim is located over the hip ridges. An aluminum drip edge wraps around the wood fascia and surface-mounted aluminum flashings are installed along the roof edge at the two terraces on the west elevation (Figure 112). In addition to the roof shingles and flashing, the roof has a wood 2x6 fascia, painted brown, with a coved wood trim located below the drip edge flashing (Figure 113). The roof has a wide overhanging eave that measures 16 inches deep and is clad with stucco. The stucco measures 5/8 inches thick and has expanded metal lath secured to the wood framing (Figure 114). At the north and east ends of the restroom wing, the eaves measure approximately 48 inches deep.



Figure 110. Copper flashing at stone chimney.



Figure 111. Copper flashing at restroom wing, set in sealant.



Figure 112. An aluminum drip edge wrapping around the wood fascia.



Figure 113. Wood fascia with coved wood trim located below the drip edge flashing.



Figure 114. Stucco at overhanging eaves.

Vestibule

An open-air recessed vestibule is centered on the west elevation of the restroom wing and provides access to each of the individual restroom enclosures. The vestibule is accessed by a step from the main stone promenade that extends along the west side of the building. Stone pedestals flank the entrance to the vestibule and have non-original urns (Figure 115). Two wood posts, located adjacent to the pedestals, are supported on a concrete foundation and have non-original signs indicating the restrooms (Figure 116). The wood posts are routed along the side and have five vertical slits cut into the wood, an indication of the previously existing light fixture and wood decorative elements mounted to the top of the post at one time. The vestibule has large polygonal-shaped pavers, measuring 2 inches thick, which have a rough texture, vary in size, and are set in grout (Figure 117). The pavers range in size from 6 inches to 36

inches wide, with smaller units filling in the gaps between larger units (refer to Figure 117). At the east side of the vestibule is a stone pilaster measuring approximately 6 feet wide by 27 inches deep that abuts the wall. The base of the pilaster projects 13 inches from the face of the stone, forming a bench that wraps the pilaster and extends onto the adjacent wall, and the corners of the pilaster are articulated by alternating stone courses that project beyond the adjacent course. The ceiling of the vestibule is clad with stucco and features two bands of 1x4 wood trim, painted dark brown, with a geometric design (Figure 118).



Figure 115. Open air recessed vestibule at west elevation of restroom wing.



Figure 116. Non-original signs indicating the restrooms.



Figure 117. Polygonal-shaped pavers with a rough texture, set in grout.



Figure 118. Wood trim at soffit of recessed vestibule.

Balcony

Accessed from the second floor of the community room are two exterior balconies. The balconies have partial-height stucco-clad balustrade walls (Figure 119). Both sides of the balustrade walls are clad with stucco measuring 3/4 inches thick, applied on expanded metal lath and painted beige. The top of each balustrade has a wood top rail and trim. A non-original wrought iron rail is mounted to the wood balustrade rail and to the underside of the stucco soffit (Figure 120). The wrought iron railing consists of a 1-inch-wide by 1/8-inch thick top and bottom bar with 1/2-inch balusters spaced at 5-1/4 inches on center. The balcony floors are 3-1/4-inch-wide tongue-and-groove planks. A rounded base trim board, measuring 3/4 inches tall and up to 1-1/8 inches wide, is notched around the stone (Figure 121).



Figure 119. Second-floor exterior balcony with partial-height stucco-clad balustrade walls.



Figure 120. Non-original wrought iron rail mounted to the wood balustrade rail and to the underside of the stucco soffit.



Figure 121. Rounded base trim board notched around the stone.

Interior Description

The interior of the building consists of a two-story space, referred to as the community room. The space is located at the east end of the structure and directly accessed from the exterior. Within the space, there is a large stone fireplace that is the centerpiece of the building interior. A wood-framed stair is located to the north of the fireplace and an interior wood-framed door is located to the south of the fireplace. The door provides access to the mechanical room that includes plumbing and electrical equipment. The stairs provide access to the second-floor level overlook. At the overlook is an upper fireplace that shares the stone flues from the lower-level fireplace. In addition to the fireplace, there is a niche centered on the west side of the space with a built-in bench, an interior Juliet balcony located to the south of the fireplace and overlooking the community room, and access to the previously described exterior balconies. The Juliet balcony measures 40-1/2 inches tall and 48 inches wide and includes a planter box that projects 16 inches outboard of the balcony and measures 16-1/2 inches tall by 39-1/2 inches wide. The community room also includes a mural that wraps around the top of the walls on the north, west, and south elevations.

Interior spaces at the restroom wing include a women's restroom, measuring approximately 15 feet by 17 feet, to the north and a similarly sized men's restroom to the south. Between the two restrooms is the previously described open-air recessed vestibule (Figure 122).

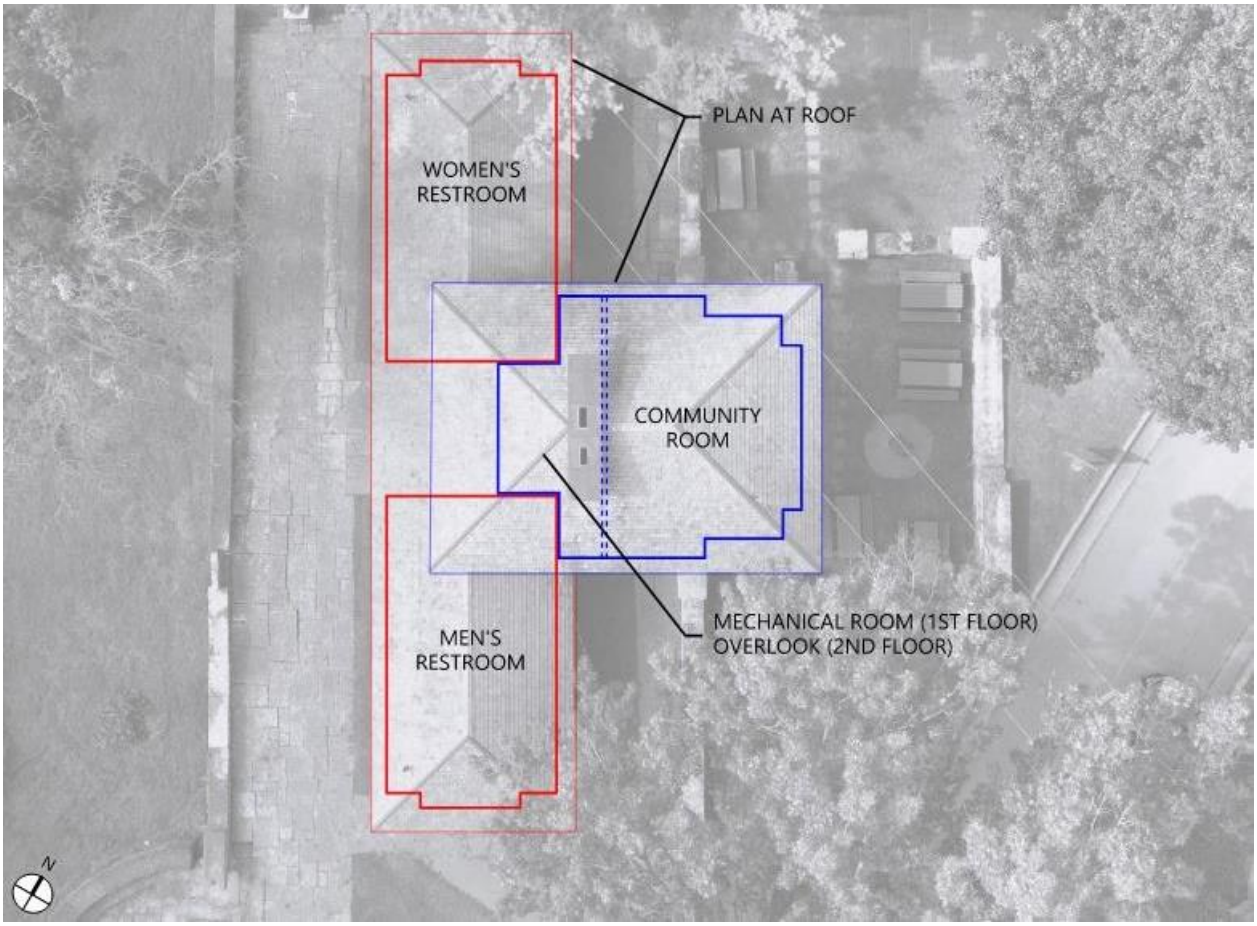

Figure 122. Interior plan diagram at the Indian Room (Source: WJE, 2024).

Flooring

Interior flooring varies throughout the building. Original flooring is located at the community room and second-floor overlook. At the community room, the flooring consists of polygonal-shaped stone pavers, measuring 2 inches thick, that have a rough surface texture and are set in grout. The pavers have an irregular shape and range in width from 8 inches to 48 inches, with smaller units filling gaps between the larger units (Figure 123). At the upper overlook level, the flooring consists of 3-1/4-inch-wide tongue-and-groove wood boards running north-south (Figure 124). The wood flooring extends onto the exterior balconies.

The mechanical space flooring is set approximately 12 inches below the flooring of the community room and is accessed from two steps at the interior door threshold. Some original flooring remains at the mechanical space. The south half of the space has wood tongue-and-groove flooring, measuring approximately 5-1/2 inches wide.

Non-original cast-in-place concrete flooring is located at the north end of the mechanical space and at the restrooms. The flooring was replaced during modifications performed to the restrooms in 2005. The concrete flooring has a polished finish (Figure 125).



Figure 123. Polygonal shaped pavers in the community room.



Figure 124. Tongue-and-groove wood boards at upper overlook level.



Figure 125. Polished concrete flooring in restrooms.

Walls

The interior face of the exterior walls is exposed stone, as described under the exterior walls section above. In addition to the exposed stone, a mural wraps along the top of the wall at the length of the north and south elevations and at the niche on the west elevation (Figure 126). The murals are painted on wood panels measuring 14 inches tall, with 1x4 wood trim along the top and bottom, leaving a space of 11 inches for the mural. The murals depict Native American themes including chiefs and princesses, shapes and symbols, and a trifold suggesting Dubuque history. The murals are covered by non-original, 1/8-inch-thick glazing secured to the wood trim with Phillips head screws (Figure 127). In addition to the murals, original light fixtures are mounted directly to the stone walls.

The upper portion of the walls, above the mural at the west elevation, are plaster applied to expanded metal lath and measure 5/8 inch thick. There are two wood-framed access panels, one at either side of the niche at the second-floor level. Each panel is covered by a wood trim and plywood panel secured into place with screws. and the space behind the panels is not accessible.

The walls of the Juliet balcony measure 4 inches deep and are clad on both sides with plaster, applied on wood lath, with metal corner beads. Parallel wood trim bands, measuring 1-1/4 inches wide and spaced 3 inches on center, extend horizontally and diagonally across the plaster balcony walls (Figure 128). The top of the balcony walls have a wood 2x8 top rail (Figure 129). The plaster is painted beige and the wood has a dark brown stain. In addition to the plaster finish, there is a dedication plaque mounted to the wood framing at the base of the balcony. The brass dedication plaque reads “In memory of / Leo J. Clemens / Park Commissioner” (Figure 130).

Non-original walls are located at the men’s and women’s restrooms. The walls along the west elevation are clad with gypsum board on wood 2x4 framing to a height of approximately 6 feet. The gypsum board finish conceals the plumbing pipes and conduit for the toilets and sinks (Figure 131). Evidence of previously existing interior partition walls is located at the north and south ends of the restrooms and consists of remnants of mortar and sealant on the exterior stone walls (Figure 132).



Figure 126. Mural along the top of the stone wall.



Figure 127. Non-original, 1/8-inch-thick glazing covers the mural.



Figure 128. Wood trim bands extend horizontally and diagonally across the plaster balcony walls.



Figure 129. The top of the balcony walls have a wood 2x8 top rail.



Figure 130. Brass dedication plaque at base of balcony.



Figure 131. Gypsum board finish (arrow) concealing the plumbing pipes and conduit for the toilets and sinks.



Figure 132. Evidence of previously existing interior partition wall.

Ceiling

The interior of the building has original plaster ceilings, painted light beige, that follow the hip roof form of the roof (Figure 133). At the community room and immediately adjacent to the fireplace are two bands of wood trim, each measuring 3-5/8 inches wide and painted dark brown, that create a rectangular pattern, measuring approximately 5 feet wide, that spans north-south across the roof gable. Within the rectangular pattern are two square wood blocks (Figure 134). A circular area with discoloration and holes in the plaster is located at the peak of the ceiling and is evidence of a previously existing light fixture that has since been removed. Previous plaster patches were visible at both sides of the chimney (Figure 135). The patches have an irregular pattern and have not been painted to match the historic plaster.

The ceiling in the mechanical room behind the central fireplace is plaster on wood lath, which is attached to the underside of the second-floor framing (Figure 136). Much of the plaster has been removed, leaving the wood lath exposed. The few pieces of plaster that remain are 3/8 inch thick with a yellow/beige finish coat (Figure 137).

In each restroom, the plaster ceiling finish follows the slope of the roof and features non-original 1 inch by 1-1/2-inch wood trim, painted reddish brown (Figure 138). The bands are spaced approximately 48 inches apart.



Figure 133. Plaster ceilings following the hip roof form of the roof.



Figure 134. Two square wood blocks within the rectangular pattern.



Figure 135. Previous plaster patches at the sides of the chimney.



Figure 136. The ceiling in the mechanical room is plaster on wood lath.



Figure 137. Remaining 3/8-inch-thick plaster with a yellow/beige finish coat.



Figure 138. Restroom ceiling with non-original wood trim.

Doors

An interior door measuring 27 inches wide by 66 inches tall is located on the first floor, south of the fireplace and underneath the Juliet balcony. The door provides access to the mechanical space and has a wood frame measuring 5-1/2 inches deep. There is a wood panel transom on either side of the door that is notched around the irregular profile of the stone (Figure 139). The door is constructed of 1x6 panels with 1/2 inch by 1-inch vertical trim on the main gathering room face of the door leaf and 2x6 horizontal reinforcing on the mechanical room face of the door leaf (Figure 140 and Figure 141). There is a pull handle and latch on the community room face of the door and three knuckle hinges with brackets on the mechanical room face of the door.



Figure 139. Wood panel transom notched around the profile of the stone.



Figure 140. Vertical reinforcing on the main gathering room face of the door.



Figure 141. Horizontal reinforcing on the mechanical room face of the door.

Stairs

A wood staircase is present on the north side of the fireplace (Figure 142 and Figure 143). The stair retains much of its historic fabric, although significant structural modifications were implemented, circa 2022. The structure of the stair consists of a 2x10 stringer notched to support the individual wood treads. A 2x6 post supports each stringer at mid-span. The original wood stair treads measure 2-1/4 inches thick and have a tread depth of 11-1/4 inches. The rise between treads is 8-1/4 inches. Three stacked wood blocks, alternating in size between larger 2x4 blocks and smaller 2x3 blocks, support the ends of the treads. The upper treads are positioned to overhang the lower treads by 3-1/2 inches. Non-original structural modifications include the addition of a 2x10 wood riser secured to the stringer with steel angles and screws (Figure 144).

The stair rail consists of a 3-1/2-inch-square newel post and intermediate posts that are secured to the stair treads and a top rail consisting of a 2x6 secured to the posts with screws (Figure 145). The original wood members and non-original repairs and replacement members are stained dark brown.

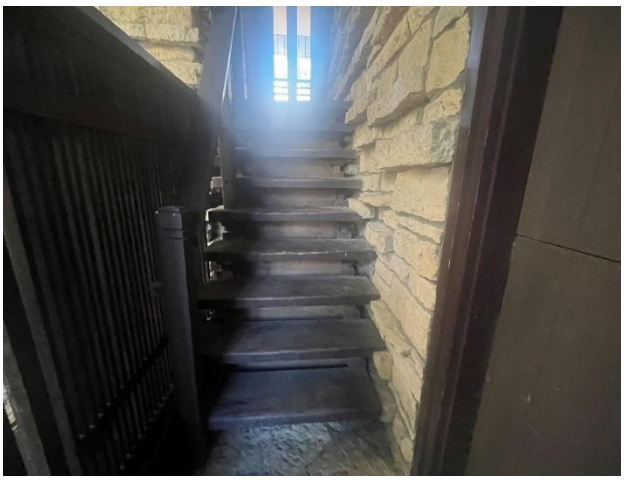

Figure 142. Wood staircase at the north side of the fireplace.



Figure 143. Close-up view of stair risers at the north side of the fireplace.



Figure 144. Non-original 2x10 riser secured to the stringer with stainless steel angles.



Figure 145. Top rail consisting of a 2x6 secured to the posts with screws.

Fireplace and Chimney

The focal point of the Indian Room is the large stone chimney that extends two stories in height and separates the interior spaces (Figure 146). The chimney includes an upper and lower fireplace, each with a stone hearth. Similar to the exterior walls, the chimney is constructed of random coursed rock-faced ashlar stone units, some of which project from the plane of the wall. Within the chimney there are unique stone features either carved or set into the stone coursing.

On the first floor, the firebox measures approximately 75 inches wide by 25 inches tall. A large stone mantel, measuring 8 inches deep, spans across the firebox opening and is supported by a steel angle (Figure 147). The south end of the mantel features carved decoration that includes a configuration of rectangular reliefs and carvings in concentric circles (Figure 148). The mantel is supported on either side by stone piers. Above the mantel are two large accent stones: a face bed stone unit that measures approximately 30 inches by 42 inches, and a large projecting stone unit that measures approximately 60 inches long and 10 inches tall. A stone hearth is in front of the firebox, and although not shown in the original drawings, appears to be original. The hearth has a combed tooling pattern, measuring 3/4 inch wide, along the edges of the stones.

Approximately 12 feet above the first floor level, at the north end of the east chimney elevation, is an irregular-shaped opening that was intentionally constructed and extends through the depth of the chimney. The coursed stone gap measures between 4 and 10 inches wide (Figure 149).

The upper fireplace is located on the south end of the west elevation of the chimney, at the second floor (Figure 150). The fireplace has a load-bearing arched opening with expressed stone voussoirs (Figure 151). Extending across the arched opening is a large mantel stone, supported on a steel angle, with square carvings on the face of the stone. The mantel features geometric carvings: a series of offset lines forming a rectilinear pattern at the south end of the mantel and a small rectangular carving and a series of concentric squares at the north end of the mantel (Figure 152 and Figure 153). At the southwest corner of the chimney is a series of stacked small and large square stone units (Figure 154 and Figure 155). The rectangular shape of the ashlar rock-faced units and horizontal coursing accentuated by projecting stone courses, enhance the theme of the geometric carvings at the mantel. The hearth consists of polygonal-shaped stone pavers with a rough texture that are flush with the wood flooring (Figure 156). The firebox consists of 4x8 clay brick at the base and common brick at the upper portion of the firebox.


Figure 146. Large stone chimney extending two-stories.

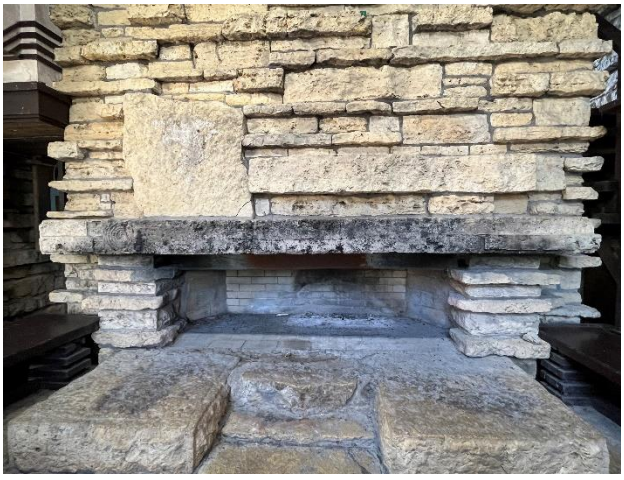
Figure 147. Stone mantel spanning across the firebox opening.



Figure 148. Concentric circles carved as decoration in mantel stone.



Figure 149. Irregular-shaped opening in the chimney.



Figure 150. The upper fireplace located on the west elevation of the chimney, at the second floor.



Figure 151. Load-bearing arched opening with expressed stone voussoirs.



Figure 152. Square carvings at the face of the upper fireplace mantel.



Figure 153. Geometric carvings at the upper fireplace mantel.


Figure 154. Small and large stacked square stone units.


Figure 155. A series of stacked small and large square stone units at the southwest corner of the chimney.


Figure 156. Stone hearth flush with the wood flooring.

Furniture

The community room has three built-in benches, one under the projecting rectangular window bay on the east elevation of the building and one on each side of the lower fireplace. (Figure 162) The bench at the east elevation supports part of the window sill (Figure 157). The seat extends to the stone walls on each side and measures approximately 11 inches deep, 2 inches thick, and 11 feet 6 inches long. The bench seat has sturdy wood supports on either end of the bench seat (Figure 158). The wood supports consist of a solid wood base, measuring approximately 2 inches thick by 3 feet wide, upon which is a wood pier. In addition to the pier, the wood base supports vertical post that extends through the bench seat to the underside of the wood window stool. In addition to the post, six wood pickets, each measuring 5/8 inches square and spaced 1-1/2 inches on center, form a decorative screen that extends from the wood base and to the underside of the window stool. At the north end of the bench is a second wood bench, measuring 17 inches in height, that extends perpendicular to the main bench (Figure 159). The perpendicular bench

has a wood base, measuring approximately 2 inches thick by 8 inches deep, and a wood-framed post and vertical wood posts and spindles that support a top rail, also measuring 2 inches tall by 8 inches deep. A table that was originally used with the bench has since been removed and is presently being stored in the attic of the City of Dubuque Park Division maintenance facility. Based on comparison of archival photographs from 1936, the bench was installed after original construction.

In addition to the window bench, benches extend perpendicular to the wall on either side of the fireplace mantle, forming an inglenook around the fireplace (Figure 161 and Figure 162). The bench seats are approximately 66 inches wide by 21-1/2 inches deep with the top of the seat approximately 16 inches above the finished floor. The legs of the bench are approximately 37 inches apart and consist of four 2x2 square wood posts that extend through four 2x8 boards with 2 inch vertical spacing between the boards (Figure 163). A 2x8 base board with a 2x14 board turned on its side extend perpendicular between the bench legs to provide additional support. The north bench has a back measuring approximately 54 inches tall by 56 inches wide, consisting of thirty vertical wood spindles, each measuring 5/8-inch square and spaced 1-1/4 inches apart, that form a screen. There are two 1-1/2-inch square vertical members on each side of the spindles. The screen is capped by a 2x8 top rail (Figure 164). The south bench originally had a similar back, but it has been removed.6,



Figure 157. The bench at the east elevation.



Figure 158. Sturdy wood supports on either end of the bench seat.



Figure 159. A second wood bench extending perpendicular at the north end of the bench.



Figure 160. The front edge of the bench aligned with the outside of the mantel support stones.

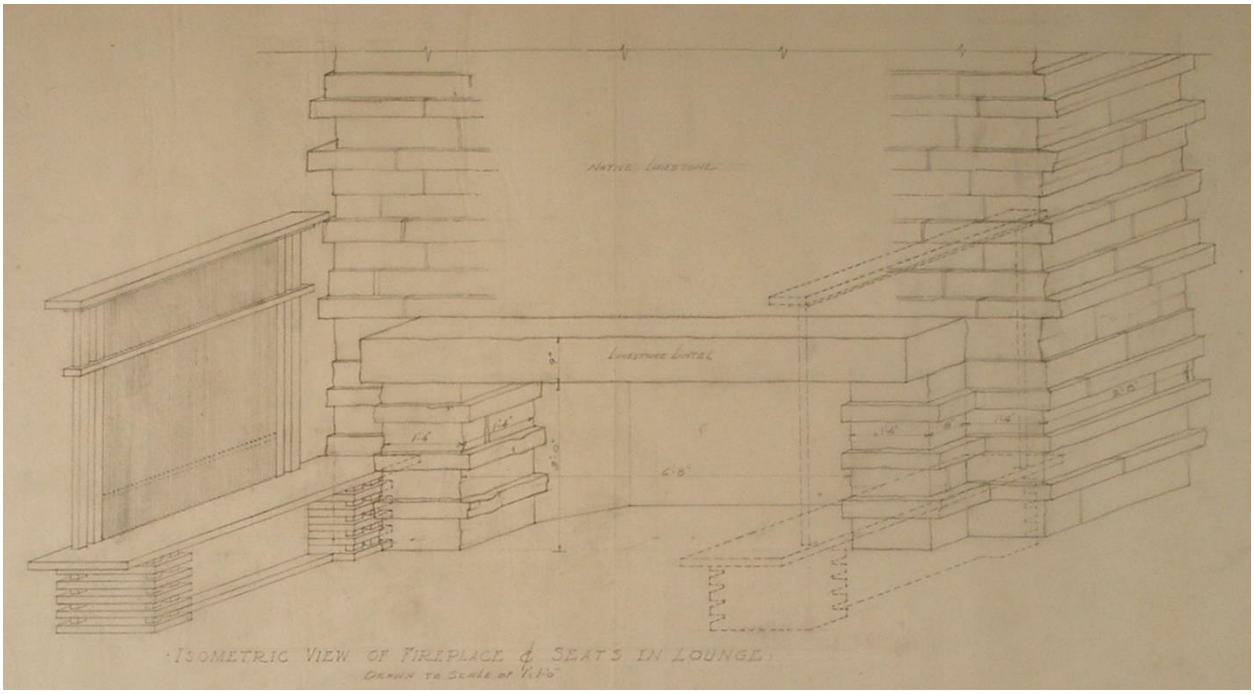

Figure 161. Sketch from original drawings showing the fireplace and benches. (Source: Caldwell Archives at the Dubuque Museum of Art)

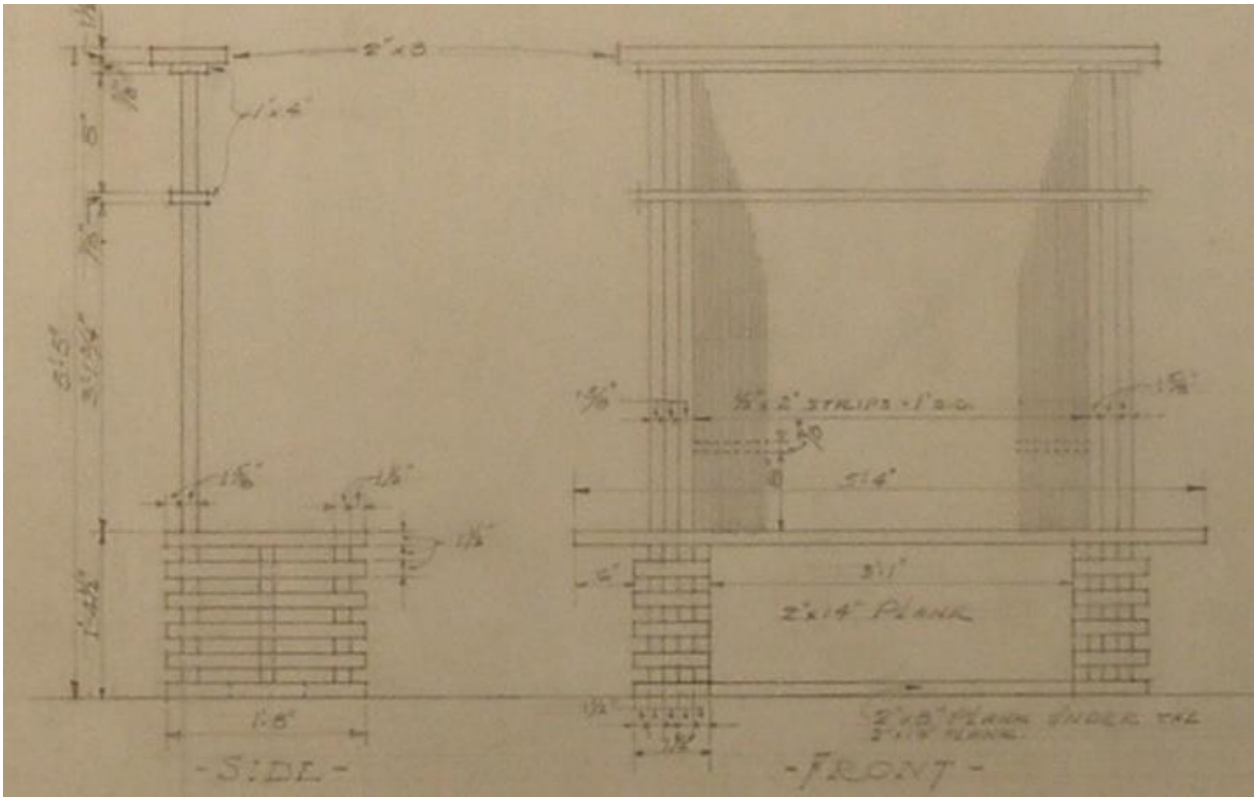

Figure 162. Sketch from original drawings showing the benches (Source: Caldwell Archives at the Dubuque Museum of Art).


Figure 163. One of the legs of the bench.


Figure 164. Back of the north bench that forms a screen.

Electrical and Lighting System

The original electrical system has been mostly removed and replaced; however, some components of the electrical systems remain. The original electrical systems included armored cable consisting of cloth and rubber insulated wires set in a flexible coiled metal sheath (Figure 165). The cable was routed through the wall to junction boxes, flush with the interior plaster and exterior stucco finishes (Figure 166). An abandoned historic junction box is located at the ridge of the plaster ceiling, centered in front of the fireplace at the main community room (Figure 167). The junction box likely supported a pendant light fixture that has since been removed. Based on review of an article published in the *Dubuque Telegraph Herald*, dated June 7, 1936, the original light fixture consisted of a string of connected lamps, each encased in a wood slatted shade, triangular in plan (Figure 168). At the interior second-floor level overlook, the flexible conduit penetrates the plaster wall and runs along the top of the wood framing for the surface-mounted mural. Abandoned junction boxes are mounted to the top of the wood framing. The surface-mounted conduit extends above the wood framing to the far east side of the community room, where it extends to two historic light fixtures mounted on the stone walls. Each fixture consists of a sheet metal lantern with a crimped hood. The lamp of the lights is missing (Figure 169).

At the exterior of the building, there are two abandoned junction boxes at the exterior stucco roof soffit, adjacent to the exterior balconies on the west elevation of the building. The openings are concealed by wood blocks, painted red. Evidence of historic lighting is also present at the wood posts that frame the recessed vestibule of the restroom wing. The ends of conduit are exposed to view at the top of grooves routed in the sides of the wood posts (Figure 170). An archival photograph dated 1975 indicates that the posts once supported a light fixture with a Japanese lantern design, consisting of a rectangular lamp with horizontal banding (Figure 171). Based on comparison of archival photographs, it appears that the lantern design was intended to match the historic lantern posts visible at the terraced site walls. Other remnants of the historic electrical system include a 600-volt electrical panel, manufactured by Gran-Cal, Inc., mounted to the ceiling of the mechanical room. Based on physical evidence and archival research on Gran-Cal, Inc., an Ohio-based company, the Gran-Cal panel was likely installed sometime between 1955 and circa 1970.

The building is currently served by a 120-amp, 120/240-volt electrical panel manufactured by General Electric (Figure 172). Documentation of changes to the electrical system were not identified during our archival research; however, the existing electrical system was likely installed between 1998 and 2010. The electrical panel is mounted to a wood panel attached to the south wall of the mechanical room and is connected to the main utility service line to the building. Non-original lights include the double ballast fluorescent light fixture suspended from the ceiling in the community room; a surface-mounted fluorescent light at the second-floor overlook level, an exposed single-bulb surface-mounted ceiling fixture at the mechanical room; and double ballast box-shade fluorescent light fixtures mounted directly to the plaster in the men's and women's restrooms (Figure 173 through Figure 175). The electrical panel also supports the water heater and booster pump, installed as part of restroom renovations designed in 2004 and performed in 2005. There are no receptacles observed in the community room, upper balcony, or mechanical room; however, ground fault circuit interrupting (GFCI) receptacles were observed above exterior door openings at the restroom wing. At present, there are no exterior light fixtures for the building.



Figure 165. Coiled flexible metal conduit.



Figure 166. Junction boxes set in the plaster finish of the walls and ceiling.



Figure 167. Plaster ceiling at community room where historic pendent light fixture was mounted.

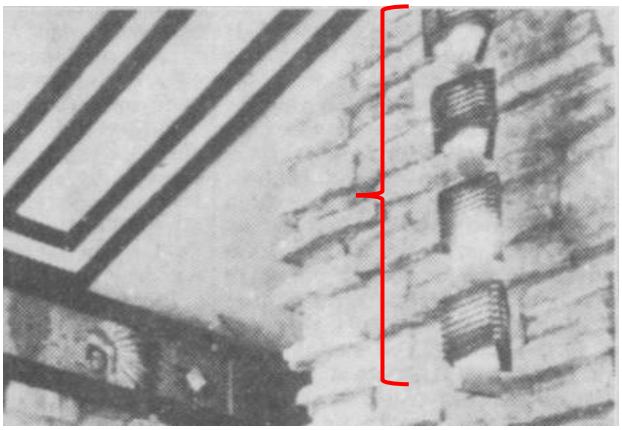

Figure 168. Original pendent light fixture at community room. (Source: *Dubuque Telegraph Herald*, June 7, 1936, page 16)



Figure 169. Surface-mounted lantern, with the lamp of the light fixture missing.



Figure 170. Abandoned conduit and routed wood channel at recessed vestibule.

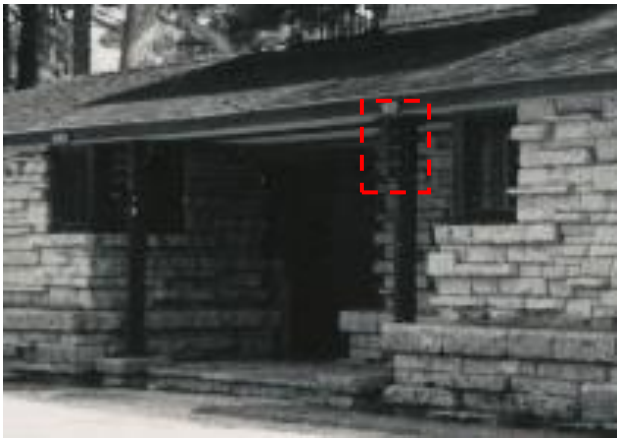

Figure 171. The wood lantern mounted to the posts at the recessed vestibule, circa 1975. (Source: Center for Dubuque History, HMR 371)



Figure 172. 120-amp, 120/240-volt electrical panel, located in the mechanical room.



Figure 173. Non-original double ballast fluorescent light fixture suspended from the ceiling at the community room.



Figure 174. Surface-mounted non-original fluorescent light fixture at second-floor overlook level.



Figure 175. Non-original double ballast box-shade fluorescent light fixtures at the men's and women's restrooms.

Plumbing

Originally, the Indian Room housed bathrooms and showers within the restroom wing and included radiant heating within the community room. Physical evidence and documentation from the *Indian Room Toilet Facility Renovation,* dated December 20, 2004, indicates that original plumbing fixture and most of the original plumbing pipes had been removed well before 2004, likely as part of a previous restroom renovation for which we were not able find documentation. The capped piping for the radiant heaters in the community room appears to be the only remaining historic fabric from the original plumbing (Figure 176).

Potable domestic water service is supplied to the building via a main water supply access from a concrete-lined pit, approximately 4 feet deep, located under an access panel in the wood flooring of the mechanical room (Figure 177). The existing plumbing system consists of cast iron and copper water supply and drainage pipes and cast iron vent pipes. Water supply lines extend from the main water line to a water heater with expansion tank and a booster pump and to a wood-framed wall that extends along the west elevations of the men's and women's restrooms (Figure 178). Hot and cold water pipes and waste pipes are routed to non-original plumbing fixtures that include five toiles, two sinks, and two urinals (Figure 179). ADA-compliant plumbing fixtures and stalls were installed at the men's and women's restroom. Non-original floor drains, consisting of 3-inch-diameter drains with a flush-mounted brass drain strainer, are located in each restroom (Figure 180). According to the *2004* repair drawings, waste pipes are connected to a below-grade sewer line that extends under the restroom wing. In addition to the water supply and waste pipes, there are cast iron vent pipes located in each restroom that extend from below-grade and through the roof (Figure 181).



Figure 176. Capped pipe set in floor of community room likely supported a radiant heating system that has since been removed.



Figure 177. Concrete pit concealed under wood flooring that provides access to main water supply.



Figure 178. View of water heater, booster pump, and copper piping installed as part of the 2005 restroom renovation.



Figure 179. Typical bathroom fixtures and wood-framed partition wall installed as part of the 2005 restroom renovation.



Figure 180. Floor drain at the restroom.

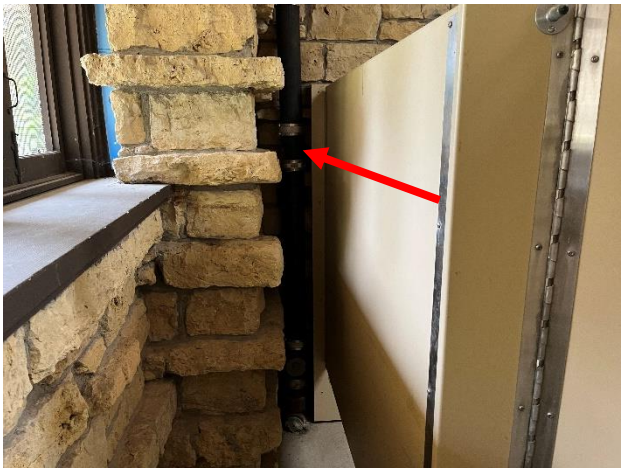

Figure 181. Vent pipe at the restroom extends through the floor slab and through the roof framing.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces and water-fed radiant heaters. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Vertical Cracking at Stone.* Localized areas of vertical cracking were observed at the center of several stone units in the field of the wall (Figure 182). The most significant vertical cracking was observed at the stone mantels for both the upper and lower fireplace (Figure 183 and Figure 184). The cracking extended the full depth of the stone mantel and was unsound when evaluated with a sounding mallet. In addition to the cracking, the steel angle that supports the mantels was observed to have surface corrosion (Figure 185).
- *Shallow Spalls at Mortar Joints.* Shallow spalls were observed along the edge of some stone units. The spalling resulted in the loss of some of the rock-faced stone but the mortar remained intact(Figure 186).
- *Small Spalls.* Several small edge spalls were observed at interior stone units at the chimney. The spalls were located along the edge of the stone units. At the face bed unit above the lower fireplace mantel, several small spalls were observed (Figure 187). The spalls were located along a cracked mortar joint and may have been associated with the cracked mantel unit.
- *Shallow Spalls near Fireplaces.* A few shallow spalls were observed at the stone units around the fireplace openings (Figure 188). The spalls were as large as 4 inches square and 3/8 inch deep.
- *Open Joints at Paving.* An open joint was observed between the stone paving at the recessed restroom vestibule and at the adjacent restroom enclosure (Figure 189). The mortar remains intact but has fully debonded from the stone at the restroom enclosure.
- *Localized Pitting,* Deep pockets and pits were observed in the stone at a few locations (Figure 190). The pitting was observed at isolated stone units and was typically aligned with areas of water runoff or dripping.
- *Open Transition Joint.* The joint between the stucco soffit and stone walls is open and has likely never been treated. The lack of joint treatment results in a continuous gap, measuring 1/8 inch wide, between the materials (Figure 191).
- *Biological Growth.* Biological growth and soiling were observed at the stone walls, specifically at upward-facing surfaces and at wall areas perpendicular and adjacent to locations subject to water runoff from roofs (Figure 192).
- *Pest Infestations.* At several locations, bird and insect nests were observed adjacent to projecting stone units (Figure 193).



Figure 182. Localized vertical cracking at the center of several field of wall stone units.



Figure 183. Significant vertical cracking at upper fireplace mantel.



Figure 184. Vertical cracking at lower fireplace stone mantel.



Figure 185. Surface corrosion at the steel angle that supports the mantel.



Figure 186. Shallow spalls at edge of stone units.



Figure 187. Small spall at face bed unit above the lower fireplace mantel.



Figure 188. Shallow spalls at the stone unit around upper fireplace opening.

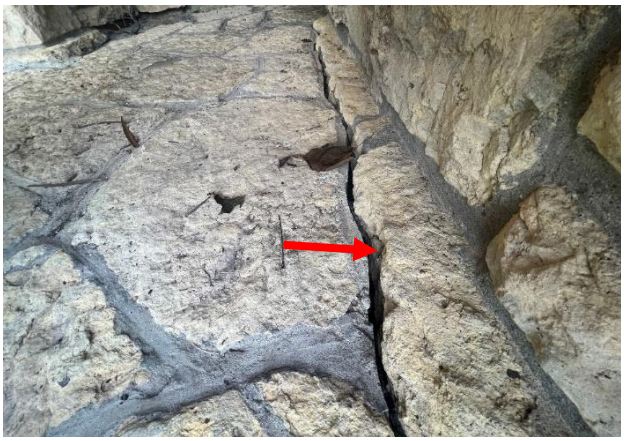

Figure 189. Open joint between the stone paving at the recessed restroom vestibule and at the adjacent restroom enclosure.



Figure 190. Deep pockets and pits in the stone.



Figure 191. Continuous gap, measuring 1/8 inch wide, between the materials.



Figure 192. Biological growth and soiling at stone walls perpendicular and adjacent to roof runoff.



Figure 193. A bird nest adjacent to projecting stone units.

Wood Elements

- *Deteriorated Wood Trim*. The wood top rail and trim at the exterior balconies had severely deteriorated, resulting in complete section loss and areas that were soft when probed (Figure 194). The distress was observed at the ends of the rail and trim, where these features abuts the wall.
- *Missing Wood Trim.* Some of the wood trim at the plaster walls is missing at the Juliet balcony (Figure 195). A large area of the plaster was also missing at the balcony.
- *Gaps at Wood Joints.* Gaps measuring as wide as 3/8 inch were observed between wood elements at the wood screen of spindles that is located at the north bench. The vertical spindles are separated from the top rail of the screen (Figure 196).
- *Splits, Displacement, and Missing Wood Elements.* Wood benches at the fireplace exhibited splits and missing portions of the wood framing at the foot of the bench. The vertical board that supports the center of the bench seat was observed to be displaced and not aligned with the center of the bench seat (Figure 197). Some of the decorative 2x8 wood members that surround the support posts at the base of the bench have split and portions are missing (Figure 198 and Figure 199).
- *Minor Wood Trim Deterioration.* The wood trim throughout the building is generally in good condition. Typical conditions include worn and abraded paint, separations at joints, and minor splitting along the ends of boards.



Figure 194. Complete section loss at the wood top rail and trim at the exterior balconies.



Figure 195. Missing wood trim at the plaster walls.

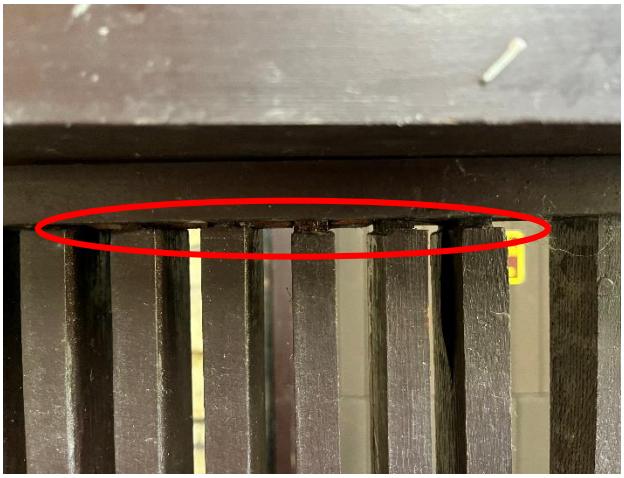

Figure 196. Vertical rails separated from the top rail of the screen.



Figure 197. Displaced vertical board that supports the center of the bench seat.



Figure 198. Split decorative 2x8 wood members that surround the support posts at the base of the bench.



Figure 199. Missing portions of the decorative 2x8 wood members are missing.

Roofing

- *Minor Checks and Splits.* Minor checks and splits are present at the ends of some wood fascia boards, aligning with fastener locations (Figure 200). Localized areas of peeling paint were observed, typically near the ends of wood fascia members.
- *Biological Growth.* Biological growth was observed at the wood shingles and at the stone on the upward-facing surface and the lower portion of the walls (Figure 201). The growth at the roof shingles is light green. Biological growth at the stone includes reddish brown, black, and green discoloration.



Figure 200. Minor checks and splits at the ends of some wood fascia boards.



Figure 201. Biological growth at wood shingles.

Plaster and Stucco

- *Cracking and Debonding of Interior Plaster*. Cracks extend perpendicular to the wood trim pieces at the non-original plaster ceiling of the restrooms. The cracks are as wide as 1/16 inch. At some locations, the plaster is sagging and appears to have debonded from the substrate. The pattern of cracking is more irregular where sagging was observed (Figure 202).
- *Hairline Cracking at Interior Plaster*. Hairline cracking at the historic plaster ceilings extend perpendicular between wood trim pieces as well as across the plane of the ceiling. The cracking is generally in a straight line or steps incrementally across the plaster surface, likely aligning with the location of joints in the wood lath (Figure 203 and Figure 204). At isolated locations, typically along the wood trim, small areas of the plaster finish have debonded from the scratch coat and fallen loose (Figure 205).
- *Missing Plaster*. Portions of the plaster at the interior Juliet balcony and at the mechanical room ceiling are missing. The wood lath and edge beads are exposed to view (Figure 206).
- *Cracking at Soffit*. Cracking was observed at the underside of the stucco soffit (Figure 207 and Figure 208). The cracks range from hairline to as wide as 1/8 inch and typically extend perpendicular to the length of the soffit. The cracks are primarily located at corners and areas where the soffit changes in depth. At some locations, the stucco is discolored adjacent to the crack, indicating that moisture or water infiltration may have been associated with the crack at one time (Figure 209).
- *Cracking at Stucco above Balcony*. Localized areas of cracking were observed at the stucco ceiling above the balcony. The cracks measure approximately 1/16 inch wide and extend from anchor locations for the wrought iron grille (Figure 210).



Figure 202. Irregular cracking pattern where sagging was observed.

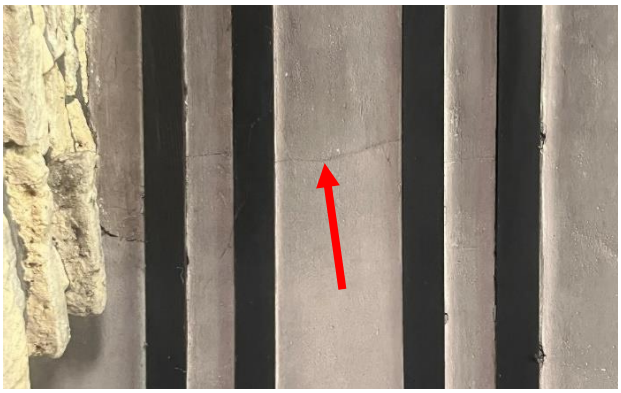

Figure 203. Straight line cracking in plaster.



Figure 204. Incrementally stepped cracking across the plaster surface.



Figure 205. Debonded plaster finish that has fallen loose.



Figure 206. Exposed wood lath and edge beads.



Figure 207. Cracking at the underside of the stucco soffit.



Figure 208. Cracking at the underside of the stucco soffit.



Figure 209. Discoloration of stucco adjacent to crack, indicating that moisture or water infiltration may have been associated with the crack at one time.



Figure 210. Cracks extending from anchor locations for the wrought iron grille.

Windows and Doors

- *Deteriorated Wood at Sill and Framing.* At a few locations, the wood sill has split and was soft when probed. The distress typically aligns with the exterior face of the sash (Figure 211). The wood window jamb adjacent to the sill also exhibits deterioration along the bottom edge.
- *Split wood at Mullion.* At least one window mullion had a split at the wood cladding that extends the full depth of the wood to a length of approximately 6 inches (Figure 212).
- *Split at Wood Door Cladding.* At one location, the wood cladding at the upper leaf of a Dutch door had split. The split extends approximately 12 inches and has resulted in the loss of wood along the edge of the cladding board (Figure 213).

- *Deteriorated Wood at Windows.* Minor wood deterioration was observed at windows. Where observed, the distress included localized areas of wood that was found to be soft when probed, with small splits and checks at the end of framing members, and isolated areas of peeling paint (Figure 214 and Figure 215).
- *Deteriorated Wood at Doors.* Minor wood deterioration at doors includes chips and splits along the base of door leaves, biological growth, and areas of missing or abraded coating (Figure 216 and Figure 217).
- *Damaged Window Screens.* Approximately half of the wood-framed window screens exhibit distress conditions, including missing or loose wood stops, damaged and displaced metal screening, and checking and splitting at the ends of the wood framing members (Figure 218).
- *Previous Repairs.* Some of the windows appear to have previous repairs that include the addition of metal brackets to reinforce the sash corners (Figure 219). The repaired sash appeared to be stable at the time of the survey.
- *Displaced and Corroded Hinge.* At least one hinge appeared to be loose and displaced, and the pin for the hinge is not fully engaged (Figure 220).



Figure 211. Split wood sill that was soft when probed.



Figure 212. Split at the wood cladding of window mullion that extends the full depth of the wood for a length of approximately 6 inches.



Figure 213. Split at upper leaf of Dutch door.



Figure 214. Localized area of wood that was found to be soft when probed, with small splits and checks at the end of framing members.



Figure 215. Isolated areas of peeling paint.



Figure 216. Minor wood deterioration at doors including biological growth.



Figure 217. Minor wood deterioration at doors including chips and splits along the base of door leaves.



Figure 218. Displaced metal screening at wood-framed window.



Figure 219. A previous repair that includes the addition of metal brackets to reinforce the sash corners.



Figure 220. Displaced hinge at door.

Mural

- *Moisture Staining at Wood.* Moisture staining and white soiling were observed along the bottom framing member surrounding the interior mural. The irregular pattern of soiling extends the full length of the frame and is as wide as 2 inches at some locations (Figure 221).
- *Scratches on Mural.* Scratches were observed on the wood backing of the mural (Figure 222). The scratches are typically 1/16 inch wide and appear to be associated with previous vandalism. At a few locations, scratches extend through the painted surface and have abraded the paint coating (Figure 223).



Figure 221. Moisture staining and white-colored soiling along the bottom framing member.



Figure 222. Scratches on wood backing of mural.



Figure 223. Scratch extended through the painted surface and abrading the paint coating.

Veranda Rooms

The Veranda Rooms is a one story limestone structure with a mostly rectangular plan that measures approximately 20 feet by 50 feet (Figure 224). The building is situated on a stone terrace connected to the main stone promenade. The Southern Gate Road wraps around the south and east sides of the building site and is immediately adjacent to the west pavilion of the Bridge Complex.

The building features projecting limestone units that form a watertable at the base of the building, as well as limestone walls, wood-framed windows and doors, and a wood-framed hip roof with wide overhanging eaves and dormer windows. The east, primary elevation features two entrance doors that flank a wood-framed rectangular bay (Figure 225). The rectangular bay measures approximately 16 feet wide and the front facade of the bay is flush with the roof fascia. An offset gable roof dormer, measuring 16 inches tall, is located at the roof and spans the width of the projecting rectangular bay. The north elevation is symmetrical and features a band of wood-framed windows that span across the elevation and wrap the corners (Figure 226). The west elevation features two stone chimneys that project approximately 10 inches from the plane of the wall (Figure 227). The chimneys extend approximately 5 feet above the roofline and the south chimney includes an exterior fireplace with mantel. Similar to the east elevation, there is a roof dormer located at the north end of the roof. Unlike the dormer at the east elevation, the dormer has a shed roof and is positioned immediately behind the chimney stack for the north fireplace. The south elevation has a rectangular bay that projects approximately 4 feet from the main portion of the building and measures approximately 9 feet wide (Figure 228). There are window openings on either side of the bay, as well as windows that wrap the corners at the upper portion of the bay. In addition to the dormer windows and chimneys, the building features stucco-clad eaves.

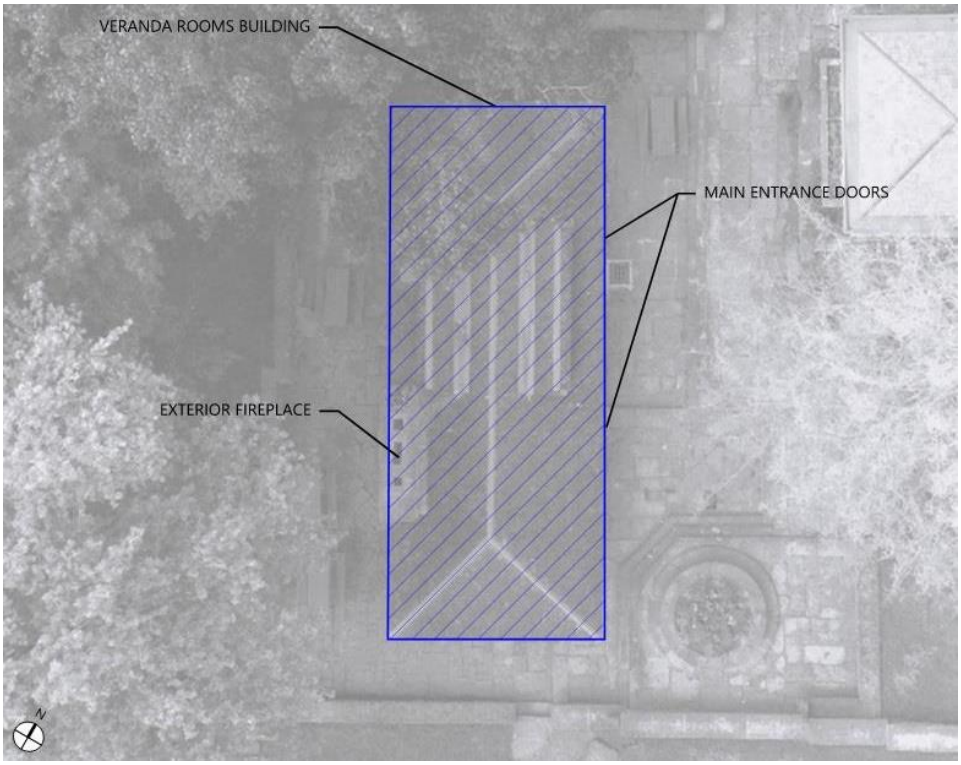

Figure 224. Diagram showing the configuration of spaces in the Veranda Rooms (Source: WJE, 2024).


Figure 225. View of the Veranda Rooms looking west.


Figure 226. View of the Veranda Rooms looking south.


Figure 227. View of the Veranda Rooms looking northeast.


Figure 228. View of the Veranda Rooms looking north.

Structural Description

Foundation

Based on original drawings of the "Pump House" and conditions observed on site, the building has a concrete perimeter footing measuring approximately 36 inches deep. Drawings indicate that the concrete foundation extends approximately 4 feet below grade; however, conditions observed at a drain basin on site suggest that the concrete foundation measures 12 inches tall and bears on a stone foundation. Within the concrete footing, the building has a concrete floor. A portion of the concrete footing and floor slab are exposed to view at the east elevation of the building (Figure 229).

Walls

Most of the walls are load-bearing stone masonry. However, a wood-framed wall is located at the east elevation of the building and has a structure consisting of wood posts, measuring 6 inches square, spaced approximately 8 feet on center. The post framing and load-bearing masonry support the wood roof framing.

Roof Structure

The roof framing is partially concealed by the interior finishes (Figure 230). Based on original construction drawings and observation on site, the roof framing consists of 2x6 rafters, spaced at 16 inches on center, with 1x6 wood sheathing. The rafters extend beyond the plane of the wall, typically 24 inches, to form overhanging eaves. At the plane of the wall, the rafters are supported by 2x6 posts mounted to the top of the stone wall. The 2x4 kickers extend from the posts to the end of the rafters, forming the framing for the eaves (Figure 231). There is 1x6 wood sheathing on the underside of the 2x4 kickers.

At the north end of the building and aligned with the location of the roof dormers, the portions of the roof rafters are exposed to view. The 2x6 wood rafters that span east–west across the building are arranged in a pattern consisting of three parallel rafters, spaced 2 inches apart. The groups of rafters are spaced approximately 32 inches apart. A single 2x6 rafter is located between adjacent groups of three rafters, spaced 16 inches from the center rafter of the three. The rafters extend to an upper 1x6 ridge board. At the midpoint of the three rafters that are grouped together, there are four 2x4 diagonal bracing members. The four diagonal bracing members are offset in their alignment with the three rafters so that they fit within the space between, and are interlocked with, the three rafters (Figure 232). The bracing members extend diagonally downward and to the interior, to a lower 1x6 ridge board positioned at the center of the interior space. Portions of the rafters, as well as the diagonal bracing members and the lower ridge board, are visible at the building interior (Figure 233). At the rectangular window bay that extends along the east side of the building, there is a wood beam, measuring 10 inches square, that supports the ends of the rafters as well as the framing for the dormer roof.

Additional roof framing is visible from the interior and aligns with the north and south ends of the dormers. Below the main roof rafters and visible from the interior are a pair of 5-inch-square wood rafters that sandwich a 5-inch-square wood diagonal bracing member (Figure 234). A vertically oriented 4x4 is secured to the pair of 5-inch-square rafters with a through bolt and extends vertically to form the framing for the dormer roof (Figure 235).

Structural repairs have been made to the beam and rafters at the north and south ends of the east dormer (Figure 236). The repairs include installation of a saddle consisting of steel angles, each measuring 8-1/2 inches by 6 inches and 1/4 inch thick, that have been welded together. The saddle measures approximately 30 inches long and supports the underside of the 10-inch-square beam that spans east–west along the east side of the building and the base of the 5-inch-square rafters that support the framing for the ends of the dormer roofs.



Figure 229. Exposed concrete foundation and floor slab exposed on east elevation.



Figure 230. The interior finishes partially concealing the roof framing.



Figure 231. Eave framing at wood roof soffit.



Figure 232. Four diagonal bracing members offset in their alignment with the three rafters so that they fit within the space between.



Figure 233. Portions of the rafters and diagonal bracing members visible at the building interior.



Figure 234. Wood roof framing at dormers.



Figure 235. Ends of wood framing members for dormer roof.



Figure 236. Structural repairs made to the beam and rafters at the north end of the east dormer.

Exterior Description

Walls

Similar to the Indian Room, the exterior walls of the Veranda Rooms are constructed of local, beige-colored limestone and are rock-faced units set in a random coursing pattern. The walls measure approximately 18 inches deep and consist primarily of an interior and exterior wythe of stone. Typical stone units range from 2-1/4 inches to 3-1/2 inches tall and 8 inches to 36 inches long, with mortar joints ranging in width from 1/2 inch to 1-1/8 inches (Figure 237). Some of the stone units project beyond the plane of the wall by as much as 2 inches. The corners of the building are accentuated by a pattern of alternating stone courses that project from the plane of the wall (Figure 238).

The lower few courses of stone at the full perimeter of the building project approximately 14 inches beyond the plane of the wall above, creating a watertable at the base of the building. The stone units at the cap of the watertable measure 7-1/4 inches tall and, in addition to the rock-faced finish, have a 3/4 inch perimeter tooled band around each unit with a combed finish (Figure 239). Stone units below window openings measure approximately 5 inches tall and, like the watertable caps, have a rock-faced finish with a tooled perimeter band, measuring 3/4 inch, with a combed finish (Figure 240).

Unlike the Indian Room, the Veranda Rooms features face bed stone units. Face bed units (stone units with the bedding plane oriented vertically and parallel to the plane of the wall). are large polygonal shaped units set so that the natural planes of the stone are parallel to the wall. The face bed units typically feature fossils and have a rough but flat texture as compared to the adjacent rock-faced units. These stone units are carefully placed throughout the building to draw focus to features, such as the outdoor fireplace, or to break up the more regular pattern of the bed set units (Figure 241).

An exterior fireplace is located at the south end of the west elevation (Figure 242). The fireplace includes a brick firebox and decorative stone mantel. The mantel measures approximately 8 inches tall and has a rock-faced finish with a perimeter band tooled with a combed finish. The mantel stone is supported on a cast-in-place reinforced concrete beam that spans across the opening. Above the mantel is a large, face

bed unit measuring approximately 32 inches by 42 inches. There is a gap to the south of the face bed unit, measuring approximately 4 inches, that was designed and extends into the chimney flue. The gap is defined by random coursed ashlar stone units with alternating courses of projecting stone. At the south end of the fireplace is a stone unit, measuring 10 inches tall, that is rotated at a 90-degree angle so that the corner of the stone projects approximately 14 inches from the face of the wall. The stone sits on smaller stone units oriented on the same rotated axis. Immediately below the stone is a steel plate with a hook, likely intended to hold pots or tools used at the fireplace (Figure 243).

In addition to the stone walls, a wood-framed wall is located at the east elevation, between the two entrances. Between the structural wood framing posts (described above), the wall is wood framed, measuring 4-1/2 inches deep, and is constructed of 2x4 framing with stucco, measuring 5/8 inch thick, applied to expanded metal lath. The stucco is painted light yellow (Figure 244). The wall is divided into sections, each measuring approximately 4 feet wide, by 1x4 wood trim pieces, painted brown and applied directly to the wood wall framing. Windows are located at the upper portion of each wall section (Figure 245).

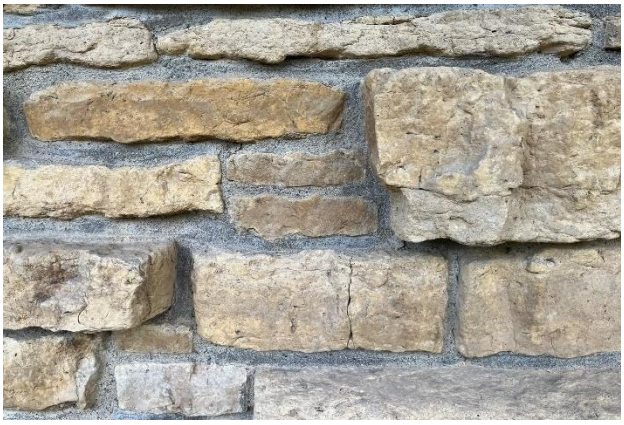

Figure 237. Typical stone units at wall.



Figure 238. Typical stone units and coursing at building corners.



Figure 239. Projecting lower watertable.



Figure 240. Stone sill below windows.



Figure 241. The face bed stone unit.



Figure 242. Exterior fireplace located at the south end of the west elevation.



Figure 243. Stone mantel and surround at exterior fireplace.



Figure 244. Stucco painted light yellow.



Figure 245. Windows at the upper portion of each wall section.

Windows

There are generally three types of wood-framed windows at the Veranda Rooms. Wood-framed ganged casement windows are located at the north and south elevations of the building. Casement windows are also located at the wood-framed rectangular bay on the east elevation. Windows are also located at the roof dormers. At all locations, the windows are wood framed and the framing and sash are painted brown.

Windows at the north elevation are centered on the stone coping unit, measuring 24 inches deep, that forms the exterior stone sill and the interior stoop for the window. The window opening consists of paired casement windows that share a continuous wood sill and header and are separated by wood mullions. The sill consists of a 2x6 that is set on a 1-1/2-inch-tall grout curb so the sill is sloped to the exterior. The header consists of a 2x6 mounted to the underside of the stucco roof soffit. Window mullions, measuring 4-3/8 inches wide by 5-1/4 inches deep, are notched into the wood sills and separate the windows; there are eleven windows on the north elevation and two window openings on the east and west elevations.

Each window consists of a pair of casement sash with the opening measuring 11 inches wide by 20 inches tall. The sash have wood framing, measuring 1-1/2 inches wide by 1-1/2 inches deep, with clear glass set with wood interior stops. Typical hardware includes two small five-knuckle hinges at each sash and a wing nut locking mechanism (Figure 246 and Figure 247).

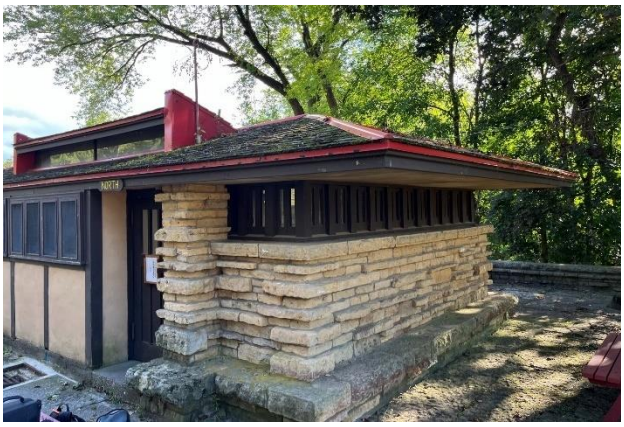

Figure 246. Windows at the north elevation of the building.



Figure 247. Interior view of wood casement windows at the north elevation of the building.

The casement windows at the south elevation are similar to those at the north elevation, except that the window bay is not as wide, allowing for only five units to span across the south elevation (Figure 248). On either side of the south window bay are additional windows openings of the same construction, only taller. The window bays extend from the lower stone watertable to the roof eave and measure 32 inches wide and 55 inches tall. Each bay has a continuous sloped wood 2x6 sill and 2x6 header. Wood mullions, measuring 4-3/8 inches wide, separate the opening into two windows. Each window consists of a pair of casements. The casements have two small five-knuckle hinges, a sash lock, and pull handles (Figure 249 and Figure 250).

The windows at the wood-framed window bay on the east elevation of the building are constructed of 2x4 members with a 2x8 wood sill, sloped to the exterior. Each window opening measures 18 inches wide by

29 inches tall and has a single casement sash with mortise-and-tenon wood frame measuring 1-5/8-inches deep. The sash is positioned in the frame so that it is flush with, and opens to, the interior. Like the windows in the Indian Room, a shallow channel, measuring approximately 3/4 inch wide by 1/4 inch deep, is routed into the bottom rail. A non-original wood trim drip edge has been applied over the routed channel. The clear window glazing is set in putty. Typical hardware at the casements includes five-knuckle hinges and a brass latch on the interior face. At the exterior side of the window frame is a non-original wood-framed screen. The screen measures 1-1/4 inch deep and is set with a non-original wood-framed screen mounted to the exterior face of the window sash, and set with spring pins at the side of each frame (Figure 251, Figure 252, and Figure 253).



Figure 248. Close up view of wood casement windows.



Figure 249. Exterior view of casement windows to east and west of the projecting window bay at the south elevation of the building.



Figure 250. Interior view of tall casement windows to the east and west of the projecting window bay.



Figure 251. Exterior view of windows at the east projecting window bay.



Figure 252. Interior view of windows at the east projecting bay.



Figure 253. Casement sash at east window bay.

The existing dormer windows measure approximately 16 inches tall and extend the full width of the dormer. While not shown in the original drawings, the dormers appear to be original to the building. The window framing consists of pairs of wood 2x members at the sill and jamb that sandwich the glazing. The top of the glazing is secured between two 1/2-inch wood trim members. At some locations there are non-original vertical 1x4 mullions that sandwich the glazing at the joints (Figure 254, Figure 255, and Figure 256).



Figure 254. Dormer window.



Figure 255. Wood framing at dormer window.



Figure 256. Wood mullion at dormer window.

Doors

The building has two non-original door openings, both at the east elevation. The north door provides access to the north room and the south door provides access to the south room. The wood-framed doors are recessed within the wall so that the frame is flush with the interior finish, creating a shallow covered stoop at the entrance. There is a wood-framed sidelight with wood cladding, painted brown, adjacent to the door frame that fills the void between the frame and the irregular surface of the stone wall.

The single leaf doors are wood-framed six-panel units set in a 4-1/2-inch-deep frame. The doors measure approximately 32 inches wide by 77 inches tall and are 1-3/4 inches thick. The lower three panels of each door have recessed plywood panels separated by mullions measuring 1-1/2 inches wide. The upper three panels have glazing. Each door has two double action brass hinges. Non-original pull handles and metal latches with eye hooks have been added to the interior face of the doors (Figure 257 and Figure 258).



Figure 257. Interior view of door at south veranda room.



Figure 258. Exterior view of door at north veranda room.

Roof

The building has a wood shingle hip roof with non-original aluminum drip edges, flashing, and ridge caps, painted red (Figure 259). The wood shingles range from 5 inches to 8 inches wide and have an exposed face measuring 5 inches. Aluminum flashings at the ridges have a semicircular bullnose profile and are fastened to the roof structure, overtop of the wood shingles. Sheet metal valley flashings are located at the backside of the dormer roofs. The dormer walls and window sill are clad with aluminum sheet metal. Flashing at the stone chimneys includes galvanized sheet metal at the back side of the chimney and aluminum flashings, painted red, at the sides and front of the chimney. The vertical legs of the flashings abut the rock-faced stone and are set in sealant (Figure 260).

The roof fascia measures 8 inches tall and consists of 2x8 board, painted brown, and a 2x4 board along the top edge. A red aluminum drip edge covers most of the 2x4 fascia board and extends under the wood shingle roofing. Wood signs are mounted to the fascia above door openings. The roof eaves are clad with stucco on metal lath, painted light yellow, and are typically 27 inches deep. The eaves on the north and south end of the building have a larger overhang and are 54 inches deep (Figure 261). There are two pockets in the stucco soffit where portions of the wood roof framing are exposed to view. The pockets appear to align with the location of electrical poles that were historically secured to the roof of the Veranda Rooms (Figure 262).



Figure 259. Overview of hip roof.



Figure 260. Dormer roof and chimneys at west slope of roof.



Figure 261. Overhanging eaves at north end of the building.



Figure 262. Pocket in roof eave.

Interior Description

The interior of the Veranda Rooms is divided into two rooms: the north veranda room and the south veranda room. The rooms are separated by an interior wall and each has its own exterior entrance (Figure 263). Each room features a concrete floor, plaster walls, and a stone fireplace on the west wall.



Figure 263. Interior plan diagram of the Veranda Rooms (Source: WJE, 2024).

Flooring

The flooring at both rooms of the building includes a thin cementitious topping, measuring 3/16 inch thick, that has colored aggregate and has been painted (Figure 264). The cementitious topping at the center of each room has red aggregate and is painted red (Figure 265). A perimeter band, measuring 18 inches wide, includes some green aggregate and is painted green (Figure 266). The topping appears to be original to the building.

At the center of each room is a floor drain, measuring approximately 3 inches in diameter, that has a surface-mounted brass drain strainer (Figure 267). Other floor features include embedded metal discs and capped pipe penetrations along the perimeter of the room, likely from a previously removed radiant heating system (Figure 268).



Figure 264. Thin cementitious floor topping, measuring 3/16 inch thick, that has colored aggregate and has been painted.

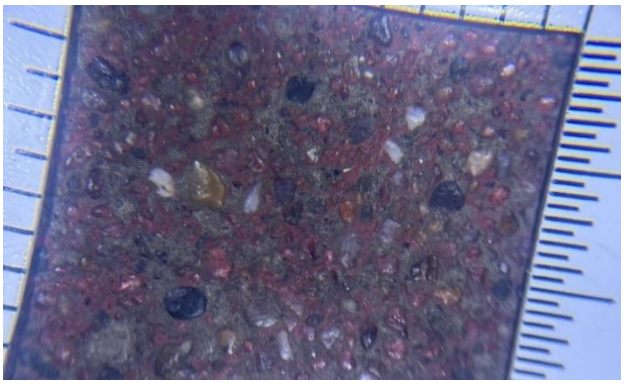

Figure 265. Cementitious topping with red coating at floor of Veranda Rooms, image taken under 10x magnification.

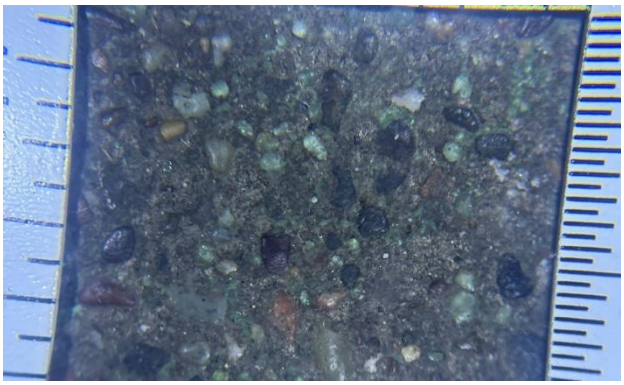

Figure 266. Cementitious topping with green coating at perimeter of floor of Veranda Rooms, image taken under 10x magnification.



Figure 267. Floor drain.



Figure 268. Cap from previously existing radiator system.

Walls and Ceiling

With the exception of the fireplace and the window sills, the walls within the building are plaster. Based on conditions observed on site, the plaster finish measures 3/8 inch to 5/8 inch thick and is applied to expanded metal lath. At the interior face of the exterior walls, the lath is applied to 1-1/2-inch wood furring strips attached to the stone. The exterior walls have a baseboard and projecting base trim. The baseboard measures 7-1/2 inches tall by 7/8 inches deep and is secured to the stone wall with bolts. The washer and nut at the end of the bolt are visible at the interior (Figure 269). A projecting wood trim piece, measuring 1-5/8 inch deep by 5/8 inch thick, is positioned 5-1/2 inches above the baseboard (Figure 270). The trim is positioned so that it is immediately below the height of the benches (Figure 271).

The wood-framed walls differ slightly in construction and finishes. As previously described, the east wall has wood framing and measures approximately 5 inches deep. Plaster on metal lath is applied to the interior face of the wall. The interior wall that separates the two rooms measures 19 inches deep and has a plaster finish on both sides. At both the east wall and the interior wall, there is a wood baseboard anchored to the structure with nails; however, unlike the exterior walls, a projecting wood trim piece is not present above (Figure 272).



Figure 269. Washer and nut at the end of the bolt visible at the interior.



Figure 270. Projecting wood trim piece positioned above the baseboard.

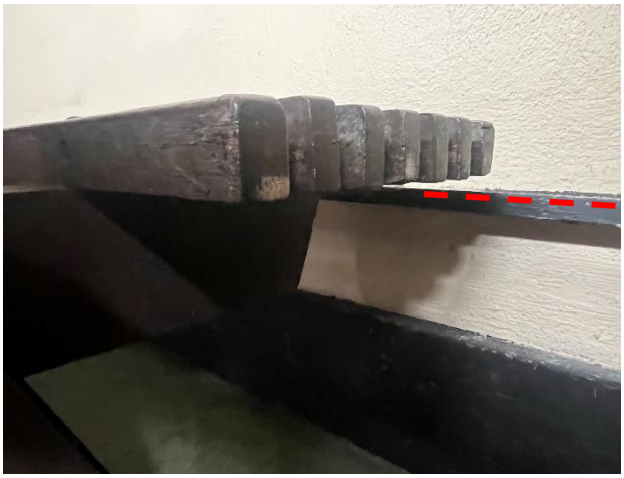

Figure 271. Trim is positioned immediately below the height of the benches.



Figure 272. Wood baseboard without projecting wood trim above.

Doors

An interior door is accessed from the north veranda room and provides access to a closet. Within the closet there is access to the light fixture at the south fireplace. The wood door frame measures 5 inches deep and has wood door casing, measuring 2-3/4 inches wide, at the jambs and head. The door leaf measures 28-1/4 inches wide by 70 inches tall and is constructed of vertical boards with wood batten applied over the joints. The interior face of the door has horizontal and diagonal bracing (Figure 273 and Figure 274). Hardware consists of three strap hinges and a latch.



Figure 273. Interior door constructed of vertical boards with wood batten over the joints.



Figure 274. Horizontal and diagonal bracing on the interior face of the door.

Fireplace and Chimney

There are two chimneys at the building: one centered on the west elevation of the north room and one at the north end of the west elevation at the south room. The fireplace at the north room measures approximately 7 feet wide by 36 inches deep and has a brick firebox. The hearth of the fireplace is raised 14 inches above the finish floor. Similar to the exterior walls, the fireplace is constructed of random coursed ashlar stone units. The stone above the firebox is supported on a steel plate. A single stone unit spans the width of the fireplace and projects approximately 6 inches on either side, creating a mantel above the firebox (Figure 275).

The fireplace at the south room measures 7 feet wide by 4 feet deep and has a brick firebox. The hearth of the fireplace is raised 6 inches above the finish floor. Similar to the exterior walls, the fireplace is constructed of random coursed ashlar stone units. A projecting stone mantel extends across the firebox and is supported by a steel plate. Above the mantel is a face bed stone unit. At the north side of the fireplace is a unique design consisting of five vertically oriented stone units, spaced 2 inches apart, that form a screen in front of a concealed light fixture. The stone above the firebox is supported on a steel plate (Figure 276).



Figure 275. View of stone fireplace in the north veranda room.



Figure 276. View of stone fireplace in the south veranda room.

Electrical and Lighting

The original electrical system has been mostly replaced; however, some components of the original electrical systems remain, including the original Trumbell Electric electrical panel, recessed junction boxes, and abandoned cloth-jacketed wiring that is routed through the walls. The original Trumbell Electric electrical panel is recessed into the plaster wall at the north elevation of the north room and includes four circular circuit ports (Figure 277). Remnants of the historic lighting were also observed at the interior soffit that extends along the top of the wall at the west interior elevation. The remaining lighting components consist of a 4-inch-square metal box set within the plaster wall and housing an octagonal-shaped junction box. The junction box contains cloth-jacketed electrical wire (Figure 278). Some of the junction boxes have

been covered with a metal plate. An abandoned junction box is also located adjacent to the entrance door.

At the south veranda room, evidence of historic light fixtures include a wood plate mounted around an embedded junction box with cloth-jacketed wire at the soffit that wraps the south window bay; a wood plate mounted to the opposite side of the soffit, within the south window bay alcove; and junction boxes with cloth-jacketed wire set within the plaster at the ceiling and near the exterior entrance door (Figure 279 through Figure 281). A historic light fixture is also located at the space behind the vertical stone screen at the south fireplace. The fixture, which includes a circular metal plate with a porcelain light socket, is accessed from the storage closet in the north room (Figure 282).

An abandoned historic light switch is located at the east wall of the south room, adjacent to the door (Figure 283). The switch, which appears to have been sized to support up to four switches, has a blank out panel making only one switch accessible. Approximately 12 inches above the finished floor and below the light switch is an abandoned receptacle that has been capped with a blank plate. An abandoned single-pole light switch is also located in the storage closet and appears to have been connected to the porcelain fixture behind the south fireplace screen (Figure 284).

At present, there is no exterior lighting for the Veranda Rooms; however, evidence of historic exterior lighting includes a metal junction box, surface-mounted to the stucco soffit near the south entrance door, and previous patch repairs to the stucco soffit above the north entrance door, where a lighting fixture may have been mounted (Figure 285).

The primary utility power for the building is routed overhead and supported with wood power poles. Based on archival photos and existing physical evidence, main utility service historically entered the building through two utility posts anchored to the roof framing at the south end of the building. The posts have been removed and the main service line has been rerouted to a conduit located at the north end of the west roof dormer (Figure 286). Pockets in the stucco soffit indicate the original location of the roof-mounted electrical posts (Refer to Figure 262).

The building is currently served by a two-switch electrical panel located at the south interior wall of the north room. The electrical panel, manufactured by Square D, is mounted to the wall and connected to the main utility service (Figure 287). The electrical panel feeds electrical conduit through two sub-panels; one surface-mounted box immediately below the electrical panel and one mounted to the north elevation of the south room, opposite the north sub-panel (Figure 288). Throughout the structure, the active metal conduit, outlets, and light switches are surface-mounted. Each room has a surface-mounted light switch and a surface-mounted GFCI receptacle. Each room has two double ballast fluorescent light fixtures suspended from metal chains attached to metal hooks in the plaster ceiling (Figure 289).

Plumbing

Historically, the rooms had radiant heating. However, only capped pipes embedded in the concrete flooring remain (Figure 290). Each room also has a floor drain that extends to the main sewer pipe under the building.



Figure 277. Original Trumbell Electric box set within the plaster wall.



Figure 278. Cloth-jacketed electrical wire within the junction box.



Figure 279. Evidence of historic light fixture and wood back plate.



Figure 280. Historic junction box that supported a light fixture adjacent to the door at the south room.



Figure 281. Junction box that historically supported a light fixture at the south window cove.



Figure 282. Historic light fixture with a circular metal plate and porcelain light socket.



Figure 283. Original light switch in south room with non-original blank-off panel reducing the panel to a single switch.



Figure 284. Abandoned switch in storage closet with cloth-jacketed wiring.



Figure 285. Exterior surface-mounted junction box near the south entrance door.



Figure 286. Conduit for main service line located at the north end of the east dormer.



Figure 287. Surface-mounted electrical panel in the north veranda room. Note the black sub-panel below.



Figure 288. Sub-panel surface-mounted to wall at north room.



Figure 289. Non-original double ballast fluorescent light fixture suspended along the interior ridge of the roof.



Figure 290. Cap of pipe where radiant heating unit was located.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces and water-fed radiant heaters. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Vertical Cracking at Chimney.* Vertical cracking was observed at the exterior west elevation of the north chimney (Figure 291). The cracking extends from an open mortar joint at the chimney coping, down into the field of wall. Cracks extend through mortar joints and stone units (Figure 292).
- *Cracking at Fireplace.* Vertical cracking was observed at the interior elevation of both the north and south fireplace. The cracking consists of open mortar joints and cracked stone units extending from the joint between the chimney and the dormer window or roof framing (Figure 293). Some of the cracks have been previously repaired (Figure 294).
- *Cracking at Stone.* At a few locations, hairline cracking was observed in the stone. The cracking typically extends vertically through the stone and aligns with cracked mortar joints (Figure 295). At a few locations, specifically at projecting stone units near the exterior fireplace, the cracking is oriented horizontally and the stone above the crack was found to be unsound when tapped (Figure 296).
- *Cracking Stone Hearth.* The stone hearth at the north fireplace is cracked and loose (Figure 297).
- *Open Transition Joint.* At the west elevation, the joint at the interface between the stucco eave and stone wall is open (Figure 298). The wood top plate for the roof framing is exposed to view from the exterior.
- *Localized Pitting.* Isolated stone units with deep pockets and pits were observed (Figure 299). These conditions were observed at stone units that are mostly concealed from weather, indicating that the condition may be inherent to the stone.
- *Biological Growth.* Biological growth and soiling were observed at the stone walls, specifically at upward-facing surfaces and around the base of the building (Figure 300 and Figure 301).
- *Pest Infestations.* Small insect nests were observed at corners of wood-framed windows and at projecting stone units (Figure 302).
- *Soiling Above Fireplace***.** Dark soiling, likely soot, was observed above the north fireplace (Figure 303).
- *Open Mortar Joints.* Horizontal mortar joints are generally in good condition; however, isolated areas of open mortar joints were observed (Figure 304). At some locations, the stone along the edge of the mortar joint has spalled, resulting in a partially open joint (Figure 305).



Figure 291. Vertical cracking at the exterior west elevation of the north chimney.

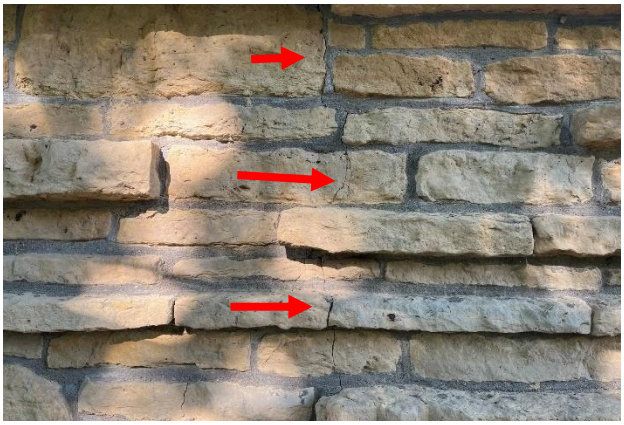

Figure 292. Cracks extended through mortar joints and stone units.



Figure 293. Open mortar joint at cracked stone unit.



Figure 294. Previously repaired crack.



Figure 295. Crack running vertically through the stone.



Figure 296. Horizontally oriented crack at projecting unit with unsound stone above the crack.



Figure 297. Cracked and loose stone at the hearth of the north fireplace.



Figure 298. Open joint at the interface between the stucco eave and stone wall.



Figure 299. Stone unit with deep pockets and pits.



Figure 300. Biological growth and soiling at upward-facing surface.



Figure 301. Biological growth and soiling around the base of the building.



Figure 302. Small insect nest at projecting stone unit.



Figure 303. Dark soiling, likely soot, above the north fireplace.



Figure 304. Open horizontal mortar joint.



Figure 305. Spalled stone along the edge of a mortar joint, resulting in a partially open joint.

Concrete

- *Cracking at Interior Flooring.* At the north room, hairline cracking extends across the center portion of the interior floor (Figure 306). The cracks align with the edges of the fireplace.
- *Missing Drain Strainer.* The drain strainer for the interior floor drain at the north room is missing (Figure 307). The drain appears to be clogged with debris.



Figure 306. Cracking at interior floor of north Veranda Room.



Figure 307. Missing drain cover.

Wood Structure

- *Structural Wood Framing.* The wood roof framing along the east side of the building exhibits severe deterioration and distress. The distress was observed at the wood beams, localized wood rafters, and at some of the wood post supports. Previous repairs had been performed at the framing that included installation of a fabricated steel saddle, constructed of steel angles welded together, to support the wood beam that extends north–south along the building and some of the roof rafters. Since the repairs were performed, it appears that distress has continued, compromising the structural integrity of the repairs. Conditions at the wood framing include the following:
    - *Deterioration of wood.* Distress was observed at the wood beam above the north entrance, the wood framing for the dormer window above, and at the lower half of the roof rafter located immediately south of the north entrance. The distress aligns with the north end of the east dormer window. The wood was observed to be damp and was found to be soft and rotted when probed with an awl (Figure 308). Portions of the wood beam and framing exhibited over a 50 percent loss of section (Figure 309). Portions of the wood around the anchors for the supplemental steel plate repairs had deteriorated.
    - *Splitting and checking of wood framing members.* A large area of checking was observed to extend the full length and at the mid-height of the wood beam that extends south from the north entrance, over the window bay on the east elevation of the building (Figure 310). In addition to the checking, the lap joint at the end of the beam is split. The spit measured 3/16 inches wide. Checks were also observed at the ends of the beam and aligned with anchor locations (Figure 311).
    - *Open Joints.* The vertical joints between wood beam sections appear to be separating. The vertical joint at the lap between beams over the north entrance is wider at the top than at the bottom, indicating that the south beam may be sagging (Figure 312). The vertical joint between beams over the south entrance appears to be widening, as evidenced by the ½-inch-wide joint and nails visible within the open joint (Figure 313).

- *Bowing of the wood beam*. The wood beam that supports the roof framing at the north end of the east elevation is bowed. The beam appears to sag approximately 1/8 inch per foot, over a length of approximately 8 feet, with the lowest part of the beam aligning with a wood post. The post exhibits a vertical spilt, present on both sides of the wood post, that measures as wide as 3/16 inch at the top and tapers to a hairline crack over the upper 5 feet of the post (Figure 314).

- *Checked Wood Diagonal Truss Member*. One of the wood diagonal bracing members at the south room exhibited checking at the underside, along the full length of the member (Figure 315).



Figure 308. Awl probing soft and rotted wood.



Figure 309. Wood framing exhibiting over a 50 percent section loss.



Figure 310. Large area of checking at mid-height of wood beam.



Figure 311. Checking at the ends of a beam aligned with anchor locations.



Figure 312. Indication that the south beam may be sagging.



Figure 313. Joint, 1/2 inch wide with visible nails.



Figure 314. Vertical split at the interior side of the wood post.



Figure 315. Crack extending the full length at the underside of diagonal bracing member.

Wood Elements

- *Gaps at Base of Wood Trim.* Gaps were observed below two of the wood trim members on the stucco wall at the east elevation (Figure 316). The gaps measured approximately 1-1/2 inches wide. The wood sill plate for the wall framing was exposed to view and exhibited evidence of insect damage.
- *Small Chips at Wood Base.* In general, the wood baseboard and trim within the building are in good condition. Small chips and abrasions were observed, although typically painted over, indicating they have been present for some time.


Figure 316. Gap below wood trim members.

Ferrous Metal Elements

- *Corrosion of Embedded Steel.* The steel lintels and hardware at the west elevation fireplace exhibit extensive corrosion build-up at some locations. In addition to corrosion, stone units adjacent to the steel lintel were spalled or cracked, and the concrete lintel over the hearth is cracked and spalled at locations that align with the steel reinforcing (Figure 317 through Figure 320).


Figure 317. Corrosion and rust jacking at steel plate at fireplace.


Figure 318. Spalled stone unit below corroded steel plate.



Figure 319. Spalls at concrete lintel aligning with steel reinforcing.



Figure 320. Cracked stone unit adjacent to steel lintel.

Roofing

- *Localized Areas of Missing Shingles.* Individual roof shingles are missing at isolated locations (Figure 321). Some of the remaining shingles exhibit minor cupping.
- *Biological Growth.* Biological growth and moss were observed on the wood shingles (Figure 322). The growth is widespread across the roof.



Figure 321. Missing roof shingle.



Figure 322. Biological growth and moss on the wood shingles.

Plaster

- *Interior Plaster Damage.* Localized areas of damaged plaster were observed at the wall that separates the north and south rooms (Figure 323 and Figure 324). The damage includes shallow dents in the wall; previous repairs, some of which have failed; peeling paint; and hairline cracking that appears to be associated with a physical impact.
- *Cracking at interior Plaster Ceiling***.** Hairline cracking was observed at the north room, extending perpendicular between roof rafters (Figure 325). The cracks are typically less than 12 inches long. Hairline cracking at the south room, where the wood truss framing is not exposed to view, typically consists of cracks extending perpendicular to one another and extending the full length of the room (Figure 326). The cracks are typically aligned with the corners of the fireplace and dropped soffit as well as metal electrical fixtures recessed into the plaster finish.
- *Interior Plaster Failure.* The plaster over the exterior door to the north room and between adjacent rafters has failed. Conditions range from cracking around areas of previous repair to complete loss of plaster with the metal lath exposed (Figure 327). The distress appeared to be associated with active leakage and deterioration of the wood framing.



Figure 323. Localized area of damaged plaster at the wall separating the north and south rooms.



Figure 324. Area of damaged plaster with metal lath exposed.



Figure 325. Hairline crack extending perpendicular between roof rafters.



Figure 326. Hairline cracking extending perpendicular to each other and over the full length of the room.

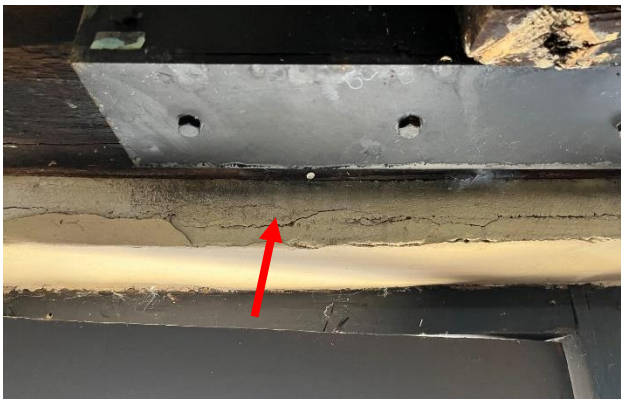

Figure 327. Failed plaster over exterior door of north Veranda Room.

Stucco

- *Cracking at Stucco Eaves.* Cracks were observed extending perpendicular across the stucco of the roof eaves. Cracks ranged from hairline to as wide as 1/8 inch. Cracks were typically located near corners of piers, where the depth of the soffit changes (Figure 328). Longer cracks were located at the deep roof eaves located on the north and south ends of the building. At these locations, the cracks are spaced approximately 14 inches apart and exhibit discoloration around the crack (Figure 329).
- *Map Cracking of Stucco at Eave***.** Map cracking was observed at a few locations in the stucco soffit and is concentrated along the edge of the eave, adjacent to the roof fascia (Figure 330). At one location, the stucco finish has cracked and the scratch coat is exposed to view (Figure 331).
- *Openings in the Roof Eave.* Openings, measuring 7 inches square, were observed in the stucco eave (Figure 332). The openings appear to be associated with a historic light fixture that has since been removed.

- *Previous Patches*. Previously installed stucco patches were observed at soffit locations where vertical posts connected to the wood roof framing have been removed (Figure 333).
- *Peeling Paint*. Peeling paint was observed at the stucco soffit (Figure 334). The distress appears to be associated with locations of previous stucco repairs near electrical junction boxes that were painted to match the historic stucco.



Figure 328. Crack near corner of a stone pier where the depth of the soffit changes.



Figure 329. Cracks spaced approximately 14 inches apart with discoloration around the crack.



Figure 330. Map cracking along the edge of the eave.



Figure 331. Cracked stucco with scratch coat exposed.



Figure 332. 7-inch square opening in stucco eave.



Figure 333. Previous stucco patch.



Figure 334. Peeling paint at the stucco soffit.

Windows

- *Open Joints at Dormer Glazing*. The dormer windows contain acrylic glazing panels, many of which overlap at the ends, and do not have a dividing mullion (Figure 335). Some of the panels exhibit bowing. At the west elevation, the bowing is exacerbated by build-up of debris between the dormer window and chimney (Figure 336). The open joints between the acrylic panels appear to align with interior distress conditions.
- *Wood Deterioration*. The wood at windows, doors, and exposed framing members exhibits minor checking, rot, and peeling paint. The distress was observed at the bottom end of vertical members and door panels as well as at the top surface of some window sills (Figure 337, Figure 338, and Figure 339). Some isolated wood checking was observed at wood fascia members.
- *Deteriorated Glazing Putty*. The glazing putty at the casement windows on the east elevation has chipped and broken loose at a few locations, exposing the edge of the glazing and resulting in as much as one quarter of a sash being unglazed (Figure 340).



Figure 335. Dormer window with overlapping acrylic panel glazing and no dividing mullion.



Figure 336. Bowing due to built-up debris between dormer window and chimney.



Figure 337. Distress at bottom end of door panels.



Figure 338. Distress at the top surface of a window sill.



Figure 339. Distress at the top surface of a window sill.



Figure 340. Casement window with deteriorated glazing putty.

Bridge Complex

The Bridge Complex consists of three components, arranged in a cruciform plan, that span across the Southern Park Road (Figure 299 and Figure 300). The west pavilion is rectangular in plan, measuring approximately 17 foot wide by 41 feet long, and sits on a water reservoir, measuring approximately 12 feet 6 inches tall, clad with stone. The reservoir forms a raised base for the one-story building with lookout tower (Figure 301 and Figure 302). The east pavilion forms the cross of the plan and is located across the main park drive from the west pavilion (Figure 303). It measures approximately 17 feet 8 inches by 98 feet 8 inches and has a covered entrance on the east elevation. The center portion of the east pavilion is set on a water reservoir, similar to the west pavilion, that measures 16 feet wide by 22 feet 2 inches long and forms a raised base (Figure 304). There are concrete terraces with wood railings located at the north and south ends of the west elevation of the east pavilion (Figure 305 and Figure 306). Below the south terrace is a covered stone terrace that leads to a stone arched passageway, oriented on an east-west axis, under the pavilion.

The bridge measures approximately 10 feet wide by 32 feet long and extends between the east and west pavilions, over the main park road (Figure 307). The building has a complex hip roof. There are exterior stone stairs located at the north elevation of the west pavilion and at the west elevation of the east pavilion, immediately adjacent to the bridge. The stair provide access to door openings at the pavilions (Figure 308 and Figure 309). A stone stair is located at the east end of the arched passageway and provides access from the covered stone terrace to the upper-level sidewalk that runs along the east side of the east pavilion (Figure 310).

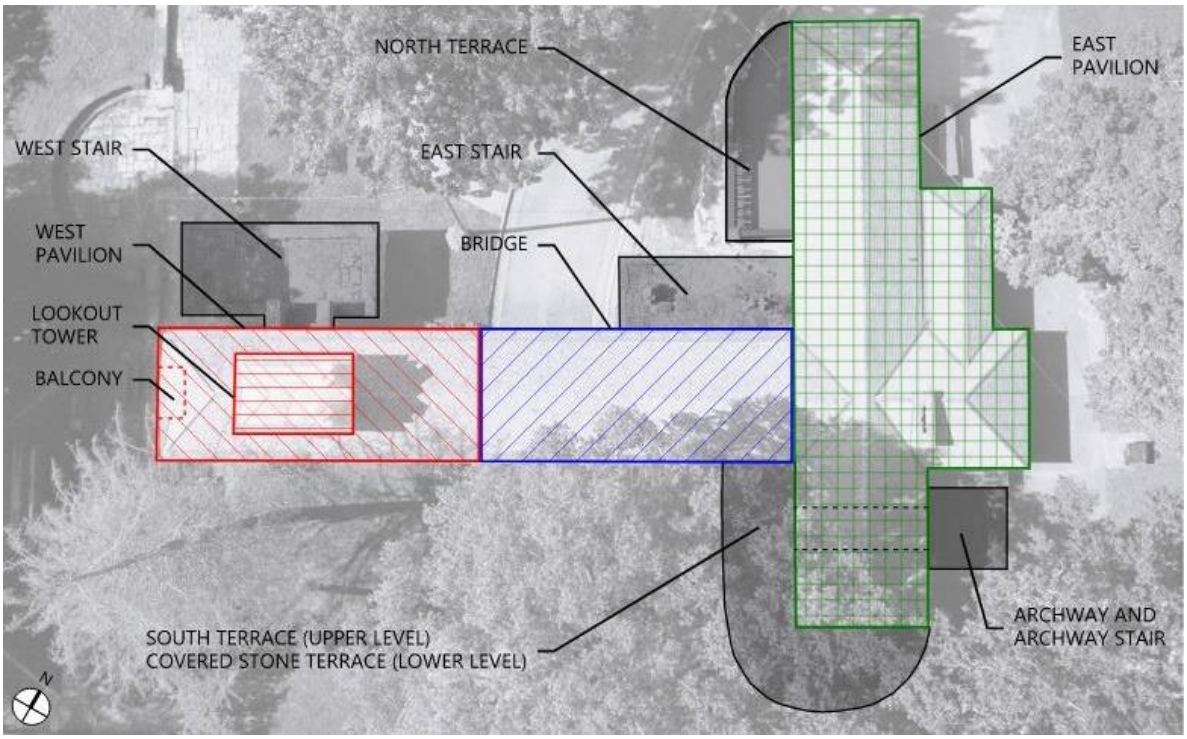

Figure 299. Diagram showing the configuration of spaces in the Bridge Complex (Source: WJE, 2024).

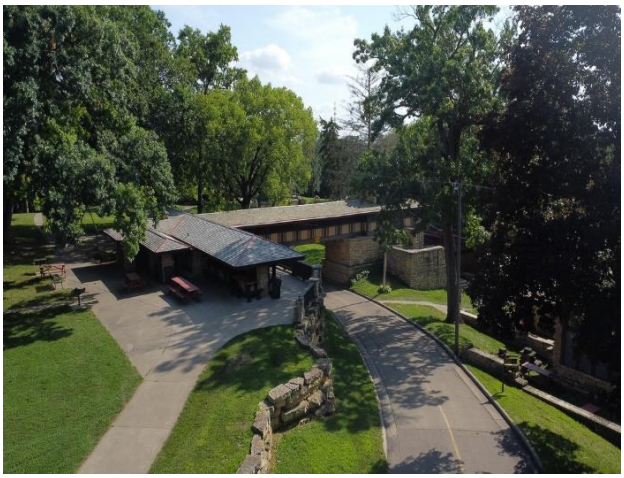

Figure 300. The Bridge Complex consists of three components, arranged in a cruciform plan, that span across the Southern Park Road.



Figure 301. The reservoir forms a raised base for the one-story building with lookout tower.



Figure 302. View of the west pavilion from the southwest.



Figure 303. The east pavilion forms the cross of the plan.



Figure 304. The center portion of the east pavilion is set on a water reservoir.



Figure 305. North terrace at the Bridge Complex.



Figure 306. Overview of the south terrace.



Figure 307. View of the bridge from the north.



Figure 308. East stairs provide access to the east pavilion.



Figure 309. West stairs provide access to the west pavilion.



Figure 310. Archway stairs as viewed from the east elevation of the east pavilions.

Structural Description

Most of the structural components of the building were not visually apparent at the time of the survey. The description of the structural system is based on review of archival documents, with conditions indicated where it was possible to confirm by observations in the field.

Foundation

Original drawings depict the structure for the water reservoirs, located under the west pavilion and the center portion of the east pavilion. The reservoir structure has a continuous below grade concrete footing, measuring approximately 44 inches wide and ranging in depth from 30 inches to 48 inches deep (Figure 311). The foundation supports the reinforced concrete reservoir structure.

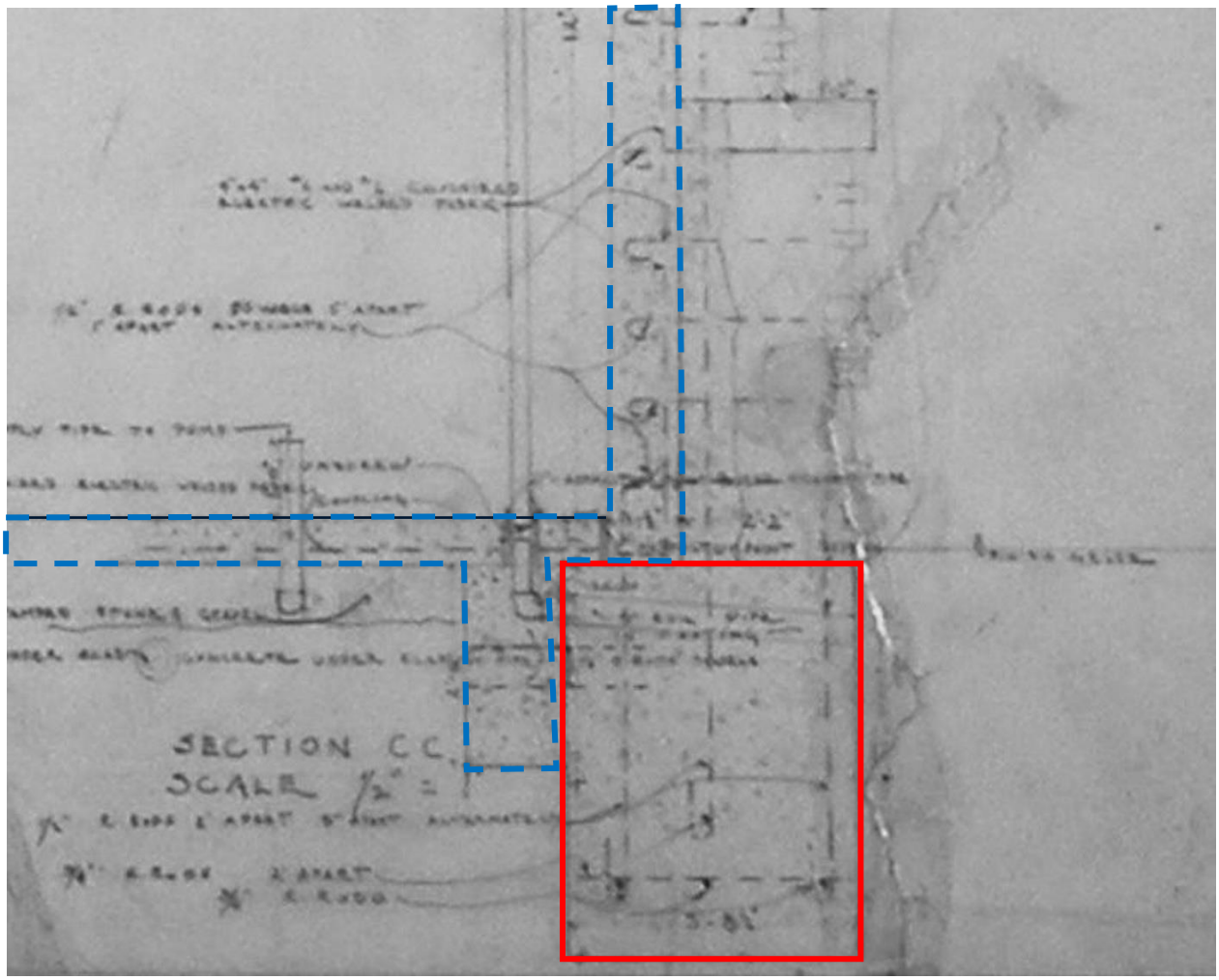

Figure 311. An original drawing depicting the construction of the water reservoir, dated 1934, indicates a continuous below grade reinforced concrete footing (red outline), measuring approximately 44 inches wide and ranging in depth from 30 inches to 48 inches deep as well as the reinforced concrete reservoir slab and walls (blue dashed outline) (Source: Caldwell Archives at the Dubuque Museum of Art)

Walls at Reservoirs

According to construction drawings, the two water reservoirs were constructed of reinforced cast-in-place concrete and clad with native stone. The west reservoir, located under the west pavilion, measures approximately 18 feet 4 inches wide by 41 feet long and the east reservoir, located at the center portion of the east pavilion, measures approximately 16 feet wide by 22 feet 2 inches long (Figure 312 and Figure 313). Both reservoirs are approximately 12 feet deep and are accessed from covered openings above.

The reservoirs have concrete floor slabs that bear on a continuous perimeter concrete footing. According to construction drawings, the walls have lateral ties cast into the concrete that extend into joints at the stone cladding (Figure 314). Each reservoir is capped by a concrete slab. All of the concrete is indicated as being reinforced with 4-inch-by-4-inch welded wire fabric. At some locations along the west reservoir, there is a cast-in-place concrete curb that bears on the concrete foundation and covers the lower portion of the reservoir walls (Figure 315). The curb measures approximately 26 inches deep and 42 inches tall. A portion of the cast-in-place curb is visible on the south elevation of the west reservoir (Figure 339).

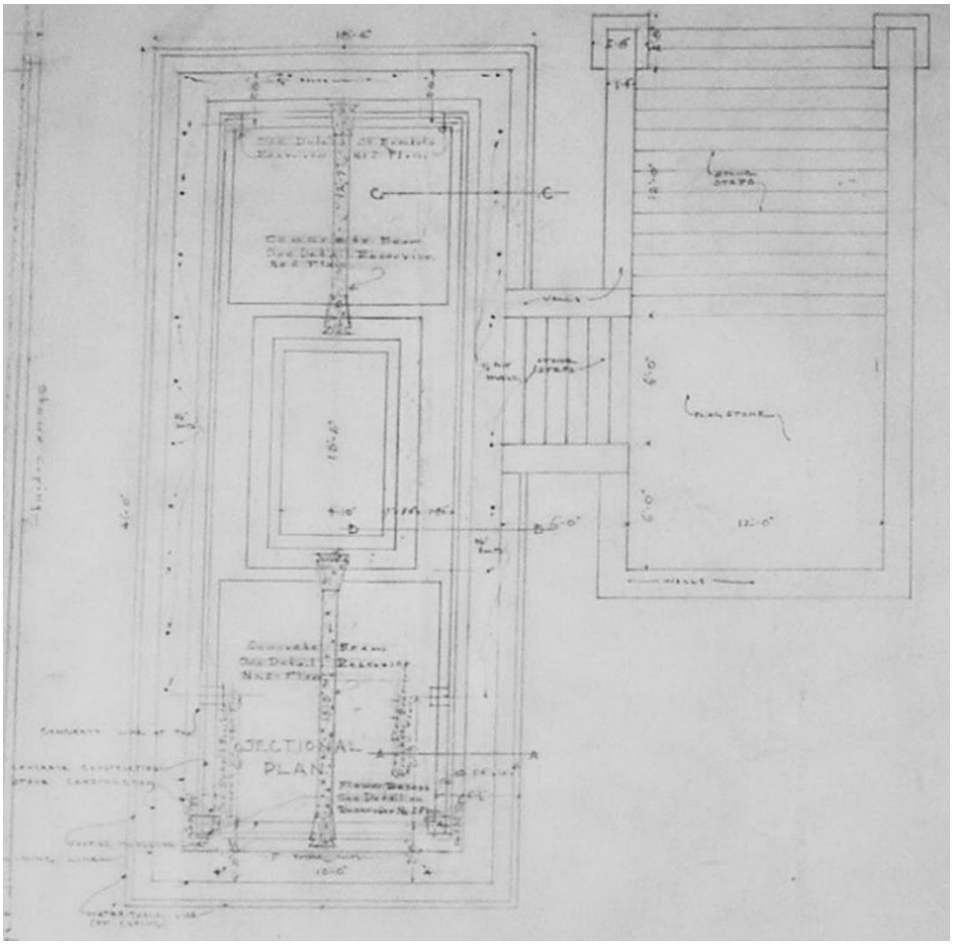

Figure 312. Plan drawing of the west water reservoir at the west pavilion of the Bridge Complex (Source: Caldwell Archives at the Dubuque Museum of Art). .

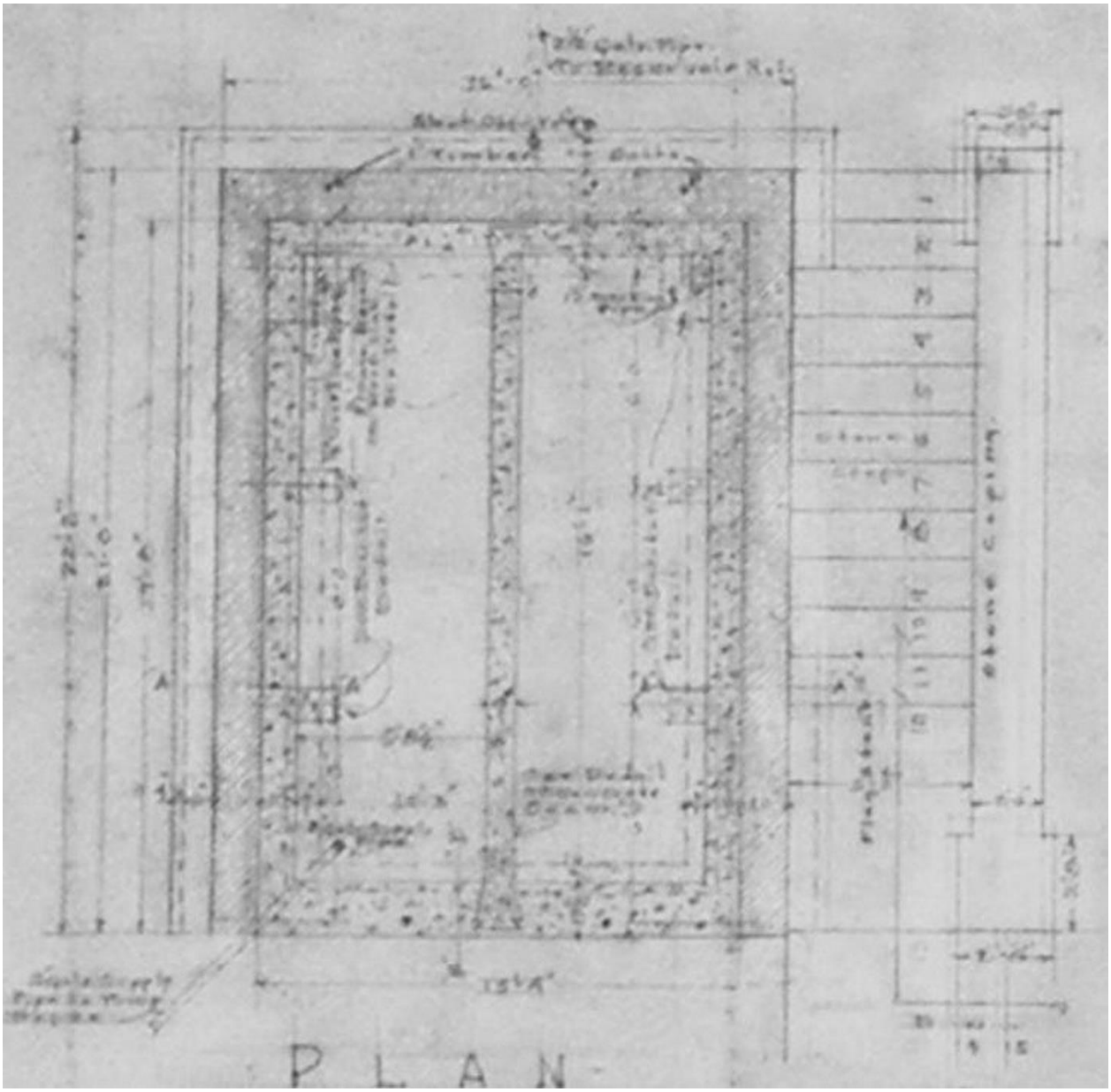

Figure 313. Plan drawing of the water reservoir at the east pavilion of the Bridge complex. (Source: Caldwell Archives at the Dubuque Museum of Art)

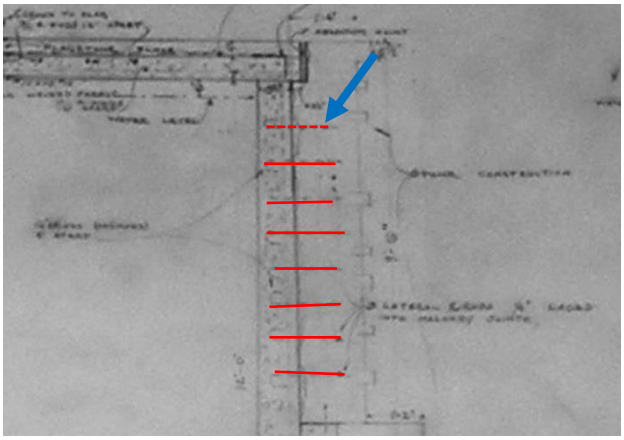

Figure 314. Section from original construction drawings of the water reservoir showing lateral ties (red lines and blue arrow) cast into the concrete that extend into joints at the stone cladding. (Source: Caldwell Archives at the Dubuque Museum of Art)



Figure 315. Detail from original construction drawings of the west reservoir at the Bridge Complex showing a cast-in-place concrete curb (bracketed area) that bears on the concrete foundation and covers the lower portion of the reservoir walls. (Source: Caldwell Archives at the Dubuque Museum of Art)



Figure 316. Cast-in-place curb above foundation visible on the south elevation of the west reservoir.

Exterior Description

Stone Walls

The stone walls at the Bridge Complex are rock-faced ashlar units arranged in random coursing, similar in appearance to those described for the Indian Room and Veranda Rooms. The stone units are mostly rectangular, ranging in size from 2 inches to 9 inches tall and from 6 inches to 42 inches long. The corners of the building are articulated by alternating courses of projecting stone units that extend approximately 1 inch to 2 inches beyond the plane of the wall (Figure 317). Many of the stone units within the field of the wall also project approximately 1 to 2 inches beyond the plane of the wall.

Like the Veranda Rooms, the wall construction features large face bed units, measuring as large as 3 feet square, that break up the otherwise horizontal planes of the stone wall construction (Figure 318). At a few locations, there is a defined coursing or patterns to the stone that differs from the mostly random coursing. One such area is located at the corner between the north elevation of the west annex and the north stair. The re-entrant corner features two large face bed units that frame eleven courses of stacked stone, each course measuring 2 inches tall and divided into four stacks. One face bed stone unit and two vertical stacks of stone are located on each corner elevation. Alternating stone units at each course and stack project 2 inches beyond the plane of the wall, creating a defined pattern that wraps the corner (Figure 319). Similar design features are located throughout the building and serve as small follies for visitors who meander the site to discover. While a few of these stone features are depicted in the original drawings, most do not and appear to be design decisions made by the craftsmen (or possibly Caldwell) in the field.

In addition to the features of the wall construction, the stone-clad walls are divided by an upper and lower watertable, and capped by a stone coping (Figure 320). The lower watertable is located approximately 36 inches above the grade of the street and consists of rock-faced stone units, measuring 6 inches tall, that project approximately 1 to 2 inches beyond the stone below. The wall above the lower watertable steps back approximately 9 to 10 inches. The upper watertable is located 28 inches above the lower watertable and consists of stone units measuring 7-1/2 inches tall. The face of each upper watertable unit is rock-faced and tooled with a combed perimeter finish, measuring 3/4 inch wide. The upper watertable extends approximately 4 to 6 inches beyond the stone below. The wall area above is setback approximately 12 to 15 inches from the face of the watertable stone. The coping unit measure approximately 7-1/2 inches tall and, like the upper watertable, has combed tooling at the perimeter. The coping projects approximately 2 inches beyond the stone below.


Figure 317. Typical stone cladding at Bridge Complex.


Figure 318. Face Bed stone unit.



Figure 319. Intentional decorative stone coursing and craftsmanship.



Figure 320. Typical wall area showing lower watertable (red arrow), upper watertable (blue arrow) coping band (yellow arrow).

Wood-Framed Walls

The walls of the bridge, east pavilion, and west pavilions have a wood-framed structure that is visible from the interior and exterior (Figure 321). At the pavilions, wood columns, measuring 8 inches square, are spaced 5 feet 8 inches on center and divide the facade into framing bays. There is similar framing at the bridge; however, the columns are spaced 6 feet on center. In addition to the columns, there are four vertical posts within each framing bay, each measuring 4 inches square. There are equal sized gaps, measuring approximately 4 inches wide, between the wood column and posts. The posts and columns extend the full height of the wall and support the roof framing. The wall cladding and window and door openings are set within the space between post framing members

The wall cladding between the wood framing members measures approximately 3-1/2 inches deep. Each wall consists of 2x4 wood framing with the stud turned 90 degrees so that the wide face is parallel to the wall. The wall is clad on both the interior and exterior with stucco, measuring 5/8 inches thick, on expanded metal lath. The stucco has a float finish that gives the stucco a slightly rough texture and is painted yellow.



Figure 321. Interior view of wood-framed stucco walls as viewed from bridge.

Roof Framing

Roof construction at the lookout tower, covered patio, private dining room, and covered entrances at the east elevation all have similar roof framing consisting of a 2x8 ridge board with 2x6 rafters spaced 16 inches on center (Figure 322). The rafters are supported by a vertical wood post mounted to a 10x10 or 8x8 wood beam. Wood kickers are mounted to the base of the post and extend horizontally to the end of the rafters, creating the framing for the overhanging soffit. The roofing has 1x6 wood plank sheathing (Figure 323).

The roof framing at the east room of the east pavilion and the bridge is slightly different than at other spaces. At the east room, the roof framing consists of 8x8 wood girders, spaced 5 feet 8 inches on center, that align with the vertical wood column wall framing. The 8x8 roof girders bear, approximately 3 inches, on the wood top plate, which measures 9 inches by 7 inches and extends across the wall framing columns. At the center of the beam is a vertical 8x8 wood post that is notched to support a 2x8 ridge beam (Figure 324). Wood 2x6 rafters are located on either side of the beam and are spaced 16 inches on center. Wood 1x6 sheathing is mounted to the rafters. Similar to the other roof areas, the rafters extend beyond the top plate of the wall and provide the frame for the soffit.

At the bridge, the roof framing is aligned with the wall framing and consists of two alternating framing systems. The wall framing supports a 10x10 wood beam that extends the full length of the wall. The end roof framing bay is constructed of six 4x4 wood rafters that span from the 2x10 ridge beam and bear of the wood 10x10 beam at the top of the wall. The center two 4x4 rafters are spaced 1 inch apart and align with the 8x8 wood column framing at the wall. The face of the paired 4x4s is clad with a wood-framed screen with frosted glazing, giving the paired rafters the appearance of a single framing member. A wood-framed lantern is hung from the rafters (Figure 325). The 4x4 rafters on either side of the paired center rafters are aligned with the 4x4 wood post wall framing, resulting in a space of 4 inches between each of the rafters. Wood-framed light fixtures are mounted between the outer set of 4x4 rafters (Figure 326).

The second framing system at the bridge is similar to the first in that it consists of six 4x4 rafters; the center rafters are paired and align with the 8x8 wood column framing and the outer rafters align with the 4x4 wood post framing. In addition to the rafters, there is a 4x8 wood member that spans across the room and aligns with the center 4x4 rafters. The 4x8 wood member and center 4x4s are anchored together to create a truss that bears on the 10x10 perimeter beam. Within the truss system, three sets of wood 1x6 boards are sandwiched between the two 4x4 rafters and extend diagonally toward the center of the truss, forming a decorative concentric chevron pattern (Figure 327).

The two slightly different framing systems alternate from bay to bay, with each system spaced 11 feet 4 inches on center. In addition to the 4x4 rafters, the roof has 2x4 rafters that are turned on their side and spaced 12 inches on center (Figure 328). The roof has 1x6 wood sheathing. As at the other roofs, the rafters at the bridge roof are supported by a wood 2x4 above the wood 10x10 top plate beam and extend to form the framing for the overhanging stucco-clad eaves (Figure 329).


Figure 322. Roof framing at east entrance vestibule roofs.


Figure 323. Roof framing at lookout tower roof.


Figure 324. Roof framing at east room.


Figure 325. Roof framing with wood- framed frosted glazing screen at bridge roof.


Figure 326. Light fixtures between roof rafters at bridge.


Figure 327. Roof framing with chevron pattern wood slats at bridge roof.

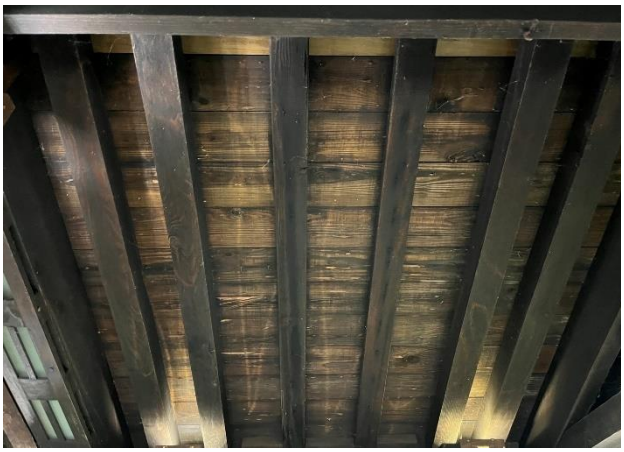

Figure 328. Roof rafters between framing members at bridge roof.



Figure 329. Eave framing at bridge.

Windows

The building features fixed and casement windows. In general, the window openings are located at the top half of each wood-framed wall section and are separated by the wood post framing. The window openings measure approximately 26-1/2 inches tall and have a continuous windows sill, measuring 2-1/2 inches tall and 12 inches deep, that is cut to wrap around each wood post. The wood sill projects approximately 2 inches beyond the framing on both the interior and exterior side of the wall.

At each framing bay, typical window openings consist of a double casement sash situated between 4-inch square framing posts. Each sash measures 13 inches to 15 inches wide, depending upon the location within the building, as the wood post framing is spaced more widely at the bridge than at the pavilions. The sashes are mounted directly to the wood post framing with five-knuckles hinges. The casement sash measure 1-1/2 inches thick and are constructed of rails and stiles measuring 1-1/2 inches wide. The glazing is set with interior wood stops, measuring 1/2 inch square. In addition to the hinges, the window sash have an exterior-mounted wood-framed mesh screen. Depending upon location, locking mechanisms for the window sash include surface-mounted vertical slide locks that extend into the wood sill or surface-mounted wing nuts mounted to one of the sash and rotate to secure both sash in place.

On either side of the casement window and in the space between the wood column and post members are fixed light windows. The fixed windows measure 3-1/2 inches wide and 25-1/2 inches tall and are set with wood glazing stops anchored directly to the wood column and post framing. There are two fixed sash window on each side of the casement sash (Figure 330, Figure 331, and Figure 332).

Variations to the typical window configuration are present at the private dining room and at areas where framing bays are not as wide. At the private dining room, each casement sash consists of two lights, divided vertically by a wood mullion, measuring 1-1/2 inches wide (Figure 333 and Figure 334). At smaller framing bays, there may be only one casement sash that fills the space between the wood posts (Figure 335 and Figure 336). At a few location in the west pavilion, specifically at corners and around the balcony doors, some of the framing bays consist of only fixed windows (Figure 337 and Figure 338).

At the lookout tower, the north and south elevations feature double casement sash flanked by a single fixed window on either side (Figure 339). The windows are secured with surface-mounted slide locks. The

west elevation window consists of acrylic glazing secured with the existing wood window framing. A faux wood vertical mullion extend across the exterior face of the glazing, giving the appearance of a divided light window (Figure 340).


Figure 330. Interior view of casement sash with fixed sidelights.


Figure 331. Overall interior view of windows as seen at bridge.


Figure 332. Exterior view of casement sash with fixed sidelights.


Figure 333. Interior view of two-light casement windows.


Figure 334. Exterior view of two-light casement windows


Figure 335. Interior view of single sash casement window.



Figure 336. Exterior view of single sash casement window.



Figure 337. Fixed sash window.



Figure 338. Fixed sash window near balcony.



Figure 339. Interior view of casement window at north elevation of lookout tower.



Figure 340. Overall view of interior window at lookout tower.

Doors

Almost all of the doors at the Bridge Complex are wood-framed and, like the Veranda Rooms, consist of multi-panel door leaves. Typical doors have four or six rectangular panels at each door leaf; the upper panels are glazed and the lower panels have recessed wood panels. Most of the doors appear to be historic, although some modifications have been made. In addition to the number of panels per door leaf, the wood-framed doors differ in the width of the panels, type of door, and hardware.

Six-Panel Doors

The main entrance door at the east elevation is a wood-framed double-leaf multi-panel door. The door opening measures approximately 70 inches wide by 75 inches tall and has a wood frame, measuring 7 inches deep. Wood 2x casings are located at the jambs (Figure 341).

Individual door leaves measure 1–3/4 inches thick and consist of three rectangular glazed panels at the upper portion of the door, each with glazing. The lower portion of the door has three recessed wood panels, aligned with the glazed panels above. The six panels measure approximately 6 inches wide and are separated by 1-1/2 inch-wide mullions. Typical door hardware consists of five-knuckles hinges and non-original horizontal slide lock, latch, pull handle, door stop, and a vertical surface-mounted slide lock at the top of the door.

The exterior door at the top of the west stair is similar to the main double-leaf door at the east elevation in that it consists of three upper glazed panels and three recessed wood panels. The door opening measures 61 inches wide by 76 inches tall and is 1-3/4 inches thick. The door has five-knuckle hinges and has been modified with a steel astragal plate anchored to the side of one door leaf, a steel plate along the bottom of each door leaf, and steel brackets mounted to the interior face of the door that support a horizontal wood plank (Figure 342).

Single-leaf multi-panel door openings are located at the east and west elevations of the east pavilion and provide access to the north annex. The openings measure 29 inches wide by 75 inches tall and have wood framing, measuring approximately 7 inches deep. The door openings have 2x trim. The single leaf doors are similar to those at the east entrance and consist of three 6-inch-wide glazed panels at the upper portion of the door and three 6-inch-wide recessed wood panels at the lower portion of the door. Typical hardware includes five-knuckle hinges and non-original pull handles (Figure 343).

The exterior door openings at the north end of the east pavilion provides access to the outdoor covered patio with bar. The openings each measure 32 inches wide by 77 inches tall and are framed by wood posts, each measuring 8 inches square on each side and between the two openings. Each door leaf consists of three glazing panels, measuring 6 inches wide, at the upper portion of the door and three recessed wood panels at the lower portion of the door. The panels are separated by wood mullions, measuring 1-1/2 inches wide. The brass double-action door hinges are mounted directly to the wood post framing. Non-original hardware includes surface-mounted pull handles (Figure 344).

A wood-framed double-leaf door opening is located at the south elevation of the east pavilion. The door opening measures 52 inches wide by 77 inches tall and has 2x6 wood trim at the jambs (Figure 345). The door leaves consist of six panels: three rectangular glazed panels at the upper portion of the door and three rectangular recessed panels at the lower portion of the door. The panels are 4 inches wide and

separated by mullions with wood stops, measuring 1-1/2 inches wide. Modifications have been made to the door which include installation of a metal pull handle at the exterior face, steel brackets at the interior face that support a horizontal wood brace, a steel astragal plate along the edge of one door leaf, and metal door stops. In addition, the original double-action door hinges were replaced with five-knuckle hinges at one door leaf and the vertical slide bolts at the top and bottom of each leaf have been removed (Figure 346).



Figure 341. View of six-panel door at east entrance.



Figure 342. Exterior view of six-panel door west pavilion entrance.


Figure 343. Exterior view of single leaf six-panel at top of east stairs.



Figure 344. Exterior view of six-panel paired double-action hinge doors.



Figure 345. Exterior view of six-panel door at south elevation.



Figure 346. Interior view of six-panel door at south elevation.

Four-Panel Hinged Doors

The wood-framed balcony door opening at the west elevation of the west pavilion appears to be original to the structure and measures 28 inches wide and 74 inches tall. The four-panel door leaves each measure 1-1/2 inches thick and have two glazed panels at the upper portion of the door and two recessed wood panels at the lower portion of the door. Hardware includes five-knuckle hinges and top and bottom slide locks that are inset into the door framing. Wood mullions, measuring 1-1/2 inches wide, separate the panels.

Four-Panel Bi-Fold Doors

Another original door type is located at the east end of the bridge. The door opening measures 46 inches wide and 77 inches tall and consists of a two-leaf bi-fold. Each door leaf has four panels: two glazed panels at the upper portion of the door and two recessed wood panels at the lower portion. The panels are separated by wood mullions with glass stops that measure 1-1/2 inches wide. Hardware includes five-knuckle hinges, a surface-mounted vertical slide lock, surface-mounted pull handle, a latch, and a door stop (Figure 347 and Figure 348).



Figure 347. Exterior view of bi-fold door at south terrace.



Figure 348. Exterior view of bi-fold door in partially folded position.

Non-Original Doors

A non-original hollow metal door frame and leaf are located on the west elevation of the east pavilion. The door provides access to a lower level below the east pavilion enclosure. The door consists of a flush panel door leaf with a mortise lock and pull handle. Above the door opening is a concrete lintel that supports the stone units above (Figure 349). The door is set between two rock-faced ashlar stone walls.



Figure 349. Non-original steel-framed door.

Roof System

The bridge complex has a wood-framed complex hip roof with wood shingles. The roof was replaced in 2021 and includes copper flashings and painted aluminum trim. Individual wood shingles are installed with staggered joints between coursing and have an exposed face measuring 3-5/8 inches wide by 4-3/4 inches deep. The main hip of the roof is clad with wood shingles; however, corner ridges, gutters, and valleys consist of aluminum, painted red. The aluminum corner ridge caps have a rectangular profile and are capped at the ends with sheet metal (Figure 350). The valley flashings have a W-shaped profile with a triangular break along the center (Figure 351). The gutters are approximately 16 inches wide and 4 inches deep, giving them a very shallow appearance (Figure 352). The trough of the gutters has been coated with a red elastomeric coating. Aluminum box downspouts, also painted red, are secured to the gutters and extend through the roof soffit (Figure 353). An aluminum downspout elbow is located at the underside of the soffit and discharges water onto the ground. At the east elevation, between the hip roof for the main east pavilion and an adjacent covered entrance walk, there is a wide gutter trough that extends between the two roof areas and has a red elastomeric coating.

Copper flashings are located at the chimneys and are regletted into mortar joints in the stone (Figure 354).

The roof fascia consists of a 2x8 wood board, painted brown. The fascia board is pitched at a 15 degree angle with the top of the board extending beyond the bottom of the board, accentuating the slope of the roof (Figure 355). Above the fascia board is an aluminum drip edge, painted red, that was installed as part of the recent roof replacement.

The roof features wide and closed overhanging eaves. The eaves typically measure from 12 inches up to 48 inches at a few locations, including over the balcony at the west pavilion, at the north and south ends of the east pavilion, and along the length of the bridge (Figure 356). The eaves are clad with stucco. At the deep eaves and at the east entrance area, wood trim, measuring 3-1/2 inches wide and painted brown, has been applied to the underside of the eaves. The trim is typically applied as a single trim band, positioned 36 inches from the edge of the fascia, that follows the line of the fascia. At the areas with deep eaves, there are recessed light fixtures in the soffit. Typically, the light fixtures measure 7-1/2 inches square, have a wood frame, and include opaque glass (Figure 357).

At a few exterior locations, specifically at the east entrance and over the east covered patio, the wood roof framing is exposed to view between soffit panels.


Figure 350. Ends capped with sheet metal.


Figure 351. Valley flashings with triangular break.


Figure 352. View of the gutter's shallow appearance.


Figure 353. Red aluminum downspout.


Figure 354. Copper flashings in the mortar joints.


Figure 355. Roof fascia painted brown.


Figure 356. Overhanging eaves are found at many locations.


Figure 357. Recessed light fixtures in the soffit.

Balcony and Terraces

Balcony

The balcony is located at the west end of the west pavilion and overlooks the Veranda Rooms. It measures approximately 12 feet wide by 5 feet deep. The balcony has a stone-paved deck consisting of large polygonal-shaped units, measuring 2-1/2 inches thick, set in a mortar setting bed (Figure 358). A stone step, measuring 4 inches in height, provides the transition from the west room of the pavilion to the balcony.

At the perimeter of the balcony is a planting bed, measuring approximately 12 inches wide and 10 inches deep. The planter wraps around the base of the balcony and has a stone coping. Decorative cast-in-place concrete brackets are located under the planters and extend to the base of the concrete balcony slab.

The balcony features an original wood railing. The railing measures 41-1/2 inches tall and consists of a wood base plate, measuring 10 inches deep, which sits directly on the stone pavers (Figure 359). The edges of the base plate are beveled to shed water. Vertical members of the railing divide the rail into bays. Each bay is further divided into three sections and features one of two decorative schemes; either six

horizontal wood louvers or a wood "X" that fill the upper portion of each section. The end and center bays of the railing are half the width of the other bays and have a large "X" that extends the full height of the rail. The top of the railing consists of a wood top rail measuring 2 inches tall by 12 inches deep. A non-original wrought iron grille has been installed on top of the original wood railing. The wrought iron railing consists of alternating square and twisted wrought iron bars with a horizontal bar extending across mid-span. The top of the grille is secured to the wood framing and roof fascia.


Figure 358. View of the balcony stone-paved deck.


Figure 359. Original wood railing sitting on stone pavers.

Covered Stone Terrace and Tunnel

The covered stone terrace at the south end of the east pavilion consists of stone-paved flooring, stone support piers, and a concrete slab that supports the open-air terrace above. The stone terrace also features a dry-laid stone retaining wall, that defines the east side of the terrace and a stone archway.

The stone paving measures 4 inches thick and, according to construction drawings, is laid onto the concrete foundation slab. The pavers are irregular in shape and have a rough texture. Larger stone units are up to 48 inches wide and smaller stone units are set between the large stone units. The paving includes stone steps, measuring 4 inches tall, that have an irregular plan and give the appearance of a naturally occurring stone outcropping (Figure 360).

The stone piers, measuring approximately 26 inches square, have corbelled stone haunches, that project 10 inches from the top of the pier, on all four faces of each pier and support the cast-in-place concrete slab (Figure 361 and Figure 364). Historically, there was a light fixture below the haunch at the west elevation of each pier. After 1975, the fixtures were removed and stone dutchman units installed (Figure 363 and Figure 364). The piers have concrete footings measuring approximately 4 feet square on which stone paving units are set. The concrete deck slab measures 5-1/2 inches deep and has a form board finish with the form boards measuring 3 inches wide (Figure 365). Concrete beams are cast into the slab. Perimeter beams are located along the east and west edges of the slab, measure 29 inches wide by 13 inches deep, and bear on the stone piers. Perpendicular beams are oriented east-west, measure 15 inches wide by 13 inches deep, and are spaced 10 feet on center (Figure 366). The west edge of the slab extends 10 inches beyond the perimeter beam and has a thickened slab edge, measuring 9-1/2 inches deep with a drip cast into the underside (Figure 367). The concrete slab supports the structure for the

upper south terrace and the south portion of the east pavilion. The east side of the concrete deck is supported by a dry-laid stone retaining wall described as part of the site retaining wall, above.

The covered stone terrace provides access to a barrel-vaulted tunnel that extends east from the terrace, under the east pavilion, and to a stone stair (Figure 368 and Figure 369). The tunnel measures 6 feet 6 inches tall by approximately 8 feet wide and includes partial-height walls, measuring 32 inches tall, that support the arch. The partial-height walls project into the arch space, creating ledges on each of the arches measuring 16 inches deep. The load-bearing arch structure consists of stone units that vary from 2 to 3 inches wide and 6 to 26 inches long (Figure 370). The stone voussoirs at the entrance to the barrel vault alternate in length with the longer units also projecting 2 inches beyond the plane of the wall. At the east entrance, which is exposed to the elements, thin projecting stone units are set in the mortar joints above the voussoirs, creating a drip ledge to manage water runoff (Figure 371).


Figure 360. Stone steps in the paving.


Figure 361. View of the covered stone terrace with stone piers.


Figure 362. Original light fixture at pier, circa 1975. (Source: Center for Dubuque History).


Figure 363. Stone dutchman at pier to replace abandoned light fixture.



Figure 364. Stone piers with haunches support the concrete slab.



Figure 365. Concrete deck with slab with formboards.



Figure 366. Dry-laid stone retaining wall within the covered stone terrace.



Figure 367. Edge of the concrete deck slab.



Figure 368. West elevation of the archway.



Figure 369. East elevation of the stone archway with the archway stair in the foreground.



Figure 370. Stone coursing at the arch.



Figure 371. Stone voussoir at the stone archway with the stone drip edge units indicated by arrow..

Upper Terraces

Terraces are located along the west elevation of the east pavilion, immediately south of the bridge and adjacent to the covered patio. Each terrace has a concrete deck slab and a perimeter wall constructed of stone piers with wood railings.

The south terrace is located over the covered stone terrace and has two different concrete paving systems (Figure 372). The concrete paving at the south portion of the terrace integrates with the concrete walk that extends along the east side of the east pavilion. It includes a grid of control joints cast into the slab. The concrete paving at the north half of the terrace appears to pre-date the concrete at the south half and does not have any control joints. There are abandoned anchor holes in the concrete from a previous terrace railing system.

The north terrace is an extension of the open-air covered patio at the north end of the east pavilion and wraps around the north side of the Bridge Complex. Like the south half of the south terrace, the north terrace has concrete paving with control joints and appears to have been installed at the same time as the paved walk at the east side of the building (Figure 373).

Both of the terraces have non-original wood guardrails of a design that is sensitive to the original guardrail and similar to the balcony railing. The guardrail consists of stone piers with wood-framed railing sections extending between them. The wood railings measure 37 inches tall at the south terrace and 42 inches tall at the north terrace (Figure 374). The railings are constructed of 4x4 posts that are mounted onto steel plates set into the concrete. The railing posts at the ends of the railing are anchored into the stone piers with stainless steel anchors. The base of the railing consists of two 2x8 boards, one on either side of the railing, that sandwich the bottom of the vertical post. The top of the guardrail has a 2x8 top plate over which a top rail measuring 13 inches deep by 2-1/2 inches has been installed. Similar to the balcony railing, wood members create a geometric pattern within the space between the posts and bottom and top rail. The pattern consists of either four 2x6 horizontal louvers or a wood "X" cut from 2x4s. Archival photographs show that the original wood terrace guardrail had a similar geometric pattern but with a slightly different configuration. Outboard of the existing rail and mounted to the concrete deck are

steel plates that appear to have supported a previous railing system, presumably a wrought iron railing similar to that on the east pavilion stair.



Figure 372. Concrete paving at the south terrace. Note that concrete in the foreground is different than the concrete in the background.



Figure 373. Concrete paving at the north terrace.



Figure 374. Wood guardrail at the south terrace.

Covered Patio

The covered patio is an extension of the north terrace and can be accessed from the north annex or the concrete walk. It was originally built as an open-air structure but was enclosed in 1965. In 2010 the enclosure was removed and the space restored to an open-air patio to reflect the original design (Figure 375). The covered patio has a concrete floor that extends to the north terrace; however, does not have any control joints and appears to predate the surrounding concrete at the north terrace (Figure 376). Original 8-inch-square wood posts divide wood-framed half walls along the perimeter of the covered patio and extend up to the roof framing. Based on historic photos and drawings, the roof structure appears to be original and is described in the roof framing section above. At the center of the space there is no soffit and the roof framing is exposed. At the edges of the space, a stucco-clad soffit conceals the roof framing (Figure 377). The walls are similar to that of the pavilions except they are only approximately 32 inches tall and support a non-original wood counter. The walls and counter form a U-shaped plan within the covered patio (Figure 378). The counters extend approximately 12 inches past the face of the wall on either side and are supported by wood 2x members, painted brown (Figure 379). Non-original wood benches, painted brown, are located around the counters (Figure 380).

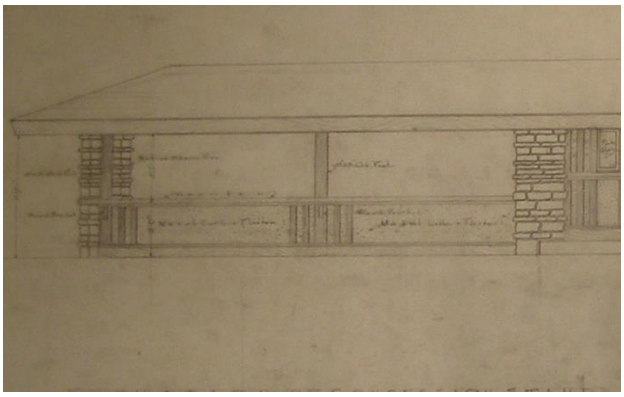

Figure 375. Original drawing of the open-air structure. (Source: Dubuque Museum of Art).



Figure 376. Concrete floors at the covered patio and north terrace. Note that the concrete at the covered patio is different than the concrete at the north terrace.



Figure 377. Exposed roof framing at the center of the space and stucco clad soffits at the edge of the space.



Figure 378. U-shaped wood counters.



Figure 379. View of 2x wood members supporting the wood counter above.



Figure 380. Non-original wood benches.

Stairs

Both the east and west stairs are constructed with stone paving units set on a continuous stepped reinforced concrete slab. Both sets of stairs feature stone-paved treads, an intermediate landing between two flights of stairs, and stone cheek walls. The east stair also has a non-original guardrail. In addition, each of the stairs includes decorative stone features.

West Stair

The west pavilion stair extends east from the promenade to an entrance at the north elevation. It consists of two flights of stairs, oriented perpendicular to each other, and a landing (Figure 381). The lower flight measures 12 feet wide and is set 5 feet away from the wall of the west pavilion, creating a recess between the pavilion and stair cheek walls (Figure 382). The cheek walls are stepped and are constructed of limestone with a design consistent with the limestone walls at the raised base of the pavilions. The lower stepped cheek wall aligns with the upper water table course at the walls (Figure 383). The coping units at the cheek walls are rock-faced with a combed perimeter tooling. As with the walls at the raised base, the cheek walls have a water table course, alternating courses of projecting stone units at the corners, and face bed stone units. In addition, some of the stone units have been carved with a stone dovetail tenon that integrates with an adjacent face bed stone unit (Figure 384). There is a carved circular stone unit mounted onto the stepped coping units at the south side of the stairs (Figure 385).

The stair treads consist of limestone pavers, measuring 2-1/2 inches deep, which extend approximately 2 inches beyond the stone structure. In general, the pavers have a rise of approximately 5 inches and a tread depth averaging approximately 12 inches deep. The lower four steps of the stair extend beyond the cheek walls and fan out onto the promenade. The top surface of the lower steps has a tooled bush-hammered finish.

At the top of the lower flight of stairs is a stone landing, measuring 12 feet by 12 feet. The landing provides access to an upper flight of stairs and a wood door at the north elevation of the west pavilion. The upper flight of stairs is of similar stone construction and detailing as the lower flight. It measures 6 feet wide, has stone cheek walls, and consists of seven stone stairs treads (Figure 386).



Figure 381. View of west stair as seen from the northwest.



Figure 382. Recessed nook between the west stair and the building.



Figure 383. North elevation of the west stair cheek wall. Note that the wall construction includes the watertable and copings present at the walls.



Figure 384. Carved dovetailed detail at ends of stone units.



Figure 385. There is a carved circular stone unit mounted onto the stepped coping units at the south side of the stairs.



Figure 386. Stone stair treads at upper flight of west stair.

East Stair

The east stair is of similar construction to the west stair. It consists of two flights of stairs with an intermediate landing and top landing and has random coursed, rock-faced ashlar units (Figure 387). The lower flight of stairs is accessed from the main access road and extends on an east-west axis. The stair measures approximately 4 feet 6 inches wide and consists of four treads that lead to an intermediate landing measuring 4 feet 6 inches square. A non-original railing is located along the edge of the stair and consists of a surface-mounted wrought iron rail with a top and bottom rail and balusters spaced 4 inches on center. Some of the pickets are formed to create a U-shape with the sides of the "U" forming the vertical pickets. The guardrail measures approximately 42 inches tall (Figure 388). Based on archival photographs and evidence of surface-mounted railings at the terrace, the rails were likely similar to those present at the north and south terrace before they were replaced with the existing replica wood railing. The upper flight of stairs measures 4 feet 6 inches wide and consists of eleven treads. It has a stone cheek

wall that features a circular stone decorative unit mounted onto the coping and the remains of what appears to be a light fixture integrated into the stone base (Figure 389). A recess in the stone and abandoned conduit from the previously removed wood lantern post remain. At the top of the flight is a landing that provides access to a door leading to the east pavilion.



Figure 387. Overview of east stair.

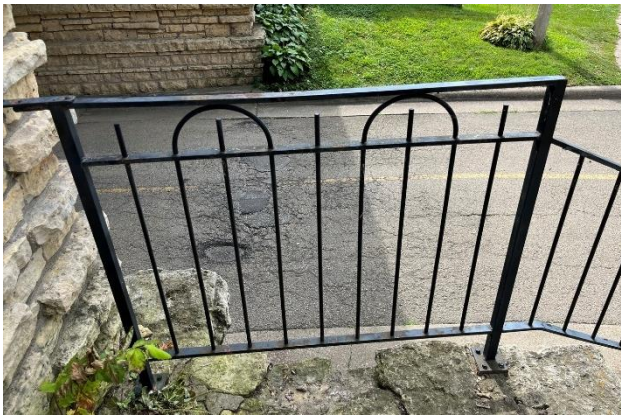

Figure 388. Metal guardrail at west side of east stairs.



Figure 389. Stone cheek wall that features a circular stone decorative unit mounted onto the coping and the remains of what appears to be a light fixture integrated into the stone base.

Archway Stair

A stone stair located to the east of the archway provides access from the covered stone terrace to the main entrance of the east pavilion. The stair is wedge-shaped in plan and consists of stair treads that are slightly curved in plan and increase slightly in width with each tread as they move toward the top of the stair (Figure 390). The stone treads have an 18-inch-deep tread and a rise ranging from 7-1/2 inches to 9-1/2 inches. The cheek walls on either side of the stair consist of large dry-laid stone units, similar in appearance to the retaining walls. The walls are capped with mortar-set stone parapet walls and piers. The piers are 20 inches square and 38 inches tall. The walls are 20 inches deep, 30 inches tall, and capped with stone coping units measuring 24 inches deep (Figure 391).


Figure 390. View of archway stair from the arched tunnel.


Figure 391. View of south cheek wall at archway stair.

Interior Description

The interior of the Bridge Complex includes an assemblage of spaces. The west pavilion consists of the west room, which features a multi-hearth stone fireplace, balcony, and upper lookout tower (Figure 392, Figure 393, and Figure 394). Immediately east of the west room is the bridge, defined by the structural wood flooring (Figure 395). From the bridge, one can access the exterior to the south terrace or the east stair. An interior door separates the bridge from the east pavilion.

The primary space within the east pavilion is the east room (Figure 396). The room is accessed from the bridge and from the main exterior entrance on the east elevation. The space includes a large fireplace and provides access through an interior door to the private dining room, to the south (Figure 397). To the north of the east room, and also accessed from an interior door, is the north annex (Figure 398). The north annex provides access to the exterior covered patio as well as to the north terrace.


Figure 392. View of the west room at west pavilion.


Figure 393. Multi-hearth fireplace at west room of west pavilion.



Figure 394. Overview of lookout tower, looking west.



Figure 395. Bridge promenade, looking west.



Figure 396. East room of east pavilion.



Figure 397. Private dining room at east pavilion.



Figure 398. North annex of east pavilion.

Flooring

Most of the interior spaces have stone-paved flooring that consists of polygonal-shaped stone units, measuring 2-1/2 inches thick, set in a mortar setting bed. Large units measure up to 36 inches wide and smaller stone units are set within the joints between the large stone units. The stone has a rough textured finish (Figure 399).

The bridge is unique in that it has a wood-framed structural decking system that spans between the east and west pavilions and overlaps some of the stone-paved flooring at the bridge room. The bridge decking consists of approximately forty-two 2-1/2 inch by 8 inch wood beams and eight 4 inch by 10 inch wood beams, positioned on end and bolted together, which span east-west across the length of the bridge (Figure 400 and Figure 401). Each wood deck beam spans the full 24 feet 2 inches across the road and bears on the stone cladding and a steel plate at either end of the span (Figure 402 and Figure 403). The 4 inch by 10 inch framing members are evenly spaced in pairs across the width of the deck (Figure 404). The outer most bridge deck beams are secured to the wall framing with a continuous 5 inch by 2 inch steel angle and are dovetailed at either end to 2x12 wood beams that extend along the base of the pavilion walls (Figure 405 and Figure 406). In addition to being dovetailed to the base wall beams at the pavilion, circular wood dutchman, measuring 3 inches in diameter, are located at the mid-height of the outermost beam and are spaced 3 feet on center (Figure 407). Although it could not be confirmed during the survey, the non-original dutchman likely conceal countersunk anchor heads for steel rods that extend through and hold the bridge decking beams together. A non-original steel plate, measuring 8 inches wide, is secured to the underside of the bridge floor boards that span along the edge of the bridge framing. Numerous shallow wood dutchman have been installed along the length of the wood beams, presumably to repair areas where impact from vehicles damaged the bridge framing.

The lookout tower at the west pavilion has an original flooring system consisting of wood-framed tongue-and-groove floorboards that measure approximately 2-7/8 inches wide and extend east–west across the room (Figure 408). The floor is constructed of 2x4 framing and has 1 inch by 2-1/2 inch wood boards, which are visible from the west room, mounted to the underside of the framing (Figure 409).

Non-original flooring systems include the cast-in-place concrete flooring at the north annex (Figure 410). The flooring of the north annex abuts the stone-paved flooring and threshold at the east room. The covered patio, an exterior space located north of the north annex, has a concrete-paved deck that is shared with the exterior north terrace.



Figure 399. Stone-paved flooring.



Figure 400. Overview of woof deck framing at bridge.



Figure 401. Close-up view of wood deck framing at bridge.



Figure 402. Ends of wood deck framing members.



Figure 403. Ends of wood deck framing members.



Figure 404. Underside of wood deck framing, view from road below.



Figure 405. Edge of wood deck bridge framing showing steel angle.



Figure 406. Steel plate upon which the bridge deck framing bares.



Figure 407. Dovetail connection between framing members.

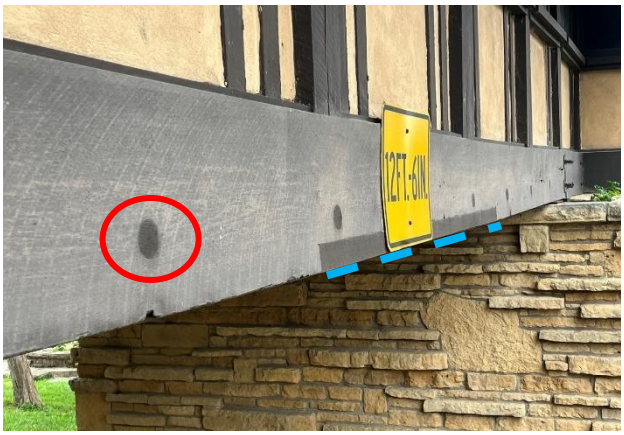

Figure 408. View of beam framing at bridge, note the circular wood dutchman (red circle) evenly spaced along the length and the wood dutchman (blue dashed line) along the edge.



Figure 409. Wood tongue-and-groove flooring at lookout tower.



Figure 410. Underside of wood-framed flooring at lookout tower.



Figure 411. Non-original flooring systems include the concrete flooring located at the north annex.

Walls and Ceiling

The interior walls include exposed stone cladding at piers and chimneys and wood-framed stucco walls, similar to the materials visible at the exterior.

The interior typically has exposed wood-framed ceilings, allowing for the wood roof framing to be visible. However, plaster ceilings are present at the north annex of the east pavilion and west room of the west pavilion. The ceiling at the north annex consists of plaster applied to expanded metal lath that is secured to the underside of the roof rafters. The plane of the ceiling follows the slope of the roof (Figure 412). The west room has a flat plaster ceiling with recessed light fixtures, each with wood frames, opaque glazing, and measuring 7-1/2 inches square (Figure 413). The plaster ceilings and walls have a float finish and are painted yellow.



Figure 412. Plaster ceiling at the north annex.



Figure 413. Plaster ceiling at the west room.

Doors

The interior doors are similar to doors present on the exterior as described above.

An original interior door, similar in appearance to the exterior door at the south end of the east pavilion, is located at the opening between the east room and the private dining room at the south end of the east pavilion. The double-leaf door opening measures 51 inches wide by 77 inches tall and has a door frame measuring 7-1/2 inches deep (Figure 414).

The six-panel door leaves consist of three rectangular glazed panels at the upper portion of the door and three rectangular recessed panels at the lower portion of the door. The panels are 4 inches wide and separated by mullions with wood stops, measuring 1-1/2 inches wide. Hardware includes double-action brass door hinges and brass push plates on either side of the door (Figure 415). Non-original eye hooks have been mounted to the push plates on the south side of the door so that the doors can be maintained in the open position with latches mounted to the adjacent walls.

The interior door between the east pavilion and bridge is similar in appearance to the main east entrance door; however, the door appears to have original hardware. The door opening measures approximately 69 inches wide by 76 inches tall and has a wood frame, measuring 7 inches deep. Individual door leaves consist of three rectangular glazed panels at the upper portion of the door, each with glazing, and recessed wood panels at the lower portion of the door. The six panels measure approximately 6 inches wide and are separated by 1-1/2-inch-wide mullions. Original door hardware consists of double-action brass hinges, inset brass vertical slide locks at the top of the door leaves, and brass push plates. Non-original hardware includes a metal latch, surface-mounted pull handles, and surface-mounted door stops (Figure 416).

The interior door between the east room and north annex consists of two single-leaf door openings framed by wood posts, measuring 8 inches square. Each door opening measures 32 inches wide by 77 inches tall and consists of three glazing panels, each measuring 6 inches wide and consisting of glazing, at the top of the door leaf. Recessed wood panels are located at the bottom of each leaf and aligned with the glazing panels. The panels are separated by wood mullions, measuring 1-1/2 inches wide. The brass double-action door hinges are mounted directly to the wood post framing. Non-original hardware includes surface-mounted pull handles and slide locks (Figure 417).



Figure 414. Interior door between the private dining room and east room.



Figure 415. Original double-action hinge at door.

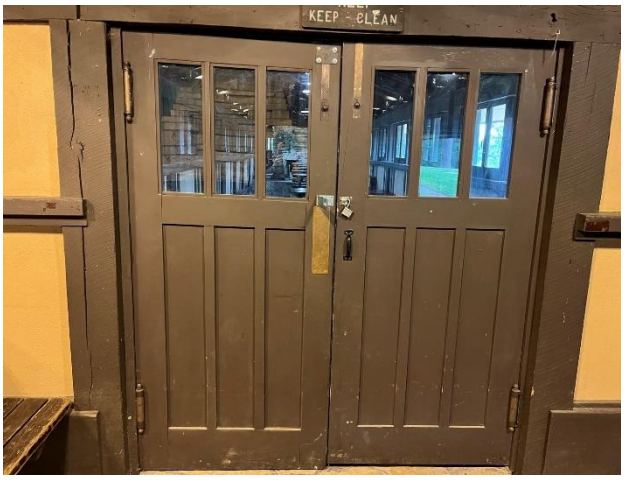

Figure 416. Double-leaf door between east room and bridge.



Figure 417. Pair of single leaf doors between the east room and north annex.

Fireplace and Chimney

East Room Fireplace and Chimney

The fireplace at the east room is two-sided, with two fireboxes on the exterior and one on the interior. The fireboxes on the exterior are located at the corners of the chimney (Figure 418). Two large face-bed stones are focal points of the exterior chimney, one above the north firebox and one next to the south firebox (Figure 419). The stone above the north firebox forms the mantel of the fireplace and is supported by a 6x8 steel channel (Figure 420). The south fireplace has a large horizontal stone mantel that projects approximately 2 inches beyond the plane of the wall and is supported by 6 inch steel plates (Figure 421). The firebox on the interior has a segmental arched opening with stone voussoirs and a stone hearth that extends into the room (Figure 422). The fireplace has a large horizontal stone mantel that extends the width of the fireplace and projects approximately 8 inches beyond the plane of the wall. It is supported on

two projecting stone blocks (Figure 423). Above the mantel, the stone is coursed to form a niche, semi-circular in plan. The chimney tapers above the mantel as it extends to and through the roof framing. All three fireboxes have non-original firebrick.



Figure 418. Two exterior fireboxes, one at each corner.


Figure 419. Large face bed stone above north firebox.


Figure 420. A 6x8 steel channel supporting stone unit above,


Figure 421. A 6 inch steel plates supporting stone unit above.



Figure 422. Arched firebox opening and hearth stone at interior fireplace.



Figure 423. Horizontal tooled mantel supported by two stone blocks.

West Annex Fireplace and Chimney

The fireplace in the west annex has a rhombus shape with two fireboxes: one on the southeast side, facing the bridge, and one set within a sunken inglenook. At the corners, there are alternating courses of projecting stone units. The chimney also features many large face bed accent stones and square-shaped stone units (Figure 424). The stone chimney extends up to and through the lookout tower.

The southeast fireplace has a stone mantel that spans over the firebox opening and projects approximately 2 inches beyond the adjacent stone. A rectangular face bed stone unit is positioned above the mantel. A cubic stone unit, measuring approximately 16 inches on each side, is located at the northeast side of the mantel (Figure 425).

The west fireplace is located at the west corner of the rhombus plan and is set within an inglenook, sunken approximately 14 inches below the finished floor level of the west annex (Figure 426). Stone walls define the perimeter of the inglenook and are constructed of alternating courses of long and short stone units. The short stone units support the ends of the long stone units, creating wide openings in the knee-height walls (Figure 427 and Figure 428).A routed groove and abandoned fasteners on the top of the knee wall stone suggest that a metal screen of some sort may have originally been present (Figure 429). The lookout tower was originally accessed from a ladder within this room but the ladder has since been removed and an acrylic glass cover installed over the opening (Figure 430).



Figure 424. Large accent stone units and square shaped stone units.



Figure 425. Mantel stone and hearth stone at southeast fireplace.



Figure 426. Sunken inglenook at the west fireplace.



Figure 427. North knee wall, consisting of alternating long and short stone units.



Figure 428. Alternating long and short stone units at south knee wall.



Figure 429. Embedded anchors and routed channel in stone indicate a previously installed screen feature on stone.



Figure 430. Location of previous ladder for access to lookout tower.

Electrical and Lighting

The Bridge Complex is supplied by utility lines that are routed overhead and supported by wood utility poles. There are two main utility connections into the building that are mounted to the wood roof fascia: one at the west elevation of the west pavilion and one cantered on the north elevation of the bridge (Figure 431 and Figure 432). Both utility connections extend, via rigid conduit, to electrical panels located in the east room. The electrical panels are mounted to a plywood panel and secured to the stone wall at the north end of east room (Figure 433). The electrical panels, manufactured by Square D and dated June 2015, are labelled "Power Panel Fed from MDP" (MDP) and "Lighting Panel Fed from Contractor" (Contractor). The MDP panel consists of thirty-two spaces, with sixteen occupied by 10kA, 3-pole, 120/240-volt plug-in circuit breakers. The MDP panel appears to support the lights at the east and west pavilions, bridge, and lower level of the Bridge Complex. The adjacent Contractor panel has a separate rigid conduit connection and was locked at the time of the inspection; thus it could not be confirmed if the circuits within the panel were active or only used to monitor electrical usage by a contractor during previous repairs. Both electrical panels have rigid conduit that extends down through the stone paved-floor and into a below-grade electrical room. The electrical room was not accessed as part of the assessment. In addition to the two non-original electrical panels, there is an original black electrical panel inset into the plaster wall at the west elevation of the east room (Figure 434). The electrical panel is no longer in use.

Based on conditions observed, the original electrical wiring has been removed and replaced with PVC-jacketed wiring routed through flexible coiled steel conduit. The conduit is mostly routed through the wood-framed roof eaves that are open and accessible from the interior (Figure 435). At rooms with exposed roof framing, the conduit is attached to wood joists and extends to surface-mounted ceiling light fixtures. The conduit at the walls is either surface-mounted or recessed within the plaster and stucco finishes. At the west room of the west pavilion and covered patio, north annex, and private dining room of the east pavilion, the conduit is set within the walls and supports wall-mounted light fixtures, switches, and GFCI receptacles recessed into the plaster walls (Figure 436 and Figure 437). At the east room, the

switches and receptacles are surface-mounted and some of the conduit has been covered by a notched 2x4, painted brown (Figure 438).



Figure 431. Main utility line attached to wood fascia at west elevation of building.



Figure 432. Main utility line attached to wood fascia at north elevation of bridge.



Figure 433. Electrical panels mounted to the wall at the north end of the east room.



Figure 434. Original electrical panel recessed into the wall.



Figure 435. Conduit extending through open eave framing in roof.

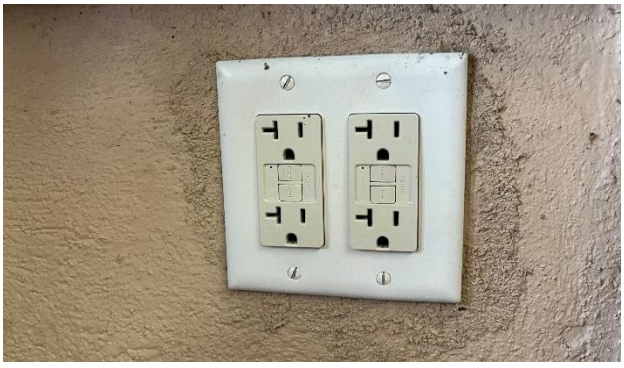

Figure 436. Non-original GFCI receptacle set into wall. Note evidence of previous plaster repair around the outlet.



Figure 437. Non-original surface-mounted conduit and light switch.



Figure 438. Non-original outlet with wood 2x4 concealing the surface-mounted conduit.

Most of the interior surface-mounted light fixtures are original or have been replaced with replica features. Original interior light fixtures include ceiling-mounted lanterns with adjacent lighted panels, wood-framed wall sconces, and recessed wood-framed ceiling lights. Original light fixtures at the exterior consist of recessed wood-framed lights at the stucco soffit and stone passageway. The wood-framed lanterns measure approximately 14 inches on each side and have slatted wood louvers, suggesting an influence of Japanese architecture. Light is visible between the wood slats and at the opening on the underside of the fixture (Figure 439). The fixtures are suspended from the ridge of the roof framing at the interior of the bridge and at covered outdoor spaces. At the interior of the bridge, the lanterns are accompanied by wood-framed lighted panels with opaque acrylic glazing that are mounted to the underside of the wood rafters. The panels create light boxes that conceal the surface-mounted conduit and diffuse light (Figure 440). Wood-framed wall sconces are mounted between roof rafter at the interior of the bridge. The units measure approximately 6-1/2 inches wide by 4-1/2 inches tall and have glazing on the face and underside. Wood baffles form an "X" across the face of the glazing (Figure 441). Recessed wood-framed light fixtures are located at the west room of the west pavilion, exterior stucco roof soffits, and at the stone pavilion. The fixtures consist of a wood-framed box, measuring approximately 4 inches deep, that are recessed in the ceiling and a wood-framed face plate, measuring 7-1/2 inches square, with opaque acrylic glazing (Figure 442 through Figure 444). Replica fixtures, where present, are similar in appearance but may exhibit slight differences in construction, such as the use of screws. As indicated under the site description, outdoor lighting around the Bridge Complex historically included wood posts with wood-framed Japanese-inspired lanterns.

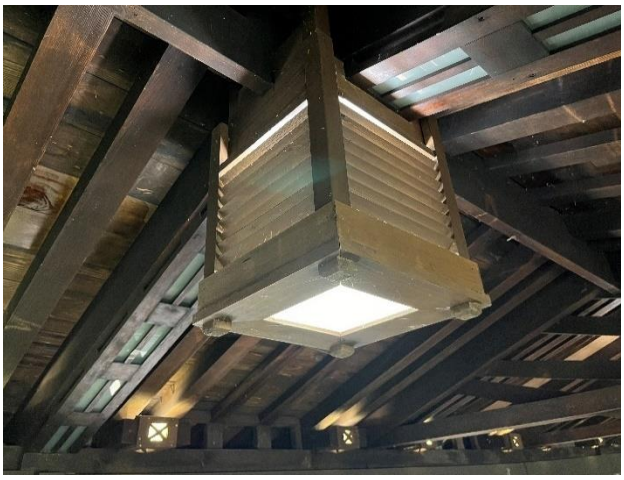

Figure 439. Lantern-style light fixture mounted to ceiling framing.

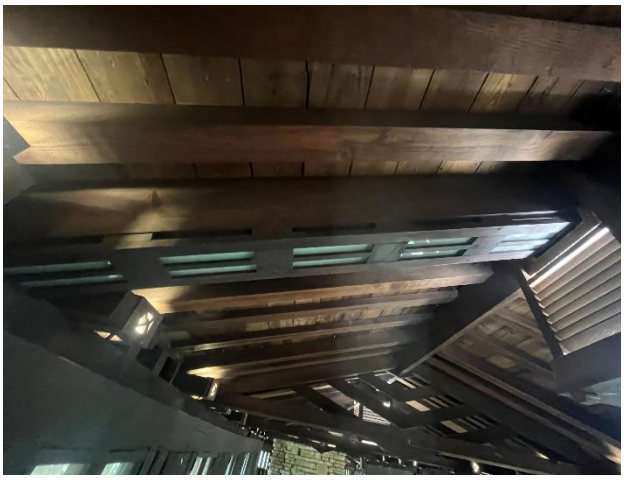

Figure 440. Wood panel, adjacent to lantern-style light, mounted to roof rafters to create a light box.



Figure 441. Wall sconce at interior of bridge is set between roof rafters.



Figure 442. Recessed lighting at west room.



Figure 443. Recessed lighting at stucco soffit is of similar design as the interior recessed lighting.



Figure 444. Recessed lighting at stone arched passageway.

The ceiling-mounted light fixtures in the east room are non-original. The light fixtures consist of a wood-framed housing, mounted to the wood ceiling framing, and a pendent light supporting a cluster of five fluorescent lamps (Figure 445). The original design of the light fixture could not be confirmed through archival documentation.

Other non-original fixtures include the wall-mounted triangular LED-light sconces at the private dining room, the wood-framed lightbox with opaque glazing mounted to the ceiling at the north annex, and utility lights mounted to the concrete structure at the stone terrace (Figure 446 through Figure 448). In general, the original light switches and receptacles have been replaced with new units, although some of the historic junction boxes remain and were capped with metal plates (Figure 449).



Figure 445. Non-original wood light fixture mounted to roof framing at the east room.



Figure 446. Non-original light box mounted to the ceiling of the north annex.

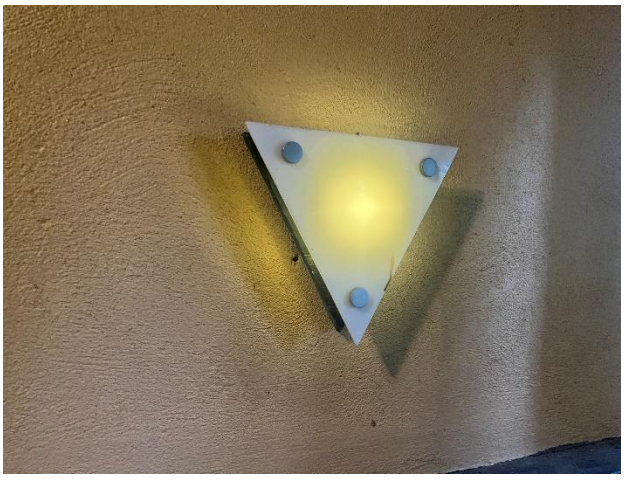

Figure 447. Triangular wall sconce at private dining room.



Figure 448. Non-original surface-mounted light at stone terrace.

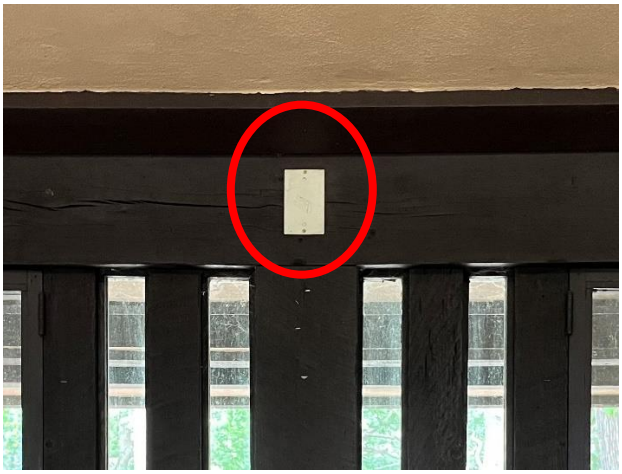

Figure 449. Cover plate over abandoned junction box.

Plumbing

Historically, the building included a kitchen and housed two water reservoirs. The historic plumbing pipes appear to have been removed.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Spalling and Deterioration of Stone Along Mortar Joints*. At a few locations, spalling and erosion of the stone was observed along mortar joints (Figure 450, Figure 451, and Figure 452). The mortar joints remain intact; however, the stone is deteriorated and there are gaps or spalls along the joints.
- *Individual Cracks Stone Units at Retaining Wall.* The retaining wall that supports the stone balustrade at the top of the archway stair has individual units that are cracked. At a few locations, the cracking extends the full depth of the stone and the stone has displaced (Figure 453).
- *Spalled Stone at Anchor Penetration.* One of the stone stair treads at the east stair has spalled (Figure 454). The spall is associated with embedded anchors for a stair railing. The embedded steel guardrail post is in good condition but the metal anchors used to secure the guardrail were observed to be corroded.

- *Cracked and Spalled Stone Pavers*. Several of the stone pavers at the stairs have distress that include cracking at stone tread units, surface spalling and pitting, and full-depth spalling of the pavers. Cracking typically extends across stone units and measures less than 1/16 inch wide. Surface spalling was observed at the face of stone units and consists of a loss of surface material to a depth of as much as 1/2 inch (Figure 455). Localized areas of full depth stone paver spalls were observed at stair treads and landings, where the edge of the stone paver is exposed to view (Figure 456).
- *Erosion of Foundation at Stone Paving.* The stone paving at the north end of the covered stone terrace is cracked and displaced. The cracking runs along joint lines, parallel to the length of the terrace. The stone units to the west of the crack are displaced and sloped away from the terrace (Figure 457). Stone units around the base of the stone terrace piers were likely installed onto the concrete foundation of the pier and remain intact and level (Figure 458).
- *Cracking at Stone Below Coping.* Cracking was observed at the west stair that extends from an open crack, measuring 1/8 inch wide, and vertically through stone units and mortar joints (Figure 459 and Figure 460). The cracking extends the full height of the wall and the lower 5 feet exhibited soiling and staining indicative of water infiltration (Figure 461).
- *Cracking at Stone Pavers*. Cracking was observed at the stone paving at the east end of the bridge. The crack is located along the south side of the bridge and extends for approximately 15 feet, parallel to the south wall of the bridge and to the south terrace door (Figure 462). The crack extends through stone units, mortar joints, and cementitious patch repairs that were likely installed to address damage to the stone.
- *Vertical Cracking at Exterior Face of East Fireplace.* At the east fireplace, vertical cracking extends through mortar joints and stone units from the roof to a face bed stone mantel unit over a firebox opening (Figure 463). The crack is as wide at 1/8 inch but decreases in width at the lower portion of the wall. A similar pattern of vertical cracking was also observed at the west fireplace. The hairline cracking extends through mortar joints and several stone units below a face bed stone unit (Figure 464).
- *Crack at Stone Mantel.* The stone mantel at the east fireplace has a crack, measuring as wide as 1/4 inch, that extends down the center of the unit (Figure 465). Evaluation of the stone using a sounding mallet indicated that the crack extends the full depth of the stone. The mantel is supported on the arch of the stone firebox. Cracking was observed at the mortar joints between the stone voussoirs; however, there is no displacement of the stone (Figure 466).
- *Open Joints at Stone.* The stone hearth at the east fireplace has open mortar joints between stone units as well as at the brick firebox (Figure 467).
- *Displaced Firebox Brick.* The thin brick cladding at the firebox of the west fireplace has broken and come loose from the wall. Approximately four of the upper brick units have become loose (Figure 468). One stone unit at the fireplace surround has a large spall (Figure 469).
- *Spalled Stone Unit*. The bottom of the stone keystone at the fireplace mantel has spalled (Figure 470). The spall measures approximately 2 inches square. Black soot staining suggests that the spall may have been associated with exposure to high heat from fires.

- *Cracking at Copings and Projecting Stone Units.* Cracking was observed at the upward-facing surface of several ledge, coping, and projecting stone units (Figure 471). The stone units were found to be unsound when evaluated with a sounding mallet; however, these units remained stable in their current location. At several locations, previous repairs have been performed to treat the crack (Figure 472).
- *Cracking at Stair Setting Beds.* Cracking was observed at the mortar joint between one of the stone-paved stair treads and the stone-clad face of the stair riser (Figure 473).
- *Biological Growth.* Biological growth was observed at the stone units, specifically at the stone wall above a planter box at the covered stone terrace and at base course units (Figure 474). Some biological growth was also observed at the concrete framing at the covered stone terrace. At a few locations, moss and small plants were growing in recesses in the stone and at projecting surfaces created by the stone coursing (Figure 475).
- *Black Soiling.* Black soiling was observed at the stone units at the cheek wall for the east stair (Figure 476). The soiling had a pattern consistent with water runoff from above.
- *Divots and Voids in Stone.* At several locations, large divots and voids were observed in the stone (Figure 477). The voids appear to be associated with natural erosion of the stone that may have been accelerated at isolated locations on the stone. Voids and divots in the stone have the potential to collect more debris, water, and biological growth.
- *Chipped Stone Drip Ledge.* At the east elevation of the archway, there are thin stone ledges intended to direct water to the sides of the arch. The stone ledges have chipped (Figure 478).



Figure 450. Spalling and erosion of stone along a mortar joint.



Figure 451. Spalling and erosion of stone along a mortar joint. Arrow shows continuous mortar above a stone spall.



Figure 452. Spalling and erosion of stone along a mortar joint.



Figure 453. Cracking extending the full depth of the stone, with stone displaced.



Figure 454. Spall at the end of a stone stair tread at the east stair.



Figure 455. Surface spalling at the face of a stone unit.



Figure 456. Localized spall the full depth of a stone paver.



Figure 457. Displaced stone unit, sloped away from the terrace.



Figure 458. Displacement of stone pavers adjacent to concrete footing for pier.



Figure 459. Cracking at coping unit.



Figure 460. Cracking at stone wall that extended from coping.



Figure 461. Efflorescence at lower portion of a vertical crack.


Figure 462. Cracking at stone floor pavers.


Figure 463. Vertical cracking at west room fireplace.


Figure 464. Vertical cracking at west room fireplace.


Figure 465. Cracking at mantel of east room fireplace.


Figure 466. Cracking at stone below mantel at east room fireplace.


Figure 467. Open joint at hearth stone.



Figure 468. Four of the upper brick units that are loose.



Figure 469. Spalled stone unit adjacent to firebox.



Figure 470. Spall at the bottom of the stone keystone at the fireplace mantel.



Figure 471. Cracking at the upward-facing surface of a ledge unit.



Figure 472. Previously repaired crack. The stone unit was unsound when tapped with a mallet.



Figure 473. Cracking at the mortar joint between a stone-paved stair tread and the stone-clad face of the stair rise.



Figure 474. Biological growth above the planter box at the covered stone terrace.



Figure 475. Plants and biological growth at the stone cladding.



Figure 476. Black-colored soiling at the stone units at the cheek wall for the east stair.



Figure 477. Large divot in stone at coping unit.



Figure 478. Chipped stone ledge unit.

Concrete

- *Cracking at Concrete Paving.* Cracking was observed at the concrete paving of the south terrace (Figure 479). The cracks extend between control joints and exhibit displacement. The cracks align with the edge of the covered stone terrace deck slab and a gap between sections of the retaining wall below (Figure 480).
- *Spalled Concrete Encased Lintel.* The concrete encasing the metal lintel over the west fireplace has spalled and the steel is exposed to view (Figure 481). The lintel supports two mantel stones and the mortar joint between the stones is cracked. In addition to the distress at the mantel, the brick cladding at the firebox below the lintel is loose and displaced (Figure 482).
- *Spalled Concrete*. The decorative concrete brackets at the underside of the planter box that surrounds the balcony have spalled and the steel reinforcing is exposed to view (Figure 483). The reinforcing exhibits minor surface corrosion. Spalling and cracking was also observed at the vertical surface of the planter boxes and balcony soffit (Figure 484).
- *Cracking and Spalling at Concrete Flooring*. Cracking and spalling was observed at the concrete flooring of the north annex (Figure 485 and Figure 486). Hairline cracks radiated from a location with a previous patch repair. Spalling was observed near the base of a door frame.
- *Open Joint Between Paving Units.* The joint between the non-original concrete paving and stone paving at the top of the archway stair is open (Figure 487). The mortar is cracked and has fallen loose at many locations along the joint.
- *Moisture Staining.* Moisture staining was observed at the concrete at the underside of the balcony (Figure 488). The staining is most prevalent along the edges of the balcony and at an embedded abandoned electrical junction box. The tinted finish on the concrete has eroded.



Figure 479. Cracking at the concrete paving of the south terrace.



Figure 480. Crack aligned with the edge of the covered stone terrace deck slab.



Figure 481. Spalled concrete exposing the metal lintel over the west fireplace.



Figure 482. Displaced and loose brick cladding at the firebox.



Figure 483. Spall at concrete bracket at balcony.



Figure 484. Spall of concrete at balcony edge.



Figure 485. Cracking and spalling at the concrete flooring of the north annex.



Figure 486. Crack and spall at concrete flooring of north annex.



Figure 487. Open joint between concrete sidewalk and stone stair.



Figure 488. Moisture staining at the concrete at the underside of the balcony.

Wood Structure

- *Splits and Cracks in Wood Post Framing.* A number of the 8 inch by 8 inch wood wall framing posts exhibit splits that extend most of the height of the post (Figure 489). At approximately three locations along the west elevation of the east room, the splits are full depth, measure approximately 1/2 inch wide, and could be viewed from the interior and exterior (Figure 490). Where multiple split wood posts were observed, such as at the west elevation of the east room, other distress conditions were also observed, such as door frames that are not plumb and sagging, displacement and bowing of wood roof framing beams, and separations at joints between wood framing members (Figure 491, Figure 492, and Figure 493).
- *Spits and Displacement of Wood Beams.* Splits were observed along the center of some wood roof beams that span across the east room (Figure 494 and Figure 495). The splits extend most of the length of the beams. In addition to splits, the beams appear to be bowed and displaced at the center. When evaluated with a level, the displacement was measured to be 1/8 inch per foot at some locations. The areas with the most significant distress align with the three wood framing posts that exhibit distress, as described above.
- *Splits at Bridge Framing.* The east portion of the south bridge framing member exhibits a split that extends approximately 20 feet along the middle of the wood beam (Figure 496). The split originates from a dovetail joint and anchor connection between framing members.
- *Irregularities in Wood Bridge Decking.* The bridge deck surface is irregular and appears to have localized areas where the flooring is crowned (Figure 497). Many of the wood members also exhibit some warping which has caused open joints between the wood floor beams (Figure 498). It does not appear that the bridge deck was originally intended to have a finished and level floor surface as evidenced by all of the wood beams having slightly different heights. The irregularities appear to have been accentuated by warping and twisting of the deck beams.



Figure 489. Vertical split in wood post framing viewed from interior.



Figure 490. Vertical split in wood post framing, viewed from exterior.



Figure 491. Door leaf out of plumb near area of displaced roof framing.



Figure 492. Vertical splits in wood post framing, viewed from exterior.



Figure 493. Separations at joint between wood framing members.



Figure 494. Split along the center of a roof beam that spans across the east room.



Figure 495. Splits along the center of a roof beam that spans across the east room.



Figure 496. An approximately 20-foot-long split extending though the middle of the wood beam at the east portion of the south bridge framing member.



Figure 497. Irregular bridge deck surface and localized crowned area.



Figure 498. Open joint between wood floor beams resulting from warping.

Wood Elements

- *Deteriorated Wood at Terrace Guardrails.* Distress and deterioration at the wood railings included open joints at mitered corners, biological growth, bowed and twisted boards, peeling paint, splits, insect damage, and areas where wood was found to be damp and soft when probed with an awl (Figure 499, Figure 500, Figure 501, and Figure 502).
- *Pest Infestation.* Insect nests were observed at window openings, and at projecting stone units on the building facade (Figure 503 and Figure 504).



Figure 499. Deterioration at wood top rail of balcony guardrail.



Figure 500. Severe deterioration and biological growth at wood of top rail of railing.



Figure 501. Severe deterioration and biological growth at wood of top rail of railing.



Figure 502. Severe deterioration and biological growth at wood of top rail of railing.



Figure 503. Insect nest at wood window framing.



Figure 504. Birds nest at recess between stone units.

Ferrous Metal Elements

- *Corrosion of Steel Post Supports at Guardrails.* The steel plates that support the wood posts for the terrace guard rails exhibit surface corrosion (Figure 505).
- *Abandoned Anchors.* At a few locations, metal anchors, junction boxes, and eye hooks were observed at the stone cladding and stucco soffits that are no longer being actively used (Figure 506 and Figure 507). The anchors and embedment's exhibit surface corrosion with some staining or cracking of the adjacent stone or stucco.



Figure 505. Surface corrosion at a steel plate that supports a wood post for the terrace guard rail.



Figure 506. Corroded embedded steel anchor in the stone.



Figure 507. Abandoned junction box in the soffit has resulted in cracking of the adjacent stucco.

Roofing

- *Mild Biological Growth at Roof.* The roof was recently replaced. Mild biological growth was observed at the west-facing slope of the roof (Figure 508). The growth consisted of a slight green discoloration on some of the shingles.



Figure 508. Mild biological growth at the west-facing slope of the roof.

Stucco/Plaster

- *Gaps in Wall Framing.* Gaps and open joints were observed between the stucco wall and the wood post framing (Figure 509 and Figure 510). The gaps measure as much as 1/4 inch in width and daylight was visible through the joint.
- *Cracking of Stucco Finish.* A vertical hairline crack and evidence of a previous patch repair were observed at the stucco finish (Figure 511). The crack appears to extend from the corner of the non-original electrical box embedded in the wall. The cracking may be associated with installation of the non-original box.
- *Previous Stucco Repairs.* Previous localized patch repairs have been performed at the stucco. The patches were typically not painted (Figure 512).
- *Unsealed Wall Penetrations.* Non-original penetrations in the stucco walls are typically associated with installation of non-original electrical conduit. Some of the penetrations were not treated, leaving a gap between the conduit and stucco (Figure 513).
- *Peeling Paint at Stucco.* At a few locations, the paint at the stucco walls has failed and the underlying stucco is exposed to view (Figure 514).



Figure 509. Gap between stucco wall framing and wood post framing.

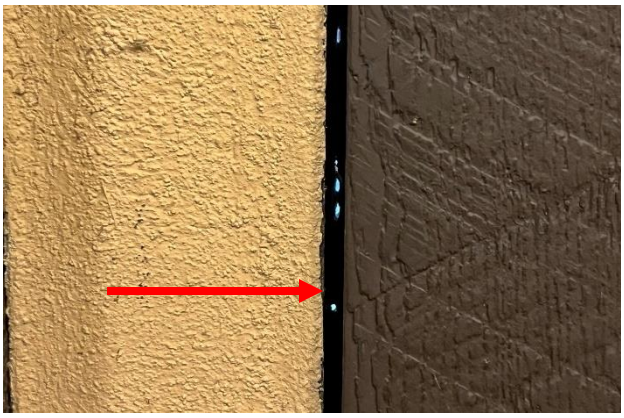

Figure 510. Open joint between stucco wall framing and wood post framing.



Figure 511. Vertical hairline crack extending from the corner of a non-original electrical box.



Figure 512. Unpainted patch at previous patch repair.



Figure 513. Untreated penetration with gap between conduit and stucco.



Figure 514. Failed paint at stucco wall exposing the white underlying stucco.

Windows

- *Wood Deterioration.* Deteriorated wood was observed at window and framing, casings, and trim. The distress included checking, splits, peeling paint, and areas where the wood was soft when probed. The distress was typically located at the bottom of vertically oriented wood members, at the end grain of boards, and at sills (Figure 515).



Figure 515. Distress at bottom of vertically oriented wood member.

Doors

- *Cracking at Concrete Lintel.* A crack, measuring 1/16 inch wide, was observed to extend the full depth of the concrete lintel that spans across a door opening at the west elevation of the east pavilion. There was evidence of moisture staining and infiltration along the crack (Figure 516). There was no visible displacement at the lintel and there does not appear to be an immediate safety concern.
- *Corrosion at Door.* Corrosion was observed at the hollow core metal door. The corrosion was most prevalent along the bottom of the door leaf and at the head of the door frame (Figure 517 and Figure 518). The corrosion has resulted in localized areas with full section loss of the steel.
- *Broken Glazing.* At least one glass light at a door was observed to be cracked (Figure 519). The cracked glazing was located at the south door opening on the east pavilion. The existing glass is secured in place and does not present an immediate safety concern.

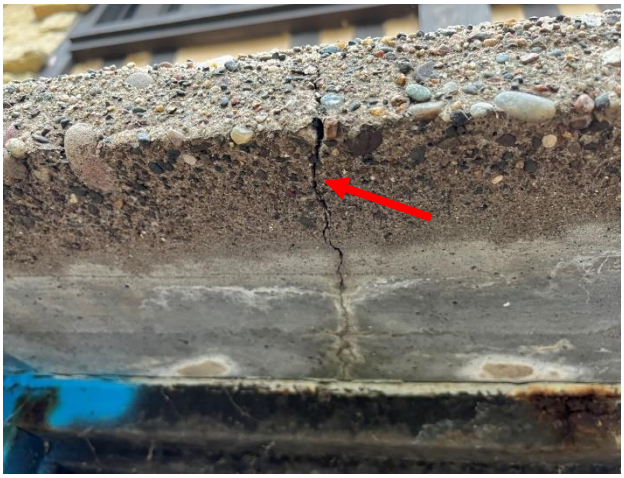

Figure 516. Cracking at concrete lintel with evidence of moisture staining and infiltration along the crack.



Figure 517. Corrosion along the bottom of the door leaf.



Figure 518. Corrosion at the head of the door frame.



Figure 519. Cracked glass light at door.

Mechanical, Electrical, and Plumbing

- *Missing Light Fixture.* Light fixtures at the west elevation, adjacent to the balcony, appear to have been intentionally removed and are not being maintained as sources of illumination. The framing for the light has been removed and the wires are exposed to view. At other locations, such as at the stone archway, it appears that the light bulb and lens are missing or have been removed and not replaced (Figure 520). The recessed fixture remains in serviceable condition.



Figure 520. Removed light that has not been replaced.

SIGNIFICANCE AND INTEGRITY

National Register Significance Evaluation

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[142]

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social values as they relate to the criteria established for the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
> B. That are associated with the lives of persons significant in our past; or
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
> D. That has yielded, or may be likely to yield, information important in prehistory or history.
>
> **Criteria Considerations**
>
> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
> b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
> c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

[142] National Park Service, "National Register of Historic Places," https://www.nps.gov/subjects/nationalregister/index.htm, accessed August 2022.

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
g. A property achieving significance within the past 50 years if it is of exceptional importance.[143]

In 1973, Eagle Point Park was determined eligible for listing in the National Register of Historic Places.[144] The park was formally listed in the National Register of Historic Places as part of the *Eagle Point Park Historic District* nomination, dated November 27, 2017. The nomination notes that the historic district is significant under National Register Criteria A and C and identifies thirty contributing resources and four non-contributing resources. Contributing resources include six sites, five structures, five objects, and fourteen buildings. The Indian Room, Veranda Rooms, and Bridge Complex are all listed as contributing buildings.

The nomination outlines three historical context periods under which the park has significance. The first period, referred to as *The City Beautiful Movement and Advocating Urban Parks*, includes the park's early history and development. The park was established at the recommendation of Charles Mulford Robinson, an advocate of the City Beautiful Movement who eventually went on to design a plan for the City of Dubuque that included Eagle Point Park. Robinson solicited the assistance of Charles Nassau Lowrie to design the park. The tree-lined roads, walkways, and framed views can be attributed to this early plan.

The historical context entitled *Influence of the Prairie School: The WPA, Alfred Caldwell and His Legacy*, is related to new construction and improvements. By the 1930s, the needs of park visitors had shifted from an approach of strolling and viewing the picturesque scenery to a focus on communal activities such as picnicking, recreation, and sports. Improvements to the park were facilitated through Civil Works Administration (CWA, the successor organization to the Works Progress Administration) funding and support and were implemented using the principles of Prairie style architecture and design. This period was characterized by the influence of Alfred Caldwell, Park Superintendent from February 1934 to January 1936, and his legacy as continued by his successor Wendelin Rettenberger. The context identifies Alfred Caldwell's plan for a "City in a Garden" within Eagle Point Park that called for a series of buildings and built features that were connected by covered walkways and landscaped areas. The plan included buildings, a ledge garden, water feature, council rings, and horseshoe pits. Only the Indian Room, Veranda Rooms, Bridge Complex, and adjacent landscape features were constructed.

The third context period is entitled *Post World War II Optimism: The Baby Boom and Community Concerns* and is associated with the active and continued use and development of the park. Throughout the mid-

[143] *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."

[144] Dr. Julie Schlarman and the City of Dubuque Planning Services Department, *Eagle Point Park Historic District National Register of Historic Places*, section 7, 38.

twentieth-century, the park continued to be used as a recreational and gathering spot for the community. Playground, picnic shelters, and band shells were constructed to support the use of the park.

The Indian Room, Veranda Rooms, and Bridge Complex, designed and constructed between 1934 and 1937, are significant as they relate to the second and third historical contexts identified in the nomination. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the CWA and its successor, the WPA. Eagle Point Park was awarded a $200,000 WPA grant that led the City to hire Alfred Caldwell as Park Superintendent, and to a period of construction and development characterized by a cohesive architectural and landscape plan influenced by Prairie style design.

The buildings are also significant under Criterion C as distinctive examples of Prairie style design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his "City in a Garden" design concept. The influence of the Prairie style is exemplified by the use of local and naturally occurring construction materials such as stone and wood, accentuation of horizontal lines in the building design and construction, high-quality craftsmanship and unique detailing, seamless flow between interior and exterior spaces, large expanses of windows, and open interior floor plans. At Indian Room, Veranda Rooms, and Bridge Complex, the Prairie style design is harmoniously conveyed through the architecture, built landscape features, and landscape design.

The Eagle Point Park Historic District nomination suggests that, while the district is locally significant, the resources constructed as part of the "City in a Garden" plan may have national significance. The nomination paraphrases an excerpt from the Society of Architectural Historians (SAH) online publication *Archipedia*. The description states:

> Two of the most memorable examples of Prairie School landscape architecture are situated in Iowa. One of these is the Rock Glen development in Mason City, designed by Walter Burley Griffin; the other is Eagle Point Park in Dubuque. . . .
>
> The designer of Eagle Point Park with its "nature-aiding" park structures was the Chicago-trained landscape architect Alfred Caldwell. Caldwell . . . devised a plan that he named "The City in a Garden." With a large WPA crew funded through the federal government's relief programs of the depression years, Caldwell built his own version of Frank Lloyd Wright's Taliesin at Spring Green, Wisconsin. In lookouts, pavilions, shelters, stone circles, pools, and pathways he brought together the "organic" sensitivity of Wright in architecture and of Jens Jensen in landscape architecture. Native limestone was the fundamental building material, and he treated it so that the structures read as manmade, but at the same time their layered horizontality reflected the character of the nearby native limestone outcroppings. Just as William Steele and Purcell and Elmslie's Woodbury County Courthouse in Sioux City represents the high point of public architecture for the Prairie School, Caldwell's work at Eagle Point Park is a near-perfect summation of "organic" landscape architecture.[145]

A National Register of Historic Places *Eligibility Review* document, dated October 13, 2023, and signed by the Iowa SHPO, provides concurrence that the Eagle Point Park Historic District has State Level significance. The review also recommended an amendment to the National Register nomination to reflect the change in level of significance. In the review, the SHPO had the following comment: "Eagle Point Park

[145] David Gebhard and Gerald Mansheim, "Eagle Point Park Pavilions," [Dubuque, Iowa], SAH *Archipedia*, Gabrielle Esperdy and Karen Kingsley, eds. (Charlottesville: University of Virginia Press, 2012), http://sah-archipedia.org/buildings/IA-01-ME190, accessed December 4, 2024.

is an important early example of Alfred Caldwell's park design and maintains excellent integrity. There is no comparative park located within the State of Iowa and additional research is recommended to determine the possibility of National Significance."[146]

Period of Significance

The National Register nomination for the Eagle Point Park Historic District identifies a period of significance extending from 1908, when the land for the park was acquired, to 1966, fifty years before the nomination was written. As described above, the nomination outlines three historical contexts, each of which spans a sub-period of significance. The historical context and justification for the period of significance include the following:

The City Beautiful Movement and Advocating Urban Parks

- Period of Significance: 1908 to 1933.
- The period begins with acquisition of land for the park in 1908 and extends to the period of park improvement made under the CWA and WPA in the 1930s.

Influence of the Prairie School: The WPA, Alfred Caldwell and His Legacy

- Period of Significance: 1933 to 1952.
- The period begins with improvements and new construction within the park associated with funding made available by the CWA WPA in the 1930s and extends to 1952, with the retirement of Wendelin Rettenberger, the successor to Alfred Caldwell as the Park Superintendent.

Post World War II Optimism: The Baby Boom and Community Concerns

- Period of Significance: 1953 to 1966.
- The period captures the continued usage of the park for its original function.

As stated above, the Indian Room (constructed in 1934), Veranda Rooms (constructed in 1937), and the Bridge Complex (constructed in 1936) are primarily associated with *Influence of the Prairie School* historic context and continue into the *Post World War II Optimism* historic context, suggesting a sub-period of significance of 1933 to 1966 for the three buildings. This would include the period of design and construction of the three buildings as well as maintenance and early repairs and alterations to the structures.

The existing Eagle Point Park Historic District National Register nomination should be amended to reflect the Iowa SHPO concurrence that the site is significant at a State level and potentially at a National level. Additional discussion about the recommended amendment is included in the *Recommendations* section below.

[146] *Eligibility Review, National Register of Historic Places: Eagle Point Park Historic District*, dated October 13, 2023. Reviewed by Lorinda Bradley, National Register Coordinator, of the Iowa State Historic Preservation Office.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the configuration of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.

The following list identifies existing character-defining features of the Indian Room, Veranda Rooms, Bridge Complex, and their immediate site:

Site

- Stone promenade that extends north–south along the west side of the site.
- Various stepped stone terraces that extend off the main stone promenade, many of which feature unique stone accents, benches, and planters that are integrated into the construction.
- Stone walkways and low-rise steps that extend from the terrace and promenade to the Southern Gate Road.
- Plan and stonework at the landscaped outdoor room that extends from the east elevation of the Indian Room, including the stone retaining walls, low-height walls, and piers.
- Stone drinking fountains at either side of the semicircular terrace.
- Dry-laid stone retaining wall that extends north–south across the east side of the site and is incorporated into the structure of the east pavilion of the Bridge Complex.
- General site plan, layout, and relationship between the three buildings and the adjacent site features.

Indian Room

- General massing and form.
- Relationship of the restroom wing to the adjacent stone promenade.
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units and projecting watertable courses.
- Hip roofs with wood shingles, wide overhanging eaves, and stone chimneys.
- Large window opening at the east elevation and ribbon window openings at the restroom wing.
- Recessed entrance vestibule at the restroom wing.
- Exterior balconies.
- Open interior space.
- Stone double fireplace and chimney. Fireplaces feature large stone mantles, face-bed stone units, carved stone units, and crafted coursing patterns.
- Interior Juliet balcony.
- Mural that wraps the upper portion of the interior walls.
- Original plaster ceiling with wood trim.
- Stone-paved flooring.

Veranda Rooms

- General massing and form.
- Relationship of the building to the stone-paved terrace
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units, projecting watertable courses, and face bed stone units.
- Wood-framed exterior stucco wall at the east elevation.
- Hip roof with wood shingles, dormer windows, stone chimney, and wide overhanging eaves.
- Wrapping window openings with casement windows at the north and south elevations and the casement windows at the east elevation.
- Stone fireplaces and chimneys at the east elevation. The exterior features of the chimneys include the design and configuration of the stone mantel, decorative carved stone features, and steel fixtures. The interior fireplaces include a raised stone hearth, stone mantel, and crafted coursing patterns.
- Original wood exterior doors.
- Exposed wood roof rafters.
- Original interior plaster ceiling and walls with wood baseboard and trim.
- Cementitious interior flooring painted red and green.
- Dropped soffit and nook at the south end of the south room.

Bridge Complex

- General massing and form.
- Relationship of the building to the Southern Gate Road.
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units, projecting watertable courses, face bed stone units, carved stone units, and crafted coursing patterns.
- Complex hip roof with wood shingles, wide overhanging eaves, wide gutters, and stone chimneys.
- Exterior stone stairs and unique stone details integral to the construction of the west stair, east stair, and archway stair.
- Covered stone terrace at the lower level of the building.
- Stone archway that extends under the east pavilion of the building.
- Lookout tower at the west pavilion with stone and wood walls and casement windows.
- Relationship of the building to the adjacent north and south terraces.
- Covered entrance at the east elevation.
- Exterior balcony with original wood railing and planter box at the west elevation.
- Stone chimneys and fireplaces. Chimneys include the east chimney with two exterior fireboxes and an interior firebox, and the trapezoidal stone chimney with multiple fireboxes at the west pavilion. Fireboxes include massive stone mantles, decorative carved stone units, face-bed units, and crafted coursing patterns.
- Open interior space.
- Stone-paved flooring.

- Wood decking at the bridge, which is visible at the interior and exterior.
- Sunken firepit at the lower level of the lookout tower that is defined by a screen of coursed horizontally oriented stone units and is adjacent to the west chimney.
- Stucco and plaster walls with exposed wood framing.
- Wood flooring at lookout room.
- Exposed roof framing at interior spaces, specifically at the bridge and east room, which feature more complex roof construction.
- Original wood doors with double-action hinges and slide locks.
- Historic interior light fixtures.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.[147]

To have integrity, the property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."[148]

The historic integrity of the three buildings; Indian Room, Veranda Rooms, and Bridge Complex, has been assessed as a single collection of buildings that were constructed as part of the "City in a Garden" design concept, rather than as individual buildings. Based on the information presented in the Eagle Point Park Historic District National Register nomination as outlined above, we evaluated the historic integrity assuming a sub-period of significance from 1933 to 1966. An assessment of integrity is as follows:

[147] *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

[148] Ibid.

Integrity of Location. The Indian Room, Veranda Rooms, and Bridge Complex collectively retain integrity of location. The buildings remain in their original location within Eagle Point Park at the top of a hill.

Integrity of Design. The three buildings retain integrity of design. The buildings and surrounding site features were constructed in the Prairie style, different from the rustic "lodge" form typically constructed by the WPA. The use of natural materials, fluidity between interior and exterior spaces, focus on craftsmanship, accentuation of the horizontal planes and lines, and open interior spaces are all features of original construction that remain present in the buildings. The buildings all convey integrity of design dating to their period of significance.

Integrity of Setting. The three buildings retain integrity of setting. The buildings retain their original setting along the Southern Gate Road, the main thoroughfare through the park. The buildings were constructed as part of an integrally connected collection of stone terraces, promenades, walkways, retaining walls, and stairs. All of the site features remain today and continue to be integrated with the design, use, and access of the buildings.

Integrity of Materials and Workmanship. The three buildings retain integrity of materials and workmanship. When constructed, the three buildings conveyed a high level of stone and wood craftsmanship and skill that is still present in the structures today. Some minor alterations have been performed to the buildings over the years that have included enclosing (and later restoring) the covered patio at the east pavilion of the Bridge Complex, repaving and replacement of railings at the north and south terraces, and renovation of the restroom wing at the Indian Room. Despite these alterations, the Indian Room, Veranda Rooms, and Bridge Complex retain integrity of materials and workmanship dating to their period of significance.

Integrity of Association. The Indian Room, Veranda Rooms, and Bridge Complex retain integrity of association. Significant for their architecture and design as well as the broad pattern of park development under the CWA and WPA, the buildings and surrounding landscape features remain as a cohesive collection of resources that exemplify Prairie style architecture and design and convey their use as public buildings intended for community use and recreation.

Integrity of Feeling. The Indian Room, Veranda Rooms, and Bridge Complex collectively retain integrity of feeling. The three buildings were constructed as part Caldwell's "City in a Garden" plan, which included a series of integrated site features. The collection of resources was set on the bluff of a hill, surrounded by mature trees. The intent of the "City in a Garden" design was to provide buildings and resources for the public to gather that were integrated with the surrounding picturesque landscape. All of the buildings and resources constructed in the study area during the period of significance remain. The buildings convey their original feeling as park buildings intended for public use and gathering that are integrated into the landscape.

TREATMENT AND USE

Requirements for Treatment and Use

The Indian Room, Veranda Rooms, and Bridge Complex were determined eligible for listing in the National Register of Historic Places in 1973 and officially listed as part of the Eagle Point Park Historic District in 2017.[149] The buildings are significant as exceptional examples of the Prairie style conveyed through the architectural and landscape design, as well as for their association with the CWA and WPA and the broad pattern of development associated with those programs, specifically at Eagle Point Park. As such, treatment and use of the three buildings should be considered within the context of relevant legal mandates, policy directives, and treatment guidelines for historic structures. The buildings should be understood for their historic significance and preserved for the education, use, and enjoyment of present and future generations.

Laws, Regulations, Functional Requirements, and Treatment Guidelines

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- City of Dubuque Building Code (which references the 2021 IBC and 2021 IEBC)
- Iowa Statewide Urban Design and Specifications (2023 Edition)

In response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of the buildings. Conditions were observed at the Veranda Rooms and Bridge Complex that may be potential structural concerns and should be evaluated. These include the wood roof framing at the Veranda Rooms roof, wood roof framing at the east room of the Bridge Complex and the stone retaining wall. In the 2021 editions of the *International Existing Building Code*, which is referenced in the City of Dubuque Building Code, Section 507–Historic Buildings states:

> 507.1 Historic buildings. The provisions of this code that require improvements relative to a building's existing condition or, in the case of repairs, that require improvements relative to a building's predamage condition, shall not be mandatory for historic buildings unless specifically required by this section.
>
> 507.2 Life safety hazards. The provisions of this code shall apply to historic buildings judged by the building code official to constitute a distinct life safety hazard.
>
> 507.3 Flood hazard areas. Within flood hazard areas established in accordance with Section 1612.3 of the International Building Code, or Section R322 of the International Residential Code, as applicable, where the work proposed constitutes substantial improvement, the building shall be brought into

[149] Gebhard and Mansheim, "Eagle Point Park Pavilions," [Dubuque, Iowa], SAH *Archipedia*, Esperdy and Kingsley, eds., http://sah-archipedia.org/buildings/IA-01-ME190.

compliance with Section 1612 of the International Building Code, or Section R322 of the International Residential Code, as applicable:

Exception: Historic buildings meeting any of the following criteria need not be brought into compliance:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the US Department of Interior as **contributing** to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

507.4 Structural. Historic buildings shall comply with the applicable structural provisions in this chapter.

Exceptions:

1. The code official shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of substantial structural damage is not required to comply with Sections 405.2.3, and 405.2.4. Substantial structural damage shall be repaired in accordance with Section 405.2.1.[150]

Additional codes related to historic buildings are outlined in *Chapter 12: Historic Buildings* of the 2021 IEBC. The IEBC exceptions noted above pertain to the three buildings and immediately adjacent landscape features evaluated as part of this HSR, as well as those considered contributing to the Eagle Point Park Historic District as a property listed in the National Register.

As the Indian Room, Veranda Rooms, and Bridge Complex are historic sites and are part of a historic district listed in the National Register of Historic Places, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the buildings.

Alternatives for Treatment and Use

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

> **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

[150] International Code Council, Inc., *International Existing Building Code 2021* (Country Club Hills, Illinois: International Code Council, 2021).

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[151]

Of the four treatment approaches, ***preservation***, which involves sustaining the building or structure in its existing form, is most appropriate for the three buildings at Eagle Point Park, given the significance and integrity of the structures. The overarching treatment *preservation* allows for minor modifications as needed to address distress conditions and code-related work, thus accommodating continued use of the property. Preservation is to some extent in progress as a result of ongoing repairs and cyclical maintenance implemented by the park. Alterations and repairs to the buildings and site, as performed by the park have retained historic features and materials. Repairs and modifications have included alterations to the covered patio at the north end of the east pavilion of the Bridge Complex, replacement of terrace railing and decking, modifications to electrical systems and lighting, installation of some modern site features, and alterations to the restrooms to provide modern plumbing and facilities. In general, repairs performed in the last twenty years have strived to replace in-kind and restore the original appearance of the building. For example, non-original metal terrace guardrails were replaced with wood railings similar in design to the original. Also, the covered patio at the north end of the east pavilion was enclosed as part of work performed in 1965. The patio was restored as an open-air pavilion in 2011.

Within the overarching preservation approach for the three buildings, this study recommends making the repairs necessary to stabilize and preserve the three buildings and integrated site features in their existing state for continued use by the park. Future treatment is expected to include stabilization, repair, and maintenance of the buildings.

(Refer to the *Developmental History* and the *Significance and Integrity* sections for further discussion of character-defining features.)

Future use of the three buildings is anticipated to be similar to their current function — a collection of buildings intended for public use as a gathering and recreational place for park visitors.

[151] Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2017).

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and requirements for treatment have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Preservation.

The Secretary of the Interior's Standards for **Preservation** are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.[152]

The basic guidelines for work on the subject buildings and their immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Preservation.
- Retain the character of the historic site by protecting the individual building and the site, including the significant site features.
- Ensure that proposed new elements or construction are compatible with historic character of the building and site.

[152] Secretary of the Interior's Standards for the Treatment of Historic Properties. The guidelines that accompany the Standards also note that where repairs or modifications are made, new materials should be distinguishable from old.

- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and buildings. Maintain records of treatments and preserve documentation according to professional archival standards.
- Retain features and materials at both the exterior and interior of the buildings that date from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Prioritization of Treatment

Based on the condition assessment performed as part of the Historic Structure Report, the following prioritization is recommended for work on the three buildings at Eagle Point Park.

- Structural Repairs, Stabilizations, and Investigation: Repairs and additional evaluations related to the structural stabilization and safety issues should be completed first. This work would include repairs to the deteriorated wood roof framing at the Veranda Rooms and at the east room of the Bridge Complex. Further structural evaluations should be performed at the dry-laid retaining walls to evaluate potential distress conditions. High priority items should be addressed in the next 2 years.
- Exterior Envelope: Work related to the exterior envelope should follow structural repairs, stabilization, and investigation. Work at the exterior envelope would be performed to prevent water infiltration and deterioration of materials, and to address conditions that may lead to continued deterioration and loss of historic fabric. This work would include repairs to the Veranda Room roof to address active water infiltration, repointing and repair of open and deteriorated mortar joints and cracked stone units at the wall, installation of joint treatments at open joints and parapet wall copings and between wall framing members, repair and treatment of deterioration wood guardrails at terraces and balconies, and repair of corroded steel at fireplaces.
- The next priority includes modifications to manage issues required to permit the continued use of the buildings, such as site repairs, improvements to improve universal access to the buildings, repairs to fireplaces, and upgrades to building electrical systems.

Finally, in addition to the specific repairs recommended, cyclical maintenance tasks such as inspection, localized repointing of mortar at stone masonry, replacement of joint sealants, repainting of wood components, roof replacement, regular and routine monitoring of conditions, and other ongoing maintenance tasks should be implemented on a regular schedule to avoid damage to the historic site and building fabric and to reduce the need for large-scale repair projects in the future.

Under the overarching treatment approach of preservation, it is anticipated that the structures will be maintained in their current condition and that a change in use is not anticipated. As outlined above, potential structural issues were identified at the Veranda Rooms and Bridge Complex that should be investigated and may require repair. Conditions at the stone retaining wall also require additional investigation. Other potential repairs under the preservation treatment approach would likely include repairs in-kind that may not require code review.

For more extensive repair and restoration projects, a code analysis is recommended. The analysis would be focused on the codes, current at that time, that are relevant to the scope of work anticipated in the specific project. The analysis, typically performed in the schematic design phase of a project, would assist in development of repairs and, working with local and state agencies, identify alternatives to full prescriptive legislative and code compliance, if necessary.

All work performed on the buildings and site features should be documented through notes, photographs, and measured drawings and/or sketches, as well as with as-built annotations to construction documents (if available) at project completion. These documents should be permanently archived as a record of work completed and for future reference.

RECOMMENDATIONS

The following recommendations have been developed for the stabilization and preservation of the Indian Room, Veranda Rooms, and Bridge Complex, as well as associated site features at Eagle Point Park. All repairs should be developed in accordance with the Secretary of the Interior's Standards for Preservation as outlined above.

Site

The following general recommendations address the goal of maintaining the landscape resources that are an integral part of the historic character and setting for the buildings.

- At present, there is very little exterior lighting at the site and around the building. Most of the lighting comes from street lights located along the Southern Gate Road and at the adjacent surface lots. Exterior lights at the Bridge Complex provide some illumination adjacent to the building. Consideration should be given to restoring wood lamps that were once located across the site, specifically near entrances, at exterior stairs, and defining the perimeter of the site. Historic lighting included wood posts with lanterns installed adjacent to stone parapet walls as well as fixtures mounted to the west elevation of the stone piers at the stone terrace of the Bridge Complex.
- Prepare a Cultural Landscape Report (CLR) to document the historic landscape at Eagle Point Park. A CLR would document the layered and complex history of the site from original development to the present, evaluate the landscape resources, identify significance and integrity, and provide treatment recommendations for the cultural landscape. Specific to this HSR, the CLR would provide recommendations for managing the landscape resources that are integral to the buildings and improving site access. The CLR would also provide a broader historical context for the landscape components, specifically in relation to Caldwell's vision for the "City in a Garden" design concept, under which the Indian Room, Veranda Rooms, and Bridge Complex were constructed. A CLR would also identify, assess, and provide treatment recommendations for other landscape resources significant to Caldwell's vision and influence, such as the ledge garden, council rings, and landscape features associated with the log cabin pavilion at the southern portion of the park.

Stone

- Repairs at Wall.
  - Crack Repairs. Repair cracks wider than 1/16 inch in the stone at walls and copings. Repair should include installation of an appropriate cementitious grout, compatible with the stone and detailed to match the adjacent surface. Hairline cracks do not require repair. If a crack is active (accommodating movement), sealant may be considered for repair; however, sealant crack repairs can be visually intrusive and should be used only where necessary to accommodate movement. These repairs should be detailed to be as unobtrusive as possible. Non-staining sealants matching the color of adjacent mortar should be used; sand can be broadcast into the wet sealant to further conceal the repair. Sealant should not be used for repair of non-moving cracks.

- Small Chips and Spalls. Shallow spalls and chips less than 2 inches square do not require repair unless failure to perform the repair will impact the management and flow of water across the building, such as at some portions of cornice units. At highly visible locations on the walls, consideration can be given to redressing the stone at spall locations. Redressing may vary depending upon the location of the stone. At some locations, redressing may include removal of loose material and retooling with a rock-faced finish to facilitate water runoff. For carved stone units, retooling may include re-establishing a decorative carving or combed texture along the edge of the stone.
- Large Incipient Spalls and Areas of Unsound Material. Remove areas with large incipient spalls or unsound material and replace with new matching stone units or dutchman units as appropriate, depending on the size of the repair at all three buildings. Stone coping units with multiple cracks and spalls may require replacement with new stone units. The new stone should match the color, texture, and pattern of the existing stone. Consideration can be given to redressing areas with large shallow spalls.
- Pitting. Naturally occurring pits in the stone do not require repair.

- Repairs at Mortar Joints.
  - In general, the mortar at joints between stone units is intact and does not require comprehensive repointing. Localized repointing should be performed to address deteriorated, eroded, or open mortar joints. For all of the buildings and built landscape features, the repointing should use a compatible mortar. Tool the mortar with a concave joint profile. Do not feather the mortar into the texture of the stone.
  - Coping Units. Joints at the stone coping units should be repointed using a mortar compatible with the stone. Stone coping units at parapet walls and chimney caps were observed to be open and were often associated with cracking in the field of stone units below. As part of the repair, cracked stone units should be treated as described above, and cracked mortar joints repointed.
  - Stone Deterioration. At a few locations, the stone adjacent to mortar joints exhibited surface erosion and spalling. The condition suggests that the mortar at some locations may be harder than the stone. Consideration should be given to performing petrographic examination of the mortar and stone to identify an appropriate repointing mortar.
- Repairs at Stone Mantels and Surrounds. Despite being cracked, stone mantels above interior and exterior fireplaces are supported on steel lintels, are secured in place, and do not present an immediate safety hazard.
  - Interior Fireplace. Cracking and spalling of mantels at interior fireplaces is likely the result of differential thermal expansion and contraction between the stone and steel lintel that occurs when the fireplace is used. The condition will remain active as long as the fireplace remains in use. Repairs are not required. However, if for aesthetic reasons the park would like to perform repairs, treatment may include installation of a tinted grout within the open crack at the mantel. This would be a short-term repair that would likely have a service life of a few years before it would need to be replaced. In addition, the open mortar joints above the mantel could be repointed and cracked stone units treated, as outlined above.

- Exterior Fireplaces. The cracking and spalling of the stone mantel at the exterior fireplaces of the Veranda Rooms and Bridge Complex appear to be associated with a combination of factors. In addition to the differential properties of thermal expansion between the lintel and stone, the steel lintel that supports the stone lintel and the embedded steel reinforcing are susceptible to corrosion. Repairs to the exterior stone mantels would include removal and salvage of existing stone mantel units to expose the steel lintel support and embedded steel plates. Steel lintels should be cleaned, primed, and painted. Corroded steel plates should be removed and replaced with new steel that is protected against corrosion. For lintels and reinforcing steel that is encased in concrete, the deteriorated, cracked, and unsound concrete should be removed. Once exposed, the reinforcing should be cleaned, primed, and painted, and new concrete installed. Following steel repairs, the existing stone mantel should be reinstalled. Because of existing cracks in the mantel stone, the stone may be broken (or may break during removal) into multiple pieces. Depending upon the location of the cracks, the original stone may be salvaged or replaced with a new stone lintel to match the original.
- Interior and exterior fireboxes with displaced, cracked, debonded, or missing firebrick should be repaired. Repairs would include removal of loose and damaged material and replacement with new firebrick set in mortar.

- Repairs at Dry-Laid Stone Retaining Walls.
  - Areas of bulged and displaced stone at retaining walls were observed near the top of retaining walls under the north terrace. Repairs were performed at the north terrace within the past 15 years that included installation of a thick concrete topping slab. It could not be determined from our visual observation whether the observed bulging and displacement was active or stabilized due to the repairs at the terrace decking above. Routine seasonal monitoring should be performed at the north retaining wall to determine if the observed distress condition is active and requires stabilization or repair. Repairs, if required, may include localized rebuilding of the retaining wall and may also include localized replacement of the terrace decking and guardrail.
  - Separation and widening of the vertical joint between retaining wall sections was observed at the south terrace. The open joint aligns with the edge of the concrete terrace slab and a crack in the concrete paving above. Routine seasonal monitoring should be performed at the location to determine if the observed distress condition is active and requires stabilization or repair. Repairs, if required, may include partially packing large voids between stone units with mortar, installing pin or anchor repairs, or localized rebuilding. Rebuilding of portions of the retaining wall may require localized replacement of the terrace decking and guardrail.
  - Cracked stone units were observed throughout the retaining wall. At a few locations, including at the north cheek wall along the archway stair, a cracked stone unit was observed to be displaced, indicating movement in the wall system that is not accommodated. Routine seasonal monitoring should be performed at the cheek wall to determine if the observed distress remains active and requires stabilization or repair. Repairs, if required, may include localized rebuilding of the cheek wall and may require localized removal and rebuilding of the stone partial-height parapet wall above.

- Cut back large rooted plants and trees growing at joints between dry-laid stone units, including complete removal of root systems. Where roots cannot be removed without significant distress or dismantlement of the stone units, the plant material should be cut back and not allowed to regrow. Consideration may be given to targeted treatments of plants that are not harmful to the stone, or surrounding landscape, and could slowly decompose the stump until it can be safely removed.

- Repairs at Parapet Walls and Terraces
  - Parapet Wall Collapse Repair. The portion of the stone parapet wall along the stone promenade that has partially collapsed should be dismantled and rebuilt. Rebuilding would include removal of the stone units to the foundation, shoring of adjacent portions of the parapet wall, and rebuilding to match the historic appearance. This portion of the wall includes a vertically oriented stone coping unit, around which a cementitious parging should be installed to facilitate the shedding of water away from the top of the wall. Displacement at the adjacent stone paving should also be addressed as part of the repairs. Prior to dismantling, the stone units and construction should be documented. During dismantlement, stone units should be labeled for reinstallation.
  - Displaced Stone Paving. Localized displacement of the stone paving typically occurs along the edges of terraces and promenades and is an indication of water infiltration. Slightly displaced paving units do not require repair. Larger areas of displaced stone paving and those localized areas that may present a tripping hazard should be repaired. Prior to repairs, conditions should be evaluated to identify potential sources of water infiltration or other mechanisms of distress that may have contributed to the displacement. Once repairs have been performed to address the source of distress, repairs should also be performed at the paving, which may include removal and salvage of the stone pavers, repair or replacement of the sand or concrete substrate, and reinstallation of the mortar-set stone pavers.
- Repairs at Stone Paving and Stairs
  - Shallow Chips, Spalls, and Areas of Erosion. Shallow spalls, chips, and eroded areas less than 1-1/2 inches in depth do not require repair unless failure to perform the repair will cause a significant tripping hazard. At highly visible locations, consideration can be given to redressing the stone at some locations to provide a more even surface.
  - Deep Erosion. Areas of stone erosion and chips deeper than 1-1/2 inches may present a tripping hazard and should be addressed. Repair would include removal of the portion of the stone paver that is significantly eroded and installation of a new stone paver unit to fill the area of removal. The new stone material should match the color, size, and texture of the adjacent stone pavers.
  - Large Spalls. Large spalls at the stone pavers and stairs are typically associated with embedded steel anchors from guardrails. As part of the repair, the guardrails should be removed and cleaned, primed, and painted. Repair would include removal of unsound stone and installation of a new matching stone units or dutchman unit as appropriate, depending on the size of the repair. The new stone should match the color, texture, size, and pattern of the existing stone paver. Guardrails may be reinstalled using stainless steel anchors or sleeves.

  - Open Joints. Repoint open joints between stone paving and stair units. At joints between dissimilar materials or at transitions between the paving and walls, consideration should be given to installing a non-staining sealant to accommodate movement. As discussed above, the visual effect of sealant should be considered in determining whether it will be used at these locations.

- Clean the stonework to remove efflorescence, organic growth, animal nests, animal waste, and general soiling. Cleaning products should be selected based on field trials, with preference given to the gentlest means of cleaning that is effective in removing deleterious materials. Potential cleaning methods may include chemical cleaners such as biocides and mild detergents, or water misting techniques. Water used for rinsing should be applied at low pressure, not to exceed 200 psi, and include appropriate nozzles and gauges to control the water pressure. Products containing strong acids such as hydrochloric acid or hydrofluoric acid should not be used on these buildings, as these acids can damage masonry and concrete, and are harmful to persons, animals, site features, and the environment. Before and after the cleaning trials, the substrate should be examined petrographically with a field microscope to identify any potential damage to the substrate. Cleaning trials should be performed at discrete and representative areas for each building material including stone, stucco, and wood, as the effectiveness of the cleaning methods may differ for each substrate. Based on the trials, one or more cleaning systems and methods of application may be recommended for the buildings. The gentlest effective cleaning systems should be selected. Aggressive abrasive systems (e.g., sandblasting) should not be used, as these systems would damage the substrates. Proprietary microabrasives, which use very fine particulates applied at extremely low pressures, may be considered based on trials; however, these systems are likely not necessary based on the type and extent of soiling observed during our assessment.

Concrete

- Spalled, unsound, and cracked concrete at the projecting balcony of the Bridge Complex should be removed and replaced. The repair would include saw-cutting areas of unsound concrete square; cleaning, priming, and painting the reinforcing steel; and installing a new concrete patch. The new concrete should match the original concrete in texture and finish.
- Loose and spalled concrete at floors should be removed, the concrete cut square and to a uniform depth, and a new concrete patch installed to match the color and finish of the existing concrete floor.
- Hairline cracks in the concrete less than 1/16 inch wide, such as those at the floor of the Veranda Rooms, do not require repair. Cracks wider than 1/16 inch should be routed out and filled with mortar.
- Missing drain strainers at concrete floor areas should be replaced with new strainers to match the historic units.

Wood Structure

Conditions observed at the wood roof structures at the Veranda Rooms and Bridge Complex will require further investigation and evaluation and are high priority repairs.

- Veranda Rooms Building Roof Framing Repairs.
  - Active water leakage was detected at the wood framing below the east dormer of the Veranda Rooms. High priority should be given to performing an investigation to identify the source of water infiltration. Potential sources of water infiltration could include open or unsealed joints around the electrical conduit that penetrates the roof system, open or reverse lapped joints in the aluminum cladding at the dormer window, breaches in the sheet metal roof flashing, or other discontinuities in the roofing and flashing system. The investigation would be intended to identify the source of leakage so that appropriate repairs can be developed.
  - Evaluation of Previous Repairs. Active water infiltration at the wood framing members may have compromised previous steel repairs. As part of an investigation, the condition of the existing wood framing and supplemental steel saddle repair along the east side of the Veranda Rooms should be evaluated. Based on the conditions observed on site, repairs may be required to stabilize and repair the wood beam and rafters.
- East Room Wood Framing Repairs.
  - The wood posts that frame the walls of the east room and the wood girders that span across the east room and bear on the wood post exhibit splitting along the member. In some instances, the split wood structural members exhibit bowing, sagging, and displacement. The roof system was replaced in 2021. It could not be determined from our visual assessment whether the distress conditions are active or may have been addressed as part of the recently performed roof replacement.
    Wood roof framing members with splitting that extends the full depth of the wood member should be monitored seasonally to determine if the distress condition is active. High priority should be given to performing an engineering study to document the existing roof structure, identify other distressed conditions that may contribute to the long-term performance of the roof framing, and evaluate the potential need for stabilization or repair. Potential repairs may include reinforcing existing wood framing members or installation of ties.
- Bridge Deck.
  - Wood deck framing at the bridge deck should be monitored. The conditions observed at the deck indicate weathering of the wood but are not indicative of structure failure. Repairs are not required at this time.

Wood

- Remove deteriorated wood members at terrace and balcony guardrails and replace with new wood members to match the existing. New wood members should be primed and painted to match the existing. Clean localized areas of guardrails of biological growth.
- Remove deteriorated wood trim and decorative elements and replace with new wood dutchman units. The dutchman units should match the existing wood in profile and be primed and painted to match existing. Prior to replacement of the trim, the condition of the underlying plaster, stucco, or wood framing should be evaluated and repairs made to provide a sound substrate.
- Open joints were observed between the wood post framing and the stucco-clad walls at the Bridge Complex. The joints should be sealed on the exterior and interior face with backer rod and sealant.

- Replace decorative wood trim at the Juliet balcony in the Indian Room, where missing. The new trim should match the existing wood in profile and be primed and painted to match existing.
- As part of cyclical maintenance, touch up or recoat wood with damaged or peeling paint coatings, where present, to provide an intact paint coating to protect the wood elements from decay. As part of this work, scrape partially debonded areas to reach an intact surface, and prime areas of bare wood prior to repainting.

  In some cases, the irregular build-up of paint layers on historic wood elements may be aesthetically objectionable, interfere with the proper adhesion of new paint coatings, or include older coating layers that contain lead or other heavy metals. In this case, all paint layers may be removed using a chemical stripper, down to bare wood. Following any required wood repair or replacement, the wood surface should be primed and painted.

Windows

- In general, the windows at all three buildings are in fair to good condition. As windows continue to weather, deteriorated wood window sash should be repaired. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash removed and replaced with new wood dutchman units and epoxy. Window sash should be adjusted and joinery reinforced so that frames are square. Repairs can be performed on windows at all three buildings, as conditions indicate. Based on our survey, the wood-framed screen windows at the east elevation of the Veranda Rooms and the window screens at the east elevation of the Indian Room exhibit the most distress. Displaced window sashes were also observed at the Bridge Complex.
- Deteriorated window components, such as missing screen stops, deteriorated wood sills and mullions, and broken glass lights, should be removed at all three buildings. Severely deteriorated wood window components should be replaced with new dutchman units or replacement components to match the original. Broken glass lights and torn window screens should be replaced with new glazing to match the original.
- The existing dormer windows at the Veranda Rooms have acrylic glazing with no apparent window frame. The acrylic glazing should be removed and replaced with a new wood-framed window system. The new window should include a frame, dividing mullions, and glass glazing. The window system should be secured to the existing wood-framed opening and the perimeter joints sealed with backer rod and sealant.
- Non-original screens at the restroom addition of the Indian Room should be removed and replaced with new screens, one per sash. The new screens should be mounted to the individual window sash and allow the casement sash to be operable.
- At a couple of locations, specifically at the Veranda Rooms, open joints were observed between the window frames and adjacent wall system. Open perimeter joints at windows should be treated with backer rod and sealant.

Doors

- In general, the wood-framed doors are in serviceable condition and should be retained, with repairs as necessary. Repairs would include the following:

- As they continue to weather, deteriorated wood doors leaves and frames should be repaired. As part of repairs, the door leaves should be removed, deglazed, and the deteriorated portions of the leaves removed and replaced with new wood dutchman units and epoxy. Door leaves and frames should be adjusted and joinery reinforced so that frames are square. Repairs should be performed on doors at all three buildings, as conditions indicate. Based on our survey, the entrance doors at the Veranda Rooms exhibit the most distress.
- Refinish or repaint the doors to match the existing and reinstall.
- Salvage and reuse all original hardware where possible or should be based on archival documentation, if original hardware is not evident and sympathetic to the historic character of the structures.

- Non-original doors that are severely deteriorated and may be beyond repair should be replaced. Some of the wood doors are replacement doors that may not match the original door design but are sympathetic to the historic character of the structure. Where there is sufficient information available to replicate the original door, consideration should be given to replacing deteriorated non-original doors with doors replicating the original. If sufficient information about the original door is not available, doors should be replaced in-kind, sympathetic to the historic character of the structures.

The non-original steel-framed door at the lower level of the Bridge Complex exhibits severe corrosion and full section loss. The door and frame should be replaced.

Roofing

The roofing at all three buildings has been replaced within the last fifteen years and is in good condition. All three buildings have a wood shingle roofing system consistent with what appears in archival documentation. All of the buildings also feature aluminum sheet metal roof hip ridges that are painted red. The Veranda Rooms also has a sheet metal flashing along the main roof ridgeline. It appears that the painted red flashings were first installed when the Veranda Rooms was reroofed in 2009 and were intended to match the color of the exposed wood framing that was painted red. The flashings at the other buildings were to match the Veranda Rooms roof. The wood framing has been restored to its historic dark brown color.

Based on review of archival documents, the buildings originally had wood shingles along the roof ridge. However, archival photographs suggest that the roofs at all of the buildings were replaced within the first fifteen years. The replacement roof included sheet metal flashing at the roof hip, the historic profile of which appeared to be mostly rectangular with a center ridge, similar to what is present at the Indian Room and Bridge Complex. Gutter outlets at the Bridge Complex currently consist of extruded rectangular downspout elbows that direct water away from the building. The original gutter outlets appear to have used circular pipe.

The existing roof systems should be maintained for their remaining serviceable life. When replacement of the roof is necessary, consideration should be given to using more historically appropriate construction materials at the flashing, such as copper. Wood shingles could be used at the ridges of the replacement roof to match the original construction, or, if a ridge flashing is desired, a sheet metal flashing with a rectangular profile and center ridge could be used, to match the profile of the first replacement roof, which was installed early in the life of the structures. As part of a roof replacement project, roofing work

should be coordinated with repairs to the wood fascia, stucco soffit, and recessed light fixtures set in the soffit.

The existing roofing systems should be maintained. Maintenance would include the following:

- Replace of backer rod and sealant along the edge of sheet metal flashings and at regletted joints.
- Clean localized portions of the Vernada Rooms and Bridge Complex roofs with a biocide to remove heavy deposits of biological growth.
- Touch up paint at wood fascia where peeling and flaking. Repainting would include removal of the existing loose paint, light sanding of the painted surface, and application of a new primer and paint to match the color of the existing paint finish. Repair areas of deteriorated wood, where present, prior to repainting.
- Replace localized wood shingles where displaced or missing.

Stucco

- Open joints between stucco-clad roof eave and the stone wall of the Indian Room and Veranda Rooms should be treated with backer rod and non-staining sealant. The sealant should be installed as a continuous joint and carefully tooled to fill the irregular joint profile so that excess sealant is not smeared across the face of the stone.
- Debonded and deteriorated stucco as well as areas of previous stucco repair and areas where the stucco is missing should be repaired. Repair would include removal of the existing unsound stucco, cutting of the stucco to create rectilinear edges, installation of new metal lath onto the historic lath, and application of a new stucco patch. The stucco should have a finish and paint coating to match the adjacent stucco.
- Cracks in the stucco under 1/16 inch wide do not require repair. Cracks wider than 1/16 inch should be cleaned and filled with backer rod and paintable sealant. The repair should be painted to match the adjacent stucco.

Plaster

- Cracked, damaged, debonded, and deteriorated plaster and areas where the plaster is missing should be repaired. Repair would include removal of the existing unsound and damaged plaster, cutting of the plaster to create rectilinear edges, repair of the existing wood lath and installation of new metal lath onto the repaired lath, and application of a new plaster patch. The plaster should have a finish and paint coating to match the adjacent plaster.
- Cracks in the plaster under 1/16 inch wide do not require repair.

Furniture

- The wood furniture at the Indian Room should be restored. Restoration would include partial dismantlement of the two benches at the fireplace to repair deteriorated wood members at the bench base. The top rail of the bench should also be remove to reset the vertical spindles. As part of the restoration, the benches should be primed and repainted.

- Remove the non-original wood handrail at the stair in the Indian Room and replace with a new wood handrail that matches the original profile and is set with concealed anchors.

Murals

The murals were restored circa 2011 and remain in good condition. Staining at the wood framing appears to be associated with moisture from condensation that forms on the interior face of the acrylic glass covering the mural. Condensation forming on the clear acrylic glass collects at the bottom portion of the frame, specifically near anchor attachments where the acrylic glass is tight against the wood frame. Treatment of the murals would include the following:

- Remove the acrylic glazing covering the murals and reset with a rubber washer, creating a continuous space between the wood framing and acrylic glass.
- While the acrylic glass covering is off, clean the wood frame of white deposits and staining.
- Consideration may also be given to installing blinds or shades at the balcony doors that may be contributing to the formation of condensation caused by solar radiation heating the cold mural glazing during winter months.

Electrical and Lighting Fixtures

In general, original light fixtures should be retained and repaired. Many of the original light fixtures within the Veranda Rooms and Indian Room have been removed. Where sufficient archival documentation is available, missing light fixtures should be replicated and installed. Where replication is not feasible, the electrical junction boxes should be capped or new light fixtures installed of a material, design, type, and size that is sympathetic to the original.

Double ballast fluorescent light fixtures at the Veranda Rooms and Indian Room are not sympathetic to the historic character of the structures. It is recommended that the non-original fluorescent lights are replaced with new fixtures that replicate the original fixtures, if archival documentation is available, or are sympathetic to the historic pendent style lighting. As described in the *Physical Description* section above, some archival documentation was identified for the pendent light at the Indian Room. Similar consideration should be given to the lighting at the upper balcony of the Indian Room; however, in addition, the location of the light fixture should be shifted to match the original, which was centered on the recessed nook. Historic wall-mounted lanterns at the Indian Room should be restored. Exterior light fixtures, mounted to wood posts at the recessed vestibule of the restroom wing of the Indian Room, were previously removed. Consideration should be given to restoring the lights.

At the Bridge Complex, replica wood light fixtures present at the bridge should be maintained. Non-original lighting, such as the sconce fixtures with LED lights at the private dining room, should be replaced with new fixtures that are sensitive to the historic character of the building.

At the Veranda Rooms, the existing electrical panel may be over fifty years old, beyond what is considered an anticipated service life for an electrical service panel. Although there are no indications that the existing electrical panel is inadequate, consideration could be given to replacing the panel. The panel at the Bridge

Complex and Indian Room appear to have replaced within the last twenty-five years and adequately sized to meet the existing electrical loads. The existing electrical panels at the Indian Room and Bridge Complex could likely support additional lighting, recommended under the lighting section above, but should be evaluated further when an expanded lighting plan and scope have been developed. Improvements to the electrical system should comply with the 2023 National Electrical Code (NEC).

Plumbing and Fixtures

The existing plumbing at the Indian Room was installed circa 2005 and appears to be in serviceable condition. Based on review of the original construction drawings and the conditions observed on site, the plumbing system was designed to support the existing fixtures.

Mechanical System

The structures currently do not have active heating, cooling, or ventilation. At this time, we understand that the City of Dubuque does not intend to add mechanical systems to the structures.

Fire Protection

Installing a fire alarm system in the building is recommended. Since these are historic buildings and include fireplaces, a commercial-grade fire alarm system should be provided with heat detection in each room. As the buildings are not mechanically conditioned year-round, heat detectors should be used instead of smoke detectors. These systems would be wired to the existing electrical system.

Accessibility

The buildings, constructed in the 1930s, are not required to meet current requirements for accessibility as outlined by the Americans with Disabilities Act (ADA) in the *2010 ADA Standards for Accessibility* and the Architectural Barriers Act (ABA) in the *2015 Architectural Barriers Act Standards*. However, we understand that the City is interested in identifying potential options for universal design to improve access to the buildings and to provide persons with disabilities with experiences equivalent to those of able-bodied persons. The standards outlined by the ADA and ABA documents include guidelines for providing accessible routes, including compliance requirements for walking surfaces, ramps, and curb ramps. The ADA standards also state that existing historic structures, such as the Caldwell buildings at Eagle Point Park, may have exceptions to the standards, such as a slight increase in the slope of short lengths of ramps to meet the spirit of the standards without resulting in significant alterations to the historic building.

Considering the overarching treatment approach of preservation, Figure 521 shows a schematic plan for improving access across the site and within buildings while maintaining historic integrity. The plan relies on the existing non-original concrete and original stone-paved walks and identifies approaches for developing accessible routes while preserving the historic material. Conceptually, the schematic design is intended to be minimally intrusive to the existing original material, such as the stone-paved walks, by using surface-mounted ramps to navigate stepped terraces, raised construction, and door thresholds. Ramps would likely include wood-framed systems installed on the existing stone or concrete paving in a

manner that would not damage or accelerate deterioration of the historic material. More extensive alterations, such as installation of curb ramps, regrading, and replacement, would be focused on areas with non-original concrete walks.

Other approaches could be considered for improving accessibility across the site, beyond the preservation approach outlined below and depicted in Figure 521. However, these other approaches would likely require more intervention and have a more significant impact on the buildings and site. The schematic design is intended to depict how site access could be improved with minimal interventions and to identify those locations where universal access, if desired, may require more significant alterations that may impact the historic character and integrity of the site. The schematic design can assist in framing the objectives for future studies and repair projects associated with site access. A separate and detailed study should be performed of the site to identify the potential accessibility options. The study would likely include a topographic review of the site; define objectives as to what features the City would like to provide access; review codes relevant and applicable to the specific project; and evaluate different design options and their impact on the historic site.

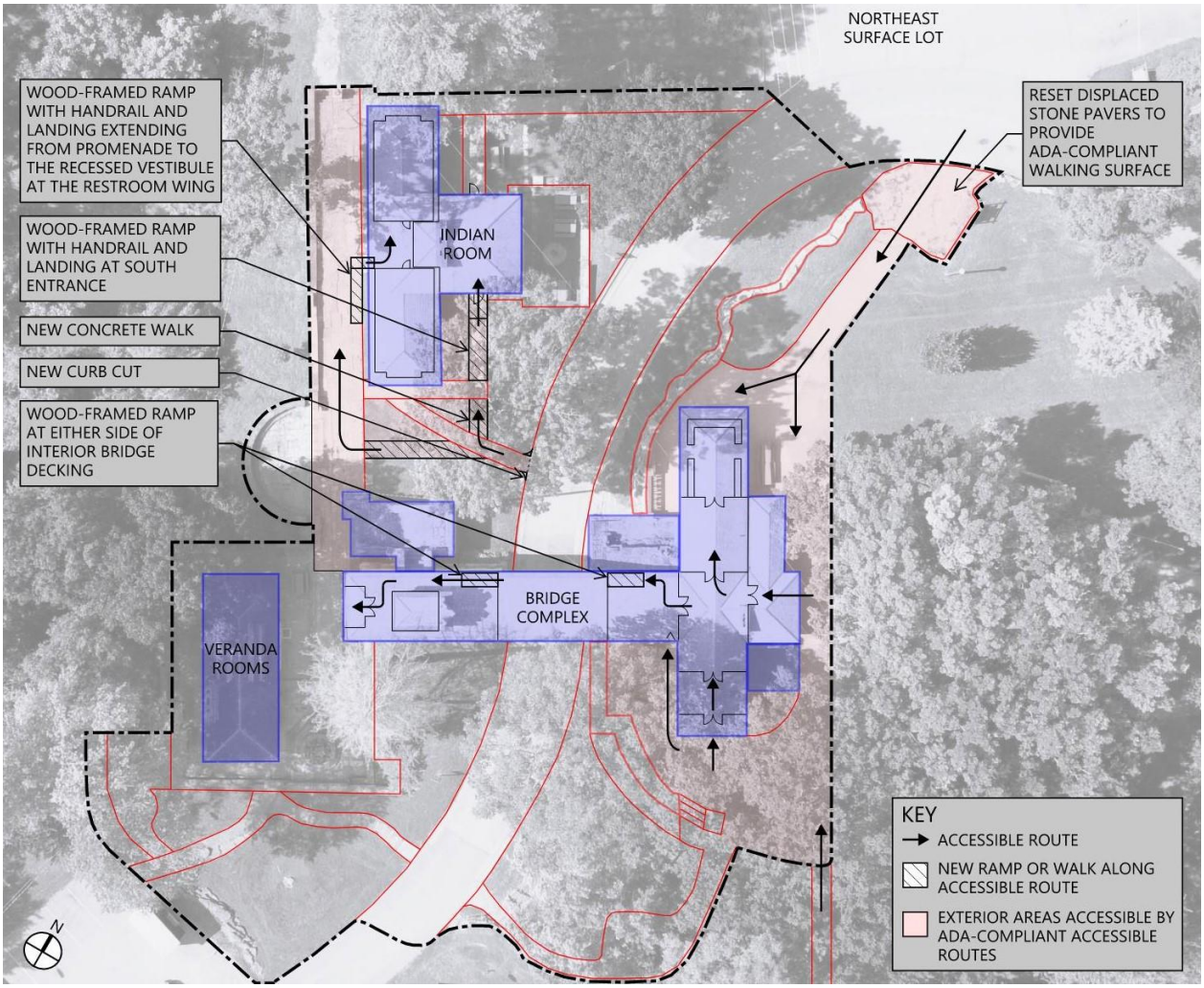

Figure 521. Schematic plan depicting a means for improving site accessibility without impacting the historic integrity.

Schematic Design Narrative

Using the existing non-original concrete walks and original stone walks, accessibility in and around the site could be significantly improved through some slight modifications and installation of removable ramps. At present, there is an asphalt-paved surface lot to the northeast of the site. A concrete walk with a stone apron extends from the northeast parking lot to the main entrance at the east pavilion of the Bridge Complex. With some localized resetting of historic stone pavers, the walk could comply with the ADA standards. A concrete path extending from the open-air pavilion to the south also provides an accessible route to the east pavilion.

An accessible route at the west half of the site could provide access to the Indian Room, restroom wing, and the stone promenade. The accessible route would include a new concrete walk with curb ramp that extends from South Gate Road to the stone promenade. The path, located north of the west pavilion of the Bridge Complex and south of the Indian Room, would provide access to a wood-framed ramp with

handrail and landing that would extend to the south entrance of the Indian Room. A wood-framed ramp with handrails and landing could also provide access from the stone promenade to the restroom wing. This route would require replacement of a portion of the existing non-original concrete walk as well as reversible modifications to the historic stone-paved walks. This route would provide access to the raised terrace at the entrance to the restrooms that are currently not accessible to some persons with limited mobility. However, the path to the restroom doors is partially obstructed by a stone bench and does not provide sufficient clearance to comply with ADA standards. Significant alterations would be required to make the door opening ADA compliant.

Because of the terraced steps, the Veranda Rooms cannot be accessed without significant impact to the historic fabric of the site. If an ADA-compliant accessible route is desired, consideration could be given to altering the historic stone path at the south end of the site to provide access to the terrace and Veranda Rooms. The stone terrace at the Bridge Complex would also not be accessible without significant alterations to the site. An accessible route could be obtained by rebuilding the existing stone walk at the south end of the site to be ADA-compliant and installing a new concrete walk that extends to the stone terrace. Both of the approaches outlined above would require removal of historic material and changes to the original design.

At the Bridge Complex, ADA-compliant exterior entrances are located at the main east entrance, the south entrance to the private dining room, and at the bi-fold door accessed from the south terrace. Once in the Bridge Complex, interior doors are adequately sized to allow for access between rooms. The wood framing for the bridge deck is raised approximately 6 inches above finish floor. Wood-framed ramps could be installed at either side of the bridge decking to allow for persons to access the west room and west balcony. ADA-compliant access to the sunken fireplace at the west pavilion and to the second floor overlook at the Indian Room cannot be provided without significant modification of the interior space.

Additional Studies

- Material Studies. Sampling and laboratory studies of historic and original materials may be performed to assist in development of repairs and treatments. Studies may also include field trials of certain repairs to evaluate appropriate treatment approaches. These studies and trials may include the following:
  - Stone Evaluation. Petrographic examination of the existing stone to evaluate its condition and to inform understanding of the distress conditions observed. This evaluation, which would be performed in the field and with small samples in the laboratory, can also assist in identifying appropriate repair materials and treatment approaches.
  - Mortar Analysis. Petrographic and chemical analysis of the existing and historic setting mortars. There are isolated instances where the stone adjacent to the mortar has deteriorated, potentially indicating that the mortar is harder than the stone. Material analysis will assist in characterizing the mortar and in identifying an appropriate repair material.
  - Cementitious Floor Coating. The thin cementitious floor coating at the Veranda Room has colored aggregate and has been painted either red or green. Materials analysis of small samples will help assist in identifying if the floor finish is original to the building.

- Cleaning Trials. Field trials and evaluation of potential products and procedures for cleaning the limestone on the building.
- Hazardous Material Assessment. Sampling of materials throughout the building, including the coatings and finishes on wood framing, trim, and stucco as well as samples of sealant to identify asbestos-containing materials, lead, and other potentially hazardous materials. This information would help inform treatment recommendations.

- National Register Amendment. Based on the determination of State-level significance by the Iowa SHPO, it is recommended that the existing Eagle Point Park Historic District National Register nomination be amended to reflect the change in significance level. (The National Register nomination documentation indicates a Local level of significance.) The amendment would include additional information about the district and its significance at a State or potentially National level. The amendment could also include a more extensive history of the three Caldwell-designed structures and landscape features, provide an insightful description of the architectural merits of the design and workmanship, discuss the events and personalities associated with the park, and identify the influence the park and architects had on the broad patterns of history. Themes of importance may include the unique craftmanship and design of the structures, the development and influence of Caldwell's "City in a Garden" plan, the influence of the Eagle Point Park project on a young Caldwell, and the impact of Caldwell's work on the broader architecture and landscape architecture community.

  As part of the amendment, the period of significance could be reviewed and, based on the historic context presented, either extended or divided into additional sub-periods, appropriate for the significant resources within the park. An amendment to the nomination would also allow additional review by the Iowa SHPO, including consultation on a possible National level of significance for the historic district.

  Caldwell, who later worked for the Chicago Park District, designed the landscapes for other well-known sites also listed in the National Register including Promontory Point in Burnham Park, Chicago; Riis Park, Chicago; various improvements to Lincoln Park, Chicago, including the Alfred Caldwell Lily Pool; and Lafayette Park in Detroit, Michigan. The latter two are also listed as National Historic Landmarks.

  Following preparation of the amendment to the National Register nomination, consideration could be given to pursuing National Historic Landmark status using the research and context established for the National Register nomination and amendment.

OPINION OF PROBABLE COSTS

The opinion of probable costs identifies repair approaches to address the recommended repairs and treatments, outlined above, and separates them by building and structure. The repairs are based on the overarching treatment approach of ***Preservation*** which allows for stabilization and maintenance of the existing buildings and structures in their current condition. In addition to line items for treatments and repairs, the opinion of probably costs includes architectural fees for design and construction period services, a construction contingency, and a design contingency that will be part of the construction costs. These are included as a percentage of the estimate repair costs. The opinion of costs is based on

conditions and pricing relevant to 2025. It is recommended that, for budgeting purposes, the opinion of probable costs be regularly revised to reflect current construction costs and any changes to the anticipated scope of work.

Consideration may be given to prioritizing and phasing repairs, as outlined above, to address high priority items, High priority issues include structural evaluation and repair of the deteriorated wood roof framing at the Veranda Rooms, evaluation and repair of the wood framing at the Bridge Complex, and evaluation of displacement at the dry-laid stone retaining walls. These items should be addressed within the next two years. On the opinion of probable costs, high priority items have an asterisk and have been highlighted. Below is a summary of the high-priority repairs with the tasks associated with each repair estimated opinion of probable cost for each:

- **Veranda Rooms.**
  - Perform an investigation to identify the source of water infiltration, document existing conditions, and evaluate the structural integrity.
  - Develop repair documents to address conditions identified during the assessment.
  - Perform repairs to the roof, dormer, wood structure, and interior plaster. For budgeting purposes, we assume that roof repairs will be limited to the area around the east dormer. If, upon investigation, more extensive roof repairs are required, it may be recommended that the building be reroofed. The budget should be re-evaluated after the scope of work has been defined by the investigation.
  - Opinion of probable costs (including A/E fees, contractor fees, and contingency): $175,000.
- **Bridge Complex.**
  - Perform an investigation to document existing conditions and evaluate the structure.
  - Develop repair documents to address conditions identified during the assessment.
  - Perform repairs to the wood structure. We do not anticipate extensive roof repairs and dd not include them in the budget. However, upon further investigation, localized roof repairs may be recommended. The budget should be re-evaluated after the scope of work has been defined by the investigation.
  - Opinion of probable costs (including A/E fees, contractor fees, and contingency): $90,000.
- **Retaining Wall.**
  - Perform an investigation to evaluate the extent of bowing and displacement at the stone retaining wall.
  - Install gauges to monitor and evaluate potential movement, if condition is active.
  - Opinion of probable costs: $10,000.
  - Following the initial investigation and monitoring, an appropriate scope of work can be developed for repair of the retaining wall to be included as part of exterior envelop repairs.

The remaining treatments and repairs can be performed as part of an exterior envelope repair project, to manage issues required to permit the continued use of the buildings, and as part of cyclical maintenance.

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APPENDIX A. OPINION OF PROBABLE COSTS

EAGLE POINT PARK- OPINION OF PROBABLE COSTS

16-Apr-25

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS
Wiss, Janney, Elstner Associates, Inc.

DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM QUANTITY	INDIAN ROOM COST	VERANDA ROOMS QUANTITY	VERANDA ROOMS COST	BRIDGE COMPLEX QUANTITY	BRIDGE COMPLEX COST	SITE QUANTITY	SITE COST
General Conditions											
	Mobilization (scaffolding, site access, storage, permits, fencing, canopies, and management fees)	Ranges	Per Construction Phase	1	$14,509.00	1	$41,382.00	1	$44,647.00	1	$16,088.00
				SUBTOTAL	**$14,509.00**	SUBTOTAL	**$41,382.00**	SUBTOTAL	**$44,647.00**	SUBTOTAL	**$16,088.00**
Site Treatments											
	Cultural Landscape Report	$100,000.00	Lump Sum	0	$0.00	0	$0.00	0	$0.00	1	$100,000.00
	Replica of historic wood lamps throughout site	$1,000.00	Per Lamp	0	$0.00	0	$0.00	0	$0.00	10	$10,000.00
				SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$110,000.00**
Additional Investigations, Exploratory Openings, and Preparations Prior to Construction											
	Mortar Analysis	$7,500.00	Lump Sum	1	$7,500.00	1	$7,500.00	1	$7,500.00	0	$0.00
	Assesment and monitoring of potential displacement at retaining walls*	$10,000.00	Lump Sum	0	$0.00	0	$0.00	0	$0.00	1	$10,000.00
	Investigate water leakage at the Veranda Rooms*	$17,500.00	Lump Sum	0	$0.00	1	$17,500.00	0	$0.00	0	$0.00
	Structural assessment of existing conditions at Veranda Rooms and Bridge Complex*	$17,500.00	Lump Sum	0	$0.00	1	$17,500.00	1	$17,500.00	0	$0.00
	Historic Material Analysis (stone, paint, cementitious floor coating)	$2,500.00	Lump Sum	2	$5,000.00	1	$2,500.00	2	$5,000.00	0	$0.00
	Hazardous Material Assessment (lead and asbestos)	$500.00	Lump Sum	2	$1,000.00	2	$1,000.00	2	$1,000.00	0	$0.00
				SUBTOTAL	**$13,500.00**	SUBTOTAL	**$46,000.00**	SUBTOTAL	**$31,000.00**	SUBTOTAL	**$10,000.00**
Stone Repairs											
	Crack repairs at individual stone units	$15.00	Units	25	$375.00	25	$375.00	75	$1,125.00	0	$0.00
	Redress/retool stone	$20.00	SF	6	$120.00	8	$160.00	16	$320.00	16	$320.00
	Dutchman repair of stone	$200.00	Each	8	$1,600.00	6	$1,200.00	16	$3,200.00	0	$0.00
	Remove cracked and deteriorated coping unit and replace with new.	$690.00	Each	0	$0.00	0	$0.00	6	$4,140.00	8	$5,520.00
	Repoint mortar joints at field of wall and at chimney caps	$75.00	LF	50	$3,750.00	60	$4,500.00	150	$11,250.00	0	$0.00
	Repoint at stone paving units	$75.00	LF	50	$3,750.00	0	$0.00	20	$1,500.00	0	$0.00
	Seal/repoint joints at copings, ledges, and upward-facing surfaces. Broadcast sand into sealant joint.	$15.00	LF	150	$2,250.00	60	$900.00	350	$5,250.00	250	$3,750.00
	Repair stone and steel lintels at exterior fireplaces including cleaning, priming, and painting of lintels; replacement of corroded steel features; and reinstallation of stone mantels.	$9,600.00	Each	0	$0.00	1	$9,600.00	0	$0.00	0	$0.00
	Rebuild brick firebox	$3,000.00	Each	0	$0.00	1	$3,000.00	2	$6,000.00		$3,000.00
	Pack large voids in stone retaining walls with grout.	$75.00	SF	0	$0.00	0	$0.00	0	$0.00	300	$22,500.00
	Rebuild of the upper portion of the stone cheekwall at the stair.	$200.00	SF	0	$0.00	0	$0.00	120	$24,000.00	0	$0.00
	Rebuild of collapsed portions of site parapet walls.	$200.00	SF	0	$0.00	0	$0.00	0	$0.00	20	$4,000.00
	Reset and replace displaced, spalled, and eroded stone pavers and stair treads.	$250.00	Units	0	$0.00	0	$0.00	20	$5,000.00	25	$6,250.00
	Cutback and treat rooted plants in joints between stone units.	$50.00	Locations	0	$0.00	0	$0.00	5	$250.00	15	$750.00
	Remove invasive plants and weeds from joints between pavers	$5.00	LF	0	$0.00	0	$0.00	150	$750.00	500	$2,500.00
	Clean stone masonry with biocide	$5.00	SF	800	$4,000.00	600	$3,000.00	1000	$5,000.00	0	$0.00
				SUBTOTAL	**$15,845.00**	SUBTOTAL	**$22,735.00**	SUBTOTAL	**$67,785.00**	SUBTOTAL	**$48,590.00**
Concrete											
	Repair cracked and spalled reinforced concrete at fireplaces.	$100.00	SF	0	$0.00	4	$400.00	6	$600.00	0	$0.00
	Patch cracked and deteriorated concrete at floor slabs.	$25.00	SF	0	$0.00	0	$0.00	20	$500.00	0	$0.00
	Repair crack in concrete floor slab.	$50.00	LF	0	$0.00	0	$0.00	10	$500.00	0	$0.00
				SUBTOTAL	**$0.00**	SUBTOTAL	**$400.00**	SUBTOTAL	**$1,600.00**	SUBTOTAL	**$0.00**
Wood											
	Structural repairs to roof framing at Veranda Rooms including repairs to sheet metal roof flashing to address water infiltration, interior plaster repair, wood shoring, and wood framing repairs to joists and beams.*	$40,000.00	Per Location	0	$0.00	2	$80,000.00	0	$0.00	0	$0.00
	Structural repairs to wood framing at east annex of Bridge Complex. Repairs to include shoring/reinforcing of wood posts, beams, and joints at individual framing bays.*	$15,000.00	Per Framing Bay	0	$0.00	0	$0.00	3	$45,000.00	0	$0.00
	Replace deteriorated wood at terrace and balcony top railings and prime and repaint.	$125.00	LF	0	$0.00	0	$0.00	60	$7,500.00	0	$0.00
	Repair wood posts at balcony railings and prime and paint.	$400.00	Each	0	$0.00	0	$0.00	4	$1,600.00		$400.00
	Replace wood trim and casings where deteriorated and prime and repaint	$150.00	LF	20	$3,000.00	12	$1,800.00	35	$5,250.00	0	$0.00
	Replace missing wood trim at juliet balcony	$350.00	LF	2	$700.00	0	$0.00	0	$0.00	0	$0.00

EAGLE POINT PARK- OPINION OF PROBABLE COSTS

16-Apr-25

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS
Wiss, Janney, Elstner Associates, Inc.

DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM QUANTITY	INDIAN ROOM COST	VERANDA ROOMS QUANTITY	VERANDA ROOMS COST	BRIDGE COMPLEX QUANTITY	BRIDGE COMPLEX COST	SITE QUANTITY	SITE COST
	Touch up paint at wood trim where peeling	$35.00	SF	20	$700.00	30	$1,050.00	50	$1,750.00	0	$0.00
	Clean wood railings with biocide	$5.00	SF	0	$0.00	0	$0.00	800	$4,000.00	0	$0.00
				SUBTOTAL	**$4,400.00**	SUBTOTAL	**$82,850.00**	SUBTOTAL	**$65,100.00**	SUBTOTAL	**$400.00**
Windows											
	Restore windows/screens. Remove sash, deglaze, repair/replace deteriorated wood, square frame, paint, reglaze, and reinstall.	$600.00	Each Sash	12 screens	$7,200.00	8 screens	$4,800.00	2 windows	$1,200.00	0	$0.00
	Replace broken glass and torn mesh at windows and screens.	$250.00	Each	4 screens	$1,000.00	0	$0.00	1 glass unit	$250.00	0	$0.00
	Replace screens at restroom wing with new to fit operable sash.	$200.00	Each	14	$2,800.00	0	$0.00	0	$0.00	0	$0.00
	Fabricate new wood frame and glaze dormer windows at Veranda Rooms with glass. Install new window sash in existing opening.	$1,500.00	Each	0	$0.00	2	$3,000.00	0	$0.00	0	$0.00
	Repair/Replace wood window sill and prime and paint.	$800.00	LF	10	$8,000.00	12	$9,600.00	8	$6,400.00	0	$0.00
	Install backer rod and sealant at perimeter of window opening.	$15.00	LF	0	$0.00	75	$1,125.00	0	$0.00	0	$0.00
	Install sealant at interior and exterior joints between wood framing and stucco.	$12.00	LF	0	$0.00	0	$0.00	2300	$27,600.00	0	$0.00
				SUBTOTAL	**$19,000.00**	SUBTOTAL	**$18,525.00**	SUBTOTAL	**$35,450.00**	SUBTOTAL	**$0.00**
Doors											
	Replace deteriorated doors at Veranda Rooms. Salvage and reuse historic hardware, where present.	$4,000.00	Each	0	$0.00	2	$8,000.00	0	$0.00	0	$0.00
	Replace steel-framed door at Bridge Complex	$3,000.00	Each	0	$0.00	0	$0.00	1	$3,000.00	0	$0.00
	Repair/dutchman wood planks at doors.	$1,500.00	Per Leaf	2	$3,000.00	0	$0.00	2	$3,000.00	0	$0.00
	Restore historic door hardware including double action hinges and surface-mounted slide locks.	$750.00	Per Leaf	5	$3,750.00	0	$0.00	14	$0.00	0	$0.00
				SUBTOTAL	**$6,750.00**	SUBTOTAL	**$8,000.00**	SUBTOTAL	**$6,000.00**	SUBTOTAL	**$0.00**
Roofing											
	Install backer rod and sealant at perimeter joint between stucco soffit and stone wall.	$15.00	LF	275	$4,125.00	140	$2,100.00	0	$0.00	0	$0.00
	Stucco soffit crack repairs	$100.00	LF	15	$1,500.00	20	$2,000.00	0	$0.00	0	$0.00
	Stucco soffit patch repairs	$100.00	SF	6	$600.00	36	$3,600.00	10	$1,000.00	0	$0.00
	Replace sealant at regletted joints at flashing	$15.00	LF	40	$600.00	50	$750.00	0	$0.00	0	$0.00
	Touch up paint at wood fascia where peeling.	$50.00	LF	10	$500.00	20	$1,000.00	0	$0.00	0	$0.00
	Clean roof with biocide	$5.00	SF	0	$0.00	2000	$10,000.00	3500	$17,500.00	0	$0.00
				SUBTOTAL	**$7,325.00**	SUBTOTAL	**$19,450.00**	SUBTOTAL	**$18,500.00**	SUBTOTAL	**$0.00**
Finishes											
	Interior plaster patch repair	$50.00	SF	400	$20,000.00	30	$1,500.00	10	$500.00	0	$0.00
	Interior plaster crack repair	$50.00	LF	12	$600.00	0	$0.00	0	$0.00	0	$0.00
				SUBTOTAL	**$20,600.00**	SUBTOTAL	**$1,500.00**	SUBTOTAL	**$500.00**	SUBTOTAL	**$0.00**
Furniture											
	Repair/restore bench. Repairs to include rebuilding the base of the bench to replace deteriorated and damaged wood, localized removal of wood components (such as the top rail) to reset spindles and displaced componenets, and priming and painting.	$3,500.00	Each	2	$7,000.00	0	$0.00	0	$0.00	0	$0.00
	Replace handrail with new wood rail using concealed fasteners.	$750.00	Each	1	$750.00	0	$0.00	0	$0.00	0	$0.00
				SUBTOTAL	**$7,750.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**
Murals											
	Reset acrylic glazing panels	$50.00	Each	13	$650.00	0	$0.00	0	$0.00	0	$0.00
	Clean wood of discoloration	$100.00	SF	5	$500.00	0	$0.00	0	$0.00	0	$0.00
				SUBTOTAL	**$1,150.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**
Electrical, Plumbing, and Fire Protection Systems											
	Replace existing electrical system at Veranda Rooms.	$12,000.00	Each	0	$0.00	1	$12,000.00	0	$0.00	0	$0.00
	Scope floor drain and install new drain strainer	$500.00	Each	2	$1,000.00	2	$1,000.00	0	$0.00	0	$0.00
	Install new exterior light fixtures sensitive to the original in appearance and location.	$1,000.00	Each	0	$0.00	3	$3,000.00	8	$8,000.00	0	$0.00
	Remove non-original lights and replace with new fixtures sensitive to the original in appearance and location.	$1,200.00	Each	3	$3,600.00	9	$10,800.00	4	$4,800.00	0	$0.00
	Install heat detection systems.	$500.00	Each	5	$2,500.00	2	$1,000.00	7	$3,500.00	0	$0.00
	Install replica light fixtures at recessed landing near restroom wing.	$1,800.00	Each	2	$3,600.00	0	$0.00	0	$0.00	0	$0.00

EAGLE POINT PARK- OPINION OF PROBABLE COSTS

16-Apr-25

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS
Wiss, Janney, Elstner Associates, Inc.

DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM QUANTITY	INDIAN ROOM COST	VERANDA ROOMS QUANTITY	VERANDA ROOMS COST	BRIDGE COMPLEX QUANTITY	BRIDGE COMPLEX COST	SITE QUANTITY	SITE COST
	Restore historic wall-mounted lanterns/lamp	$600.00	Each	2	$1,200.00	1	$600.00	0	$0.00	0	$0.00
				SUBTOTAL	**$11,900.00**	SUBTOTAL	**$28,400.00**	SUBTOTAL	**$16,300.00**	SUBTOTAL	**$0.00**
Accessibility											
	Install wood-framed ramps near building entrances and along accessible path.	$450.00	LF	0	$0.00	0	$0.00	0	$0.00	35	$15,750.00
	Install new curb cut.	$2,500.00	Unit	0	$0.00	0	$0.00	0	$0.00	1	$2,500.00
	Install new concrete walk.	$20.00	SF	0	$0.00	0	$0.00	0	$0.00	160	$3,200.00
				SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$0.00**	SUBTOTAL	**$21,450.00**
	Estimated Construction Cost				**$122,729.00**		**$269,242.00**		**$286,882.00**		**$206,528.00**
	Profit and Overhead (10%)				$12,272.90		$26,924.20		$28,688.20		$20,652.80
	Total Construction Cost				**$135,001.90**		**$296,166.20**		**$315,570.20**		**$227,180.80**
	Architectural Fees (Design, Bid, and CPS)				$13,500.19		$29,616.62		$31,557.02		$22,718.08
	Construction Contingency (20%)				$27,000.38		$59,233.24		$63,114.04		$45,436.16
	Design Contingency (10%)				$13,500.19		$29,616.62		$31,557.02		$22,718.08
	Total Project Budget				**$189,002.66**		**$414,632.68**		**$441,798.28**		**$318,053.12**

* Indicates high priority repair that should be addressed within the next few years.

All unit prices and quantities are based on conditions obsererved on site and our experience performing similar repairs on projects. The opinion of probable costs is based on projected 2025 labor and material costs.

APPENDIX B. EAGLE POINT PARK NATIONAL REGISTER NOMINATION

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic Name**:** Eagle Point Park Historic District

Other names/site number: _____

Name of related multiple property listing: N/A
(Enter N/A if property is not part of a multiple property listing.)

2. Location

Street & Number: 2601 Shiras Avenue
City or town: Dubuque State: IA County: Dubuque
Not for Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CRF Part 60.

In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following levels(s) of significance:

_____ National _____ Statewide __X__Local

Applicable National Register Criteria:

X A ___ B X C _____ D

_____ _____
Signature of certifying official/Title: **Date**

_____
State Historical Society of Iowa

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____ _____
Signature of commenting official: **Date**

Title: **State or Federal agency/ bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____ _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property(Check as many boxes as apply.)

Private:	_____
Public – Local	X
Public – State	_____
Public – Federal	_____

Category of Property (Check only **one** box.)

Building(s)	_____
District	X
Site	_____
Structure	_____
Object	_____

Number of Resources within Property (Do not include previously listed resources in the count)

	Contributing	Noncontributing
Buildings	14	2
Sites	7	0
Structures	5	2
Objects	5	0
Totals	30	4

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
RECREATION AND CULTURE
OUTDOOR RECREATION
LANDSCAPE / PARK

Current Functions
(Enter categories from instructions.)
RECREATION AND CULTURE
OUTDOOR RECREATION
LANDSCAPE / PARK

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE NINETEENTH AND TWENTIETH CENTURY REVIVIALS/ Mission/Spanish Colonial Revival
LATE_NINETEENTH AND TWENTIETH CENTURY AMERICAN MOVEMENTS / Craftsman
LATE_NINETEENTH AND TWENTIETH CENTURY AMERICAN MOVEMENTS / Prairie School
MODERN MOVEMENT
OTHER

Materials: (enter categories from instructions.)
Principal exterior materials of the property: STONE / Limestone; WOOD / Shingles; METAL/Iron, METAL/Steel, METAL/Aluminum; CONCRETE; STUCCO; TERRA COTTA; Asphalt

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
Eagle Point Park is a large urban park located on a wooded limestone bluff along the Mississippi River just above Lock and Dam #11 in Dubuque, Iowa. The boundaries of the park lie within the city of Dubuque in an area which is colloquially known as 'The Point.' The park is owned and maintained by the City of Dubuque and is open to the public from May through October. This large urban park was conceived in the City Beautiful style in 1909 by Charles Mulford Robinson and Charles Nassau Lowrie with panoramic views of the city, the river and the eastern bluffs of Wisconsin and Illinois, tree-lined drives and a variety of amenities to appeal to all ages. Nearly all the original plan of the park is intact and contains one hundred and sixty-four acres which is bounded by the Canadian Pacific Railroad tracks to the east and north, Lincoln Avenue to the south, and Shiras Avenue to the west. Eagle Point went through some major changes in the 1930s to extend its usage to the winter months with the addition of park shelters with fireplaces. These structures and features were designed in the Prairie School style by Alfred Caldwell and his apprentice, Wendelin Rettenberger. The parks features take advantage of local material such as logs, wood shingles and native limestone. Although the park needs repairs and grooming, a high degree of historic integrity is evident today.

Narrative Description

General Description
Eagle Point Park is the largest urban park located in Dubuque, Iowa and takes advantage of the natural beauty of its setting. The heavily wooded bluff is spotted with park pavilions, gardens and spectacular views. The meandering roads guide visitors through northern areas of the park which is thick with communal areas for picnicking and athletic activities and through the secluded, intimate and natural qualities of the southern reaches of the park.

Eagle Point Park Pavilions

There are ten pavilions located in the park and their construction spans nearly 100 years. From largest to smallest in terms of seating capacity those pavilions are: Riverfront Pavilion (410), Open Air Pavilion (318), Bridge Complex (110), Log Cabin Pavilion (100), Eagle's View (100), Shiras Memorial (48), Veranda Rooms (42), Terrace Room (40), Indian Room (25), Tri-State View Pavilion (24).[2] The styles exhibited in the pavilions are diverse and express their particular period of construction. Some are free standing structures while others are heavily embedded in constructed and natural landscape features.

Riverfront Pavilion

The oldest pavilion is Riverfront Pavilion, constructed in 1910 and designed by European born architect John Spencer.[3] The style as characterized by the National Register as the early twentieth century movement known as Craftsman.[4] This style has characteristics very similar to the Arts and Crafts style of Spencer's native England. Riverfront Pavilion exhibits the following features of those styles: rectilinear forms, porches with stone supports, low roof with deep eaves, and a sense of hand craftsmanship. Much of the original character of the structure is intact. This large enclosed rectangular building [30'x60'] is wood framed on a concrete platform, sided with wood, and walls constructed with large wooden sash windows topped by transom windows with x-shaped mullions. All of the windows have immobile screens. There are paired doors on both the east and west facades and the building is surrounded on all four sides with a 10 foot overhang supported by piers constructed of rustic pieces of native limestone and mortar.

[Photo 40] Another unique aspect of the shelter is the retention and preservation of the original oak picnic tables and benches created specifically for the Riverfront Pavilion. [Photo 42] The covered concrete patio provides additional seating opportunities and on the north, south and eastern faces of the building, fabulous views of the Mississippi River. Additionally, the eastern patio is arched, elevated, supported by a limestone retaining wall and edged with a modern iron fence. The only notable alteration to the building was the removal of the parapet screen, which is clearly illustrated in Spencer's drawing and in early postcards. [Figure 3]

1 http://www.cityofdubuque.org/453/Eagle-Point-Park

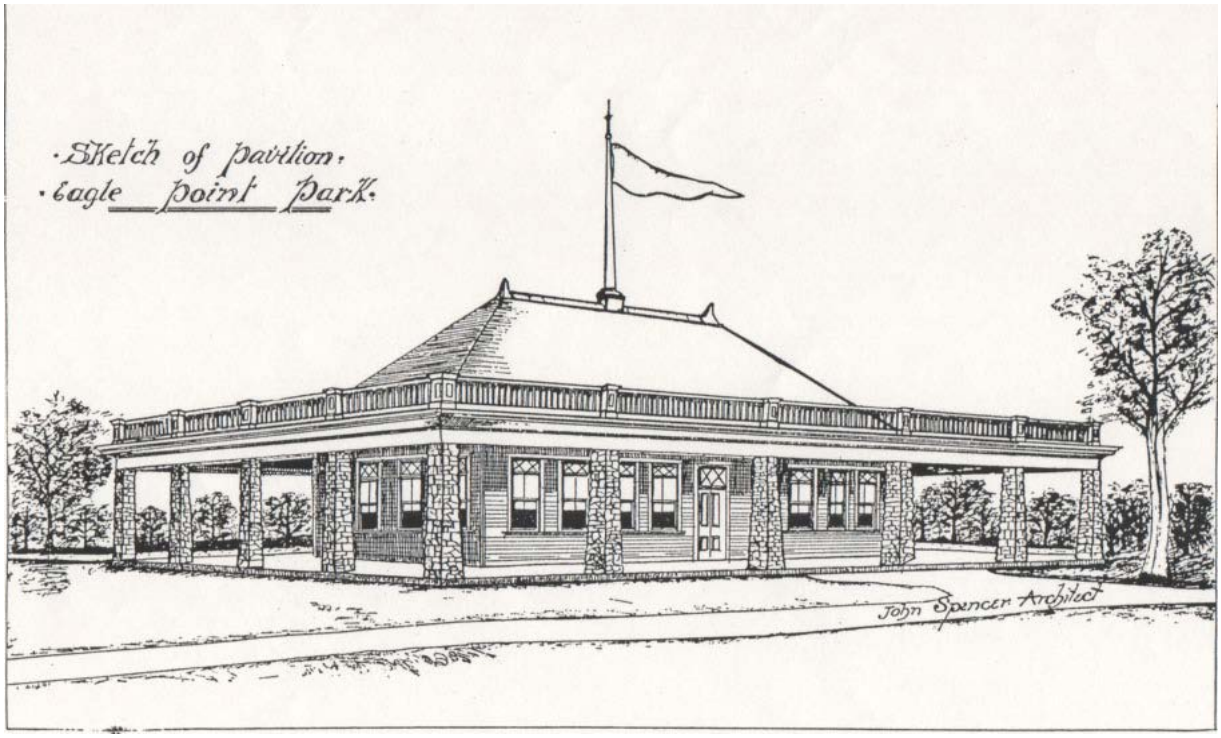

FIGURE 3 Perspective drawing of Riverfront Pavilion by John Spencer, 1910. Source: City of Dubuque Planning Office

Shiras Memorial

Shiras Memorial, which forms the southern point of the Bluff's Promenade Edge, was built to honor the man who had major influence on the acquisition and development of the park, Judge Oliver Perry Shiras. Built in 1920, Shiras Memorial is an open air building in the Mediterranean Revival style and characterized by its rounded arches, stucco façade and red tile roof. The landscaping around the building has changed significantly since the view in

2 Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred P. Knopf, 1984 and 2013), p.567

3 John Spencer was born in York, England in 1856, moving to Dubuque in 1880.



FIGURE 4 Postcard of 'Shiras Memorial Shelter, Eagle Point Park, Dubuque.' c1940. Source: The Encyclopedia of Dubuque: First National Bank 1991.

Figure 4 was illustrated. The Memorial was designed by then Park Superintendent G.A. Heyne as a 'Rough Cast Concrete Design' and furnished with a 'Red Spanish Terra Cotta Tile Roof' from the Ludivici-Celadon Company of 1118 Monroe Bldg, Chicago.[5] The arcaded building is 20'x30' has bracketed two foot eaves and sits on a large concrete patio equipped with modern metal benches to take in the views of the river and city. [Photo 51]. The pavilion has lighting on its interior as well as a lamppost on the patio to the east of the building. Presently the interior vaulted ceiling is damaged, requires repairs, but in no way threatens the stability of the building. [Photo 53]. On the Robinson/Lowrie plan, this spot is identified as 'Eagle Point' and marked with hexagon form. A polygonal building was constructed on Shiras Point and the Shiras Memorial was instead constructed on the historic 'Eagle Point.'[6] Originally, the pavilion had direct access to the Gate of the Rocks staircase and would have been the first building encountered when entering the park from the south. The Shiras Memorial forms the southernmost point for the promenade. The changes to the landscaping around the pavilion occurred during the 1950s when the limestone retaining walls were created to support the promenade and create the structurally stabilizing patio surrounding the pavilion.

'City in a Garden' Pavilions

A prime concern in the 1930s was the desire to create year round usage of the park with the addition of heated enclosed pavilions.[7] The Bridge Complex, Veranda Rooms, Indian Room with public restrooms, Terrace Room and Log Cabin Pavilion were built for year round usage with the inclusion of large scale interior fireplaces. Alfred Caldwell was hired by the park board to design year round shelters and conceived a grandiose plan which he titled 'City in a Garden' and included features which were built and unbuilt as shown in Figure 5. Only the buildings in the center of this plan were actually constructed. Those built buildings are fabricated of native limestone laid in an irregular stratified manner with wood frame windows and in the case of the Bridge Promenade, half timber and stucco walls. The oldest of these buildings is the Indian Room, designed by Alfred Caldwell in 1934.

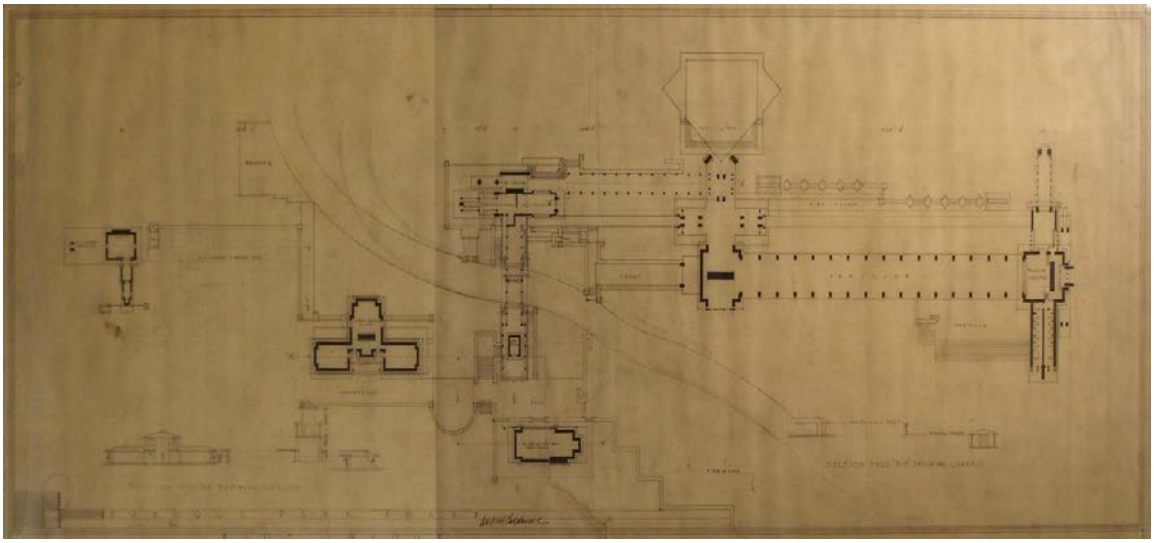

FIGURE 5 General plan of 'City in a Garden' by Alfred Caldwell, 1935. Source: Dubuque Museum of Art DUMA A5 1934.

[5] Dubuque City Park Department Archive #0050-2
[6] Dubuque City Park Department Archive, Robinson/Lowrie plan 1909
[7] Letter from Dubuque Park Commissioner Charles Landon to Alfred Caldwell, dated February 22, 1934. Folder C, City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA

Indian Room

The first of the buildings constructed in the 'City in the Garden' group is the Indian Room, designed by Alfred Caldwell in 1934.[8] The Indian Room is a free standing great room backed by public restrooms to form a T-shaped plan facing the cardinal directions. The east façade is mainly windows and the western façade has clerestory windows which flank the fireplace. The entrances to the pavilion on the north and south façades are situated behind exterior walls which define the landscaped outdoor 'room' facing the shelter. The cozy interior is dominated by a grand wood burning fireplace and WPA era painted decorations for which the building gets its name.[9] The dimensions of the Indian Room are 25 feet square with a 20 foot height and a pyramidal roof. The basic form of this building is reminiscent of Hillside School at Taliesin by Frank Lloyd Wright – a

building of which Caldwell was knowledgeable from his visits to the site. The north and south wings which form the public restrooms are 15' by 17' each and project from the western façade of the Indian Room. Between the two restrooms is a projecting stone ledge which acts as a bench and an amenity which points to Caldwell's great attention to detail in the functionality of the building and the manner in which the materials were chosen and used. The Indian Room and its flanking restrooms share features with Caldwell's other buildings including stratified limestone exterior, deep overhanging eaves, massive fireplaces and chimneys and an emphasis on the horizontal nature of the building, which are all characteristics which define Organic Architecture or more commonly in the American Midwest, the Prairie Style.

Bridge Complex

The Bridge Complex has three built components: the East Room and North Annex which form the north–south portion of this cruciform shaped building; the Bridge Promenade spans the eastern and western elements; and the multi-storied Lookout Tower on the western end of the complex. The complex was designed by Alfred Caldwell in 1935 as part of his 'City in a Garden' design for the park. Caldwell's intentions for the building were very different than its present usage as a pavilion only. His vision included a restaurant, kitchen, concession stand and private dining room for the eastern range of the Bridge Complex as illustrated in Figure 6. The eastern range is 132 feet long by 25 feet wide with two covered porches on the eastern façade. The larger of the two porches is 19' by 19', centered on the eastern front and defined by Caldwell as a 'Shelter.' In the 25' by 28' restaurant has a six foot wide stone hearth upon which the mantel bears the inscription of 'The Tree Returns the Life it Sucked from Stone.'[10]

[8] Caldwell refers to the building as the Stone Shelter House on his plans.
[9] "Young Artist Scores at Eagle Point Park," *Telegraph Herald*, June 7, 1936, p. 17.
[10] Caldwell was a poet and his colleagues oftentimes noted that his architectural works were 'poetry in stone.'

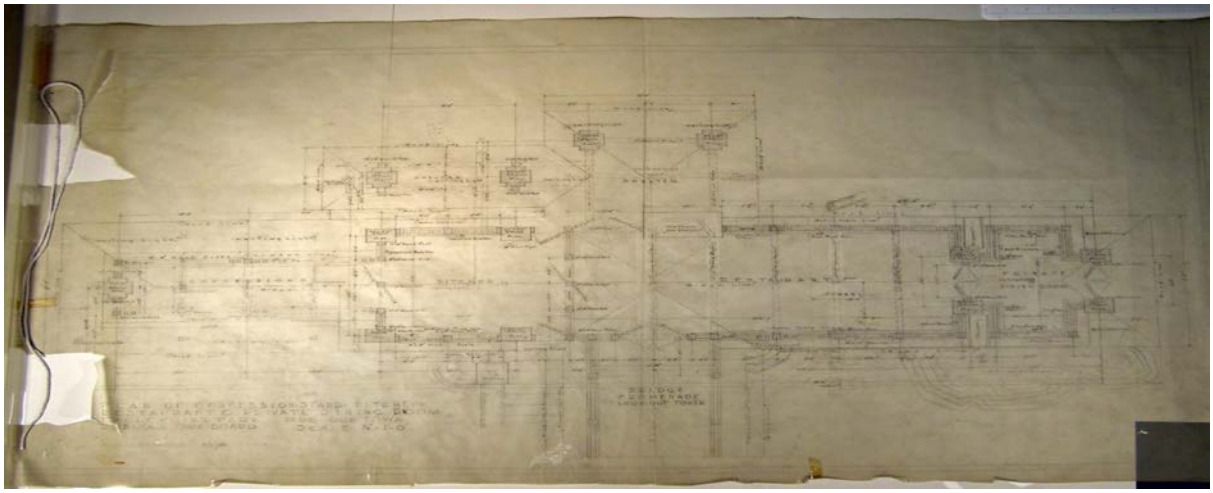

FIGURE 6 Partial plan illustrating the eastern range of the Bridge Complex by Alfred Caldwell, 1934. Source: Dubuque Museum of Art E22, 1934.

The eastern range of the Bridge Complex has four inch flagstone and terminates in a massive stone abutment. On the western end of the Bridge Promenade is a small dining room with a cantilevered balcony, hearth and steps to the Lookout Tower. [Photo 27] Access on the western end of the Bridge Promenade is made via the massive stone steps descending to the large stone patio containing both the Indian Room with its attached restrooms and the Veranda Rooms.

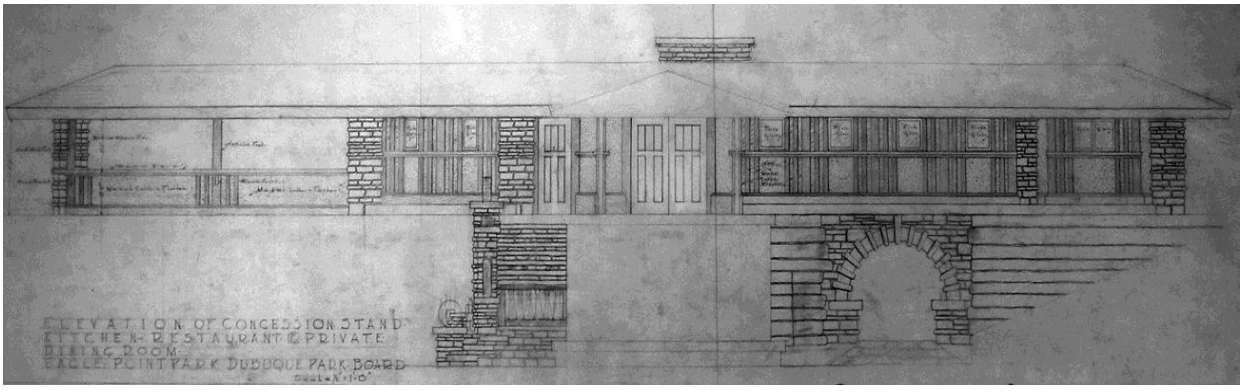

FIGURE 7 Elevation of the eastern range of the Bridge Complex and its supporting superstructure by Alfred Caldwell, 1934. Source: Dubuque Museum of Art, DUMA E23, 1934.

The eastern range is supported by 3' stone piers resting on 5' deep rock fill while the bridge is stabilized with steel girders. A ten foot cement patio fronts the eastern range of the Bridge Complex, curving around both ends and forming elevated patios with ornate wooden fencing.



FIGURE 8 Detail of the western end of the Bridge Complex, showing the deterioration of the balcony and its missing lighting fixtures. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

The southern patio contains a covered garden bench and curves to the west with stone steps that lead to the drive and a flagstone path to Open Air Pavilion. Beside the eastern entrance are stone steps leading though a vaulted arch to the drive. Under each stone abutment supporting the bridge water reservoirs were installed, fed by 5 cisterns on the hill to the east on the highest geographic point in the park. These reservoirs became obsolete when the park was annexed by the City in 1940.[11]

The Bridge Complex has a low-pitched roof with wood shingles terminating in broad eaves with copper flashing. The long, horizontal roof plane – an essential element of Prairie style architecture – contrasts with walls of stucco in which the studding is flush with the surface, creating panels encasing horizontal rows of casement windows under the eaves. The Complex is in need of repair both inside and out, with the Lookout Tower in the most need of attention. As can be noted in Figure 8, the balcony on the western end has noted damage on the exterior and the entire feature of the complex has been closed to the public for repairs.

[11] Helen Mercer notes from incomplete National Register nomination of 1989; City of Dubuque Archives Folder C, section F-11, p.2. City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.

Veranda Rooms
The Veranda Rooms was designed by Alfred Caldwell, but completed after his termination in 1936 under the direction of his chief assistant, Wendelin Rettenberger. In keeping with the other buildings in the 'City in a Garden' group, the Veranda Rooms is a north-south building with exposed studding on stucco for the eastern wall with the remaining walls compose mostly of stratified limestone measuring 20' by 28'. Clerestory casement windows adorn the north and south ends of the pavilion. There are interior and exterior fireplaces on the western wall [Photo 32] Transom dormers adorn the eastern and western sides of the roof, while 7 foot high overhanging eaves extend three feet out from the walls. The building sits on a large flagstone patio with a circular planter, retaining walls, a semicircular plaza with built in water fountains – all constructed from stratified native limestone. [Photo 33]

Terrace Room
The Terrace Room stands apart from the other buildings in Caldwell's grouping since its original purpose was as a tool shed and forge for the workers. According to a memo by Wendelin Rettenberger, Superintendent of Parks dated December 10, 1937 the Veranda Rooms which had formerly housed the workshop and pumping station for the building project had now been converted to a picnic shelter and there was a need to create a new building 'for housing the project timekeeper, W.P.A. tools and materials' as well as a workshop.[12] The building was complete except for a chimney to be used as a stove and blacksmith forge. According to Rettenberger, the building was 'a sore spot and detracts from the beauty and value

of the new building group ['A City in a Garden' grouping by Caldwell].'[13] The Terrace Room is 17' by 35' and stands about fifteen feet below the grade of the main road and parking lot. One approaches the building from a staircase from the parking lot on the Southern Gate Road and the eastern façade is dominated by an exterior fireplace. The north and west faces of the building are composed with asymmetrical arrangement of windows and striated wall of native limestone. The south façade is constructed of wooden barn siding topped by stationary clerestory windows. This modest building is topped by a hipped roof with asphalt shingles. There is a concrete patio on the northeast corner of the building and a large oak tree shelters the entire building. [Photo 7] This building was converted to use as a picnic shelter in 1958.[14]

[12] Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder C Memo from W. Rettenberger December 10, 1937, p.2
[13] Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder C Memo from W. Rettenberger December 10, 1937, p.3
[14] Dubuque's Eagle Point – 164 Acres of Beauty, *Telegraph Herald* (1960), p.1.

Log Cabin Pavilion

The Log Cabin Pavilion is the most recent of the New Deal era buildings in Eagle Point Park. Designed by Caldwell's apprentice and park superintendent Wendelin Rettenberger, the Log Cabin shelter is constructed on the southernmost point in the park approximately 350 feet above the city and well below the highest points in the park. The Log Cabin was constructed by the National Youth Administration [NYA] between 1937 and 1939. The north-south aligned building is a 40 by 30 foot one room building constructed of stripped and stained logs that rest on a two and one-half foot native limestone foundation. The cabin is capped with a low-pitched wood shingled roof supported by exposed log roof beams.



FIGURE 9 Detail of the complex fireplace on the western façade of the Log Cabin pavilion. Source: Photograph by Dr. Julie Schlarman, September 23, 2014.

There are covered porches on the east and west faces creating a cruciform footprint. The building has attributes of both the rustic architecture principles of New Deal era recreational buildings and then the stone work exhibiting the stratified ledges like that of Caldwell's 'City in a Garden' buildings and Rettenberger's other features. The Log Cabin rests on a limestone patio which is surrounded by a two and one-half foot high limestone retaining wall. The western face of the building has a large stone fireplace with three separate flues for outdoor cooking as shown in Figure 9.

Open Air Pavilion

Open Air Pavilion was one of the first Post- World War II improvements to Eagle Point Park. This exceptionally large shelter was built to hold either one large gathering or three to four smaller ones in a communal setting. This pavilion was designed by local architect Paul Rossiter in 1954 and sited just south of the Bridge Complex and west of the Southern Gate Road. In a memo dated January 12, 1955 by the Dubuque Park Board, Open Air Pavilion was described in the following manner:

> The piers and fireplaces are constructed of native limestone and constitute bearing points for the laminated wood roof trusses, which in turn support a tongue and groove horizontally placed roof deck. This eliminated unsightly purloins and rafters, and heightens the beauty created by the mingling of stone and wood.[15]



FIGURE 10 Interior of the Open Air pavilion looking south. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

[15] Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder F, Memo from the Dubuque Park Board dated January 12, 1955.

Open Air is a U-shaped building, measuring 40 foot on each side, with ten feet of overhanging eaves and resting on a concrete patio. Fireplaces are located on the northeast, southeast and northwestern corners of the building. Those fireplace piers are equipped with grills for cooking, warming areas and shelves, plus electrical outlets, as shown in Figure 10. The building can be approached from the west by a stone staircase and an ADA accessible concrete walk and from the north by a limestone path from the Bridge Complex. The pavilion is well suited for large family and community gatherings as it has direct and immediate access to the Wading Pool, a play area with a large sandbox, swings and climbing equipment, the horseshoe pits, and the Meadow which is frequently used for badminton, volleyball and softball.

Tri-State View Pavilion

Tri-State View is a modest covered picnic area on the eastern edge of the park, midway between Shiras Memorial and the Log Cabin pavilion. The rectangular building is 12 by 25 foot consisting of four brick posts supporting a pitched wooden roof covered with modern asphalt shingles. The shelter sits on a concrete patio with a concrete east-west walk from Kramer Circle Drive. This pavilion was constructed c.1959. The simplistic design has no defining stylistic character but provides an intimate view of the Mississippi River.



FIGURE 11 Tri State View Pavilion looking east over the Mississippi River. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

Eagle's View Pavilion

Eagle's View Pavilion is the newest picnic building in the park. The pavilion is situated between Riverfront Pavilion to the north, Shiras Memorial to the south and located on one of the highest points in the park overlooking the Bluff's Edge Promenade to the east. Eagle's View was built in the early 1970s to replace the Louis Arrandeaux Log House which had been moved from its original location on Second and Locust Street in 1933 to the park and then moved again to its current location on the grounds of the Mathias Ham House on Shiras Avenue in 1967.[16]. The design of the shelter is in a postmodern take on the rustic architecture found elsewhere in the park. The shelter consists of two piers of stratified limestone that act as both supports and working fireplaces/chimneys. The superstructure of the pavilion consists of wooden trusses reinforced with steel braces and topped by a complex roof which is steep pitched on the south side and low pitched on the north. The overhang is 10 feet on three sides and on the eastern side is 18 feet deep. The pavilion rests on a concrete patio with two concrete walks – one from the east and Kramer Circle Drive and the other approaches from the north and connects the pavilion to the newest public restrooms and the parking lot adjacent to Riverfront Pavilion.



FIGURE 12 Eagle's View Pavilion looking south. Source: Photograph by Dr. Julie Schlarman, September 14, 2015

[16] http://www.encyclopediadubuque.org/index.php?title=LOG_CABIN

Other Structures and Resources in the Park
Also spanning the over one hundred year old history of the park are buildings such as public restrooms and others which performed a variety of functions for park visitors. Other structures and resources within the park include the park entrance kiosk, the Streetcar Stand, the Band Shell, the water tower and a building (former concession stand) which is now used as maintenance shed. There are also two small machines sheds, one to the west of the water tower and the other on the hillside west of the Streetcar Stand.

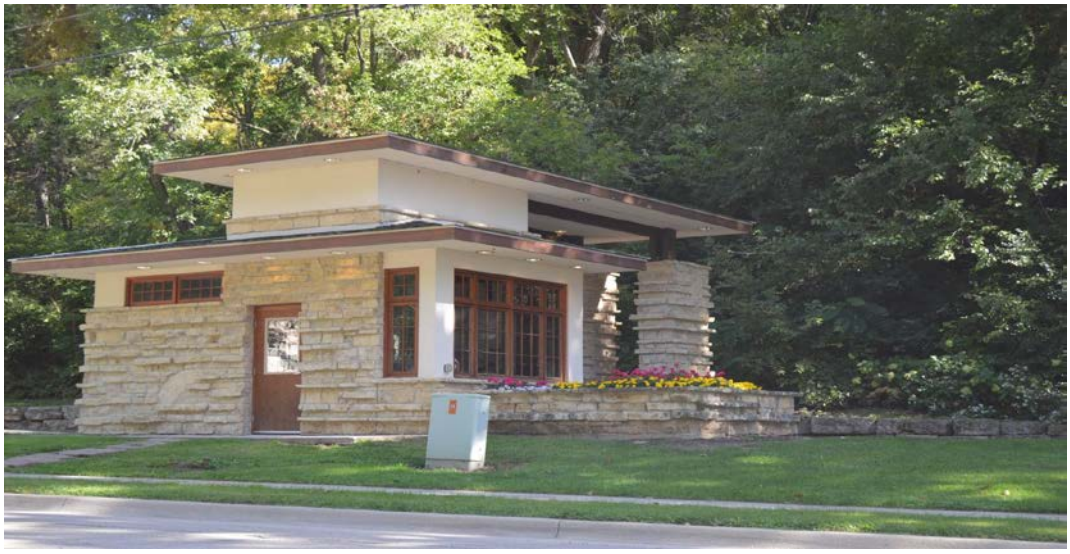

FIGURE 13 Entrance Kiosk facing northeast. Source: Photograph by Dr. Julie Schlarman September 23, 2014.

Entrance Kiosk
The Entrance Kiosk on Shiras Avenue is the newest structure for the park and controls traffic into the park. Due to continued vandalism in the park through the 1960s and 1970s, the City of Dubuque began to enforce an admission fee to reduce the problems. The entrance kiosk is a Postmodern styled toll booth, with stylistic reference to the Prairie style/New Deal era structures and buildings contained within the park. The kiosk sits along Shiras Boulevard only a few hundred feet from the main entrance. The building is 15 feet square with a drive through awning on the east side supported by two piers of stratified limestone. [Figure 13] The southern face consists mostly of wooden casement windows fronted by a limestone planter for seasonal blooms. The access road through the kiosk

then joins with the Southern Gate Road just below the main entrance. Access to the building is through a single door on the west face of the building.

Streetcar Stand

The Streetcar Stand is located on the eastern side of the circular drive part of the Southern Gate Road, midway up the bluff. The structure is a simple, rustic lean-to shed constructed on wooden posts and siding on a concrete slab and footings. The slanted roof is covered with wood shingles. [Photo 2] The building was once flanked by dual staircases and is dwarfed by the enormous bald eagle statue and planter to its west. The stand was built c1925 and was used as a shelter for visitors using public transit to the park. When streetcars were replaced by buses, the stand was used by those patrons. The stand is now used for information and maps.

Band Shell

The Band Shell[17] was constructed in 1958 and points to communal improvements that were evident in the park in the post-World War II era. The building consists of a concrete platform used as a stage and topped by a sweeping cantilevered roof of wood and asphalt shingles. The building has a storage/dressing room at its rear with access on the eastern side and from the stage through wooden double doors constructed of native limestone. Access to the stage is also available on the eastern face by a short staircase which is hidden from the audience by an 8' x 8' screen wall of striated limestone as shown in Figure 14. The complex roof is flat over half of the dressing room, then ascends dramatically at about a 70-degree angle to a height of approximately 30 feet over the stage/concrete platform. This acoustic awning is also equipped with lighting.



FIGURE 14 Band Shell, camera facing south. Source: Photograph by David Cobb Craig, 2010.

[17] Fine Arts Community Shell was the original name of the Band Shell.

There are permanent metal benches installed for a modest audience to the north of the stage and for large events guests often sit on the hillside adjacent to the Meadow. The building was designed by the firm of Rossiter and Ham in 1958 to harmonize with the existing Prairie style architecture within the park. The Band Shell has been home to the Tri-State Wind Symphony for the last two decades.

Water Tower

The water tower at Eagle Point Park is a noteworthy Dubuque landmark. Its construction marks the annexation of the park by the City of Dubuque in 1940. The tower was a New Deal project, constructed shortly after the City of Dubuque annexed the park. Water towers are a form of community branding and a significant 'signpost' for many Midwestern cities and towns; like grain elevators, towers have become the rural equivalent of skyscrapers. The water tower is 50 feet in diameter and 100 feet tall, which makes it easily seen from many parts of the city. In recent years the water tower has become the home for turkey buzzards, which soar on the currents of air over the river and then rest on this conspicuous perch, as seen in Figure 15.



FIGURE 15 Water Tower, camera facing north with turkey vultures sunning themselves on a cool autumn morning. Source: Photograph by Dr. Julie Schlarman October 17, 2015.

Concessions Stand

The former concessions stand which stands on the narrowest part of Kramer Circle Drive now serves as a tool and machine shed for park maintenance. [Photo 46] This building was another important community amenity in the park. The exact date of construction had not been determined, but the rustic style of the building is in harmony with other New Deal era service buildings such as the public restrooms across the road. This structure sits on a concrete slab with wooden frame and large wooden sided awning style openings, hinged at the tops so they could be swung up to provide open windows and counters. The integrity of the building exterior is still intact despite its new functionality. The building operated as a concessions stand through the 1950s and 1960s and was often the hub of activity on hot summer days.

There are four handicap accessible public restrooms of two distinct styles with indoor plumbing located in the following locales – A –midway between Open Air Pavilion and the Band Shell, B – between Riverfront Pavilion and Eagle's View Pavilion, C – at the south end of the park near the Log Cabin.



FIGURE 16 Accessible restrooms located between Eagle's View and the Riverfront Pavilions, camera facing south. Source: Photograph by Dr. Julie Schlarman, October 1, 2015.

Pavilion. Restrooms A, C and D are of the rustic style typical of New Deal era architecture with the facilities near the Log Cabin shelter constructed by the National Youth Administration at the

same time as the shelter, council ring and staircase to the shelter in the late 1930s. Each of these facilities is a wood frame and sided building topped with a low pitched roof covered with asbestos shingles. The buildings rest on concrete platforms and are fronted with wooden screens which obstruct the direct view of the doorways for privacy and modesty purposes. Restroom B is the newest in the park added in the 1990s to provide an ADA accessible facility close to the largest and most frequently used pavilion, Riverfront. This building was designed to harmonize with others in the park in a Postmodern style which echoes the materials and scale of the other restrooms but with a plan set diagonally on the site and including triangular limestone planters on the north and east sides. The fifth set of public restrooms are attached to the west face of the Indian Room, as previously noted.

Landscape Features in Eagle Point Park

The primary thoroughfares of the park are as follows: Southern Gate Road, Eagle Point Drive, Memorial Drive, and Kramer Circle Drive. All or part of each one of these thoroughfares appears in the 1909 plan of the park.

Southern Gate Road

Southern Gate Road is a 2-way road that leads from the park entrance on Shiras Avenue, ascending the hill by doubling back on itself at the circular drive, passing through the Bridge Complex and ending in the juncture of Eagle Point Drive and Memorial Drive.[18] Near the front entrance of the park, the road is intersected by the frontage road which park patrons must use to gain access. The road is lined with mature hardwoods including many varieties of oak. As the road then gently rises past the circular drive of the former streetcar line. The road progresses past the horseshoe pits and other recreational features. The western side of the road is lined with parking spots. Near Open Air and the Bridge Complex the trees along the road become sparse. After the road passes under the bridge, it meets the northern parking lot and Memorial Drive to the south.

[18] Formerly known as Ravine Road in the park's early history and in the 1909 plan of the park. The lower end of Southern Gate Road was significantly changed during the New Deal era.



FIGURE 17 Scenic overlook of the Mississippi River from Eagle Point Drive; camera facing northeast. Source: Photograph by Dr. Julie Schlarman June 27, 2015.

Eagle Point Drive

Eagle Point Drive is also a two-way road which runs the northern ridge of the park from the parking lot between the Fish Pond and tennis courts to a sharp turn which intersects with Shiras Avenue as it descends to the location of the former back entrance and gates. As the drive traverses the top of the bluff the road provides scenic overlooks. Access from this road to the park for vehicles has been obstructed by gates and fencing at the parking lot which were installed to regulate park fees. There is pedestrian access to the park from a break in the fence and parking spaces on the north side of the park for those patrons. On the western boundary of the road is private property with a few homes popping up over the last 50 years.

Memorial Drive
Memorial Drive is a two-way road which begins at the juncture of Southern Gate Road and the parking lot near the Fish Pond and ends at the parking lot adjacent to Riverfront Pavilion. The drive is the shortest in the park and is tree lined its entire length with hardwoods.

Kramer Circle Drive

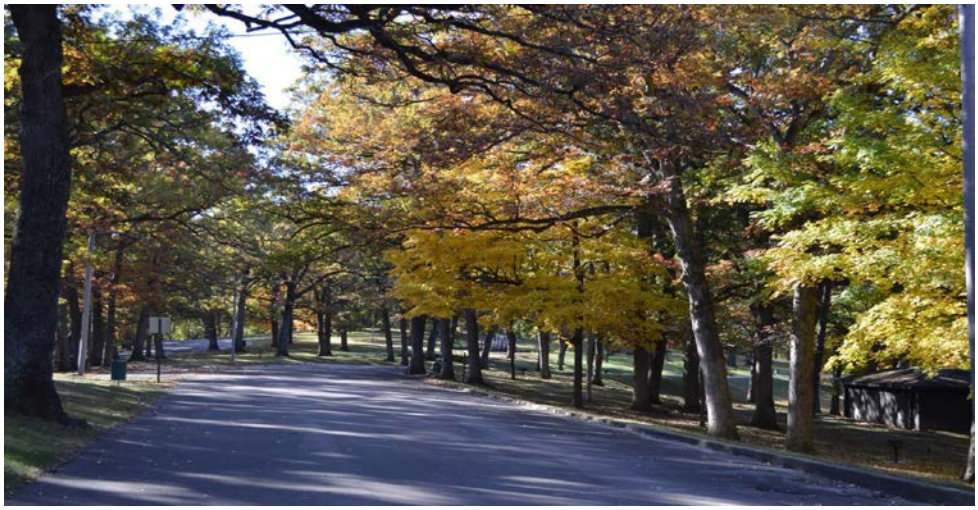

FIGURE 18 Tree-lined Kramer Circle Drive with public restrooms [C] on far right; camera facing south. Source: Photograph by Dr. Julie Schlarman October 1, 2015.

Kramer Circle Drive is a one-way road which begins and ends at Riverfront Pavilion and encompasses the southern section of the park[19]. The southern passage of the drive is tree lined and contains parking spaces and wooded area on the western side for most of its length. The drive then circles the water tower and progress north in a meandering fashion past pavilions, playgrounds, paths, picnic areas and scenic overlooks. Parking spaces are sparse on this side of the drive, but it is also tree lined, with wooded areas to the east. A frontage road near the old concessions stand links the two parts of the drive together. The drive then curves to the south towards Shiras Memorial and its small parking area, and progresses north towards Riverfront Pavilion where it terminates.

[19] Google Maps mistakenly identifies Kramer Circle Drive as Memorial Road.

The drive gently rises to this portion of the drive as it dramatically opens up to a view of the river and the opposing bluffs as it passes above the Bluff's Edge Promenade. The drive is lined with trees on the western side, which also contains parking spots.

Southern Gate Road is a dramatic ascent through a heavily wooded lane which then opens to the level area of the former streetcar stop, with a circular drive, planter, Streetcar Stand and other landscape features. Encircling half of the circular drive is a concrete retaining wall, which is intersected by the former dual staircases and the Streetcar Stand. A fiberglass statue of a bald eagle dominates the scene. Perched on a 15-foot-high limestone pier, this c1990 exact replica [10 foot high with a 12 foot wingspan] replaces the vandalized original which was installed in the early 1950s.[20] [Figure 19]



FIGURE 19 Eagle statue with plantings in foreground, Streetcar Stand and former dual staircases; camera facing southeast. Source: Photograph by Dr. Julie Schlarman October 1, 2015.

[20] This information was obtained through conversations with local citizens and their recollections of the park. There may have been a stature of an eagle at this site since the 1920s.
[21] Rettenberger was an apprentice at the part from 1924 to 1936 when he was appointed Park Supervisor. He served in that position until 1952 when he retired.

Streetcar trail
There are a number of paved walks/paths in the park, as well as unpaved trails. A bicycle and pedestrian trail leads from the south park entrance to the Streetcar Stand located in the circular drive. This trail traces the old streetcar line which served the park from 1912 to the late 1920s.

From the circular drive pedestrians ascend to the park elevation [884 feet at highest point] via the steep stairs and path which flank the Streetcar Stand. Originally there were two sets of stairs/paths and all that remains on each are the first two runs as shown in Figure 19. The southern staircase has had all of the upper treads removed; however, the concrete stringers remain in the upper runs of this staircase. The upper part of the northern staircase has been replaced with a concrete path as shown in Figure 21. This path then intersects with an east-west concrete walk that connects the Riverfront Pavilion and Band Shell with public restrooms.



FIGURE 20 Photograph of remnants of the staircase south of streetcar stand and portions of the concrete retaining wall. Source: Photograph by Dr. Julie Schlarman October 17, 2015.

Bluff's Edge Promenade
Allison Point
Shiras Point
Stone retaining walls
Mechanical viewers [3]

Southern viewing point

The eastern edge of the park permitted views of the Mississippi River, the Eagle Point Bridge [demolished in 1983], Lock and Dam #11 in later years and the bluffs opposite the river in Illinois and Wisconsin. The park sits atop a bend in the river and from the Bluff's Edge Promenade one is provided views of three states. As one of the oldest landscape features in the park, this walk is over 900 feet long and one of most favored features as well. Stretching from Riverfront Pavilion in the north and Shiras Memorial at its southern end, the Promenade is supported by limestone retaining walls built up from the sheer rock face in the 1950s as illustrated in Figure 21. To the west of the walkway is a broad lawn spotted with flowers beds. The walk itself is provided with mechanical viewers, water fountains, benches, and tall chain link fencing. Concrete patios mark the historic sites for viewing – Shiras Point and Allison Point. To the south of Shiras Memorial is an informal walkway leading to a viewing point for the city and the river below the lock and dam.



FIGURE 21 Photograph of remnants of staircase [north of streetcar stand]; camera facing south. Source: Photograph by Dr. Julie Schlarman June 27, 2015.



FIGURE 22 Bluff's Edge Promenade from Shiras Memorial; part of Lock and Dam #11 on lower right; camera facing north. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

Playgrounds [6]

Eagle Point Park is rich with recreational areas including six horseshoe pits, six tennis courts, a children's wading pool and six play areas with swings, slides, sandboxes and climbing equipment. These facilities trace the popularity of outdoor games and sports since the park's origins in the early 20th century. Traditional swing sets of metal pipes, chains and rubber seats are still evident in all of the playgrounds sharing the same areas as modern equipment. During the summer season, picnic tables are placed throughout the park and 88 permanent barbeque grills on concrete pads dot the landscape. As running water was an early feature of the park, fountains, spigots and water pumps are other amenities provided to visitors and widely distributed throughout the park.[22]

[22] 'Eagle Point Park Plans,' *Telegraph Herald*, May 15, 1910, p. 16.

Wading Pool
Meadow
Horseshoe Pits [6]

One of the main recreational areas in the park is adjacent to Open Air Pavilion. Here is contained the wading pool with benches, horseshoe pits, two of the six playgrounds including a large sand box and adjacent to the Meadow [Figure 23]. The Meadow near the Bridge Complex and Open Air Pavilion has



FIGURE 23 The Meadow from Open Air Pavilion with the Band Shell in the background; camera facing east. Source: Photograph by Dr. Julie Schlarman June 14, 2015.

historically been utilized for games such as volleyball, badminton and softball. This feature can also be noted in the Robinson/Lowrie 1909 plan for the park. The meadow is surrounded by mature trees.

[6]

Viewing
Stone steps
Stone water Fountain
Cobblestone Walk

The early history of the park included two tennis courts and in the late 1930s there was a push to expand this recreational feature. The new courts were added with elements and features designed to harmonize with the other new features to which it was physically linked – Caldwell's 'City in the Garden' and the Fish Pond and Ledge Gardens. The tennis courts sit significantly below the grade of the parking lot to its east [which was the site of the earlier courts] and on the same level as the Indian Room to their south. There are two distinct approaches to the courts – from the south there is a cobblestone walk sheltered by Lombardy pines and from the east there is a limestone staircase complete with a viewing bench and water fountain as shown in Figure 23. The parking lot adjacent to the tennis courts and fish pond is ledged with limestone – rough pieces on the western edge and blocks of stone on the eastern edge – and contains log style signage and three circular stone planters as shown in Figure 25.

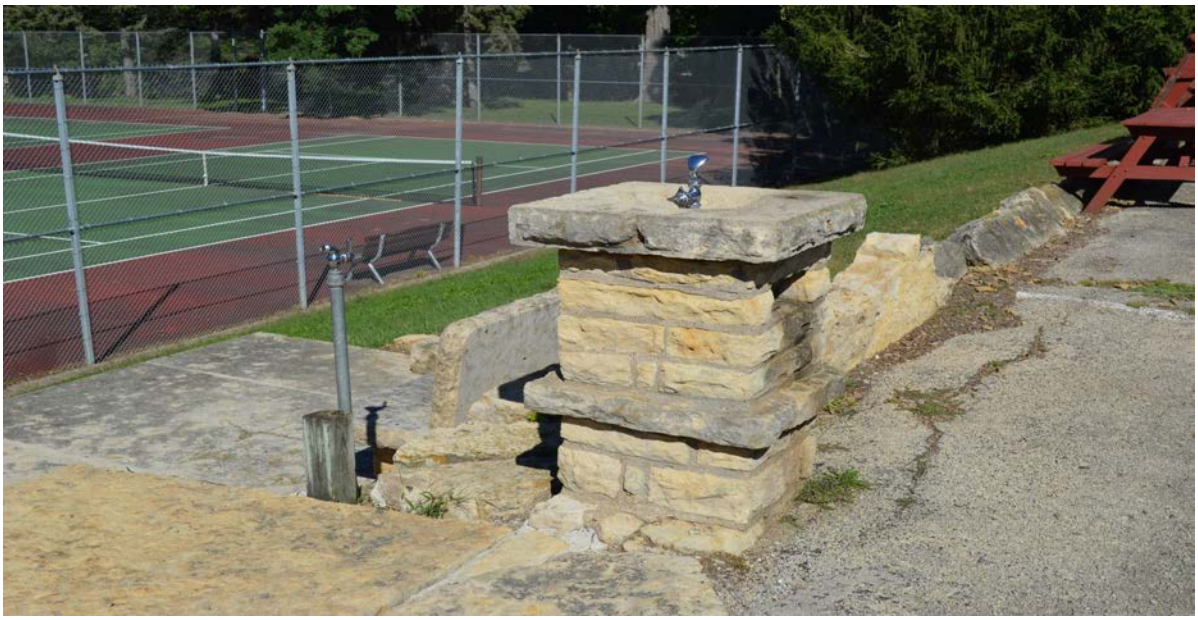

FIGURE 24 The water fountain, limestone viewing bench and parking lot edging with tennis courts in background; camera facing northwest. Source: Photograph by Julie Schlarman June 21, 2015.



FIGURE 26 Stone planter in parking lot adjacent to tennis courts. Source: Photograph by Dr. Julie Schlarman June 27, 2015.

'City in a Garden' Landscape Features

The New Deal embellishments to the park contributed some of the most unique forms of Prairie style landscape architecture in the nation. This era included integrated landscape elements and pavilions. The Bridge Complex, Veranda Rooms and the Indian Room with public restrooms were conceived as a singular entity as illustrated in the model shown in Figure 26. This integrated design includes both indoor and outdoor entertainment spaces designed by Alfred Caldwell in the 1930s. One of the charming aspects of this complex is the attention to detail in the amenities. Stone walls have projections which provide seating or steps for children, a standalone covered bench, and piers which serve as a water bubbler as illustrated in Figure 28. There are staircases, cobblestone paths and native stone patios which encircle the buildings so they may be accessible and used both inside and out.



FIGURE 27 Wood and plaster model of Bridge Complex – upper left, Indian Room and restrooms – lower right, patio, and Veranda Rooms on the far right as built. No date for model. Source: Alfred Caldwell drawings, models and plans. City of Dubuque Parks Division, Dubuque, IA.

The Bridge Complex spans the main drive and connects the East Rooms with the terraced stone patios and semi-circular piazza which surround the other main pavilions on this locale, which is in turn connected to other park features by flagstone walks. Supporting the East Rooms is a fantastic superstructure of ledge gardens, vaulted underground staircase, and elevated patios with decorative fencing. The patio near the Veranda Rooms has a circular stone planter for seasonal blooms.



FIGURE 28 Water bubbler, steps and semicircular stone patio in background; camera facing south.
Source: Photograph by Dr. Julie Schlarman September 14, 2015.

The 'City in a Garden' feature is mainly devoid of trees, consisting mostly of stone and concrete patios and surrounded by sloping lawns to the west. Beyond the lawns are native woods. The entire complex was an ingenious solution to spanning a thoroughfare on a sloping piece of land.

Ledge Garden
Fish Pond Landscape Features

One of the truly unique elements in the park is the Ledge Garden and Fish Pond and encompasses a landscaped area of the park which blends together picturesque and sublime elements. This elaborate feature sits on multiple terraces with the pond itself about 40 feet below the level of the main road, and creates the illusion of being in a large secluded oblong bowl of over 900 feet long. The landscaping includes a prairie stream, reservoir, cascade, ledge garden composed of native stone and a collection of council rings for small gatherings. Today the terraces are mostly grassy lawns surrounded by the rock walls, rock ledges and trees. Caldwell's blueprint for the ledge gardens, which is part of the Dubuque Museum of Art's archive, demonstrates the designer's desire to create a feature with integrated native elements.[23] This would have included native woodland vegetation such as trillium, bleeding hearts, violets, and lady slippers contrasting with the park board request for a formal rose garden.[24]

[23] Alfred Caldwell's 'City in a Garden' plan, 1934. This drawing is titled 'Rose Garden Rings' includes not only plans but directives on plantings.
[24] Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987. Oral history of Alfred Caldwell interviewed by Betty J. Blum.



FIGURE 29 Ledge garden, camera facing south. Source: Photograph by Dr. Julie Schlarman September 21, 2015.

Historic photographs and postcards illustrate the fact that the terraces of the ledge garden contained flower beds with seasonal blooms. The author recalls the annual trip to the park with her Girl Scout troop to plant one of the flower beds near the pond. The postcard illustrated in Figure 30 represents the abundant display of woodland flowers and water plants that inhabited the ledge garden and fish pond. The weeping willow trees that once surrounded the fish pond are no longer in existence. Another important feature of the ledge gardens is the council ring, a circular bench which evolved from Alfred Caldwell's mentor Jens Jensen, whom he had worked for from 1926 to 1931. Jensen's influence on Caldwell is also evident in the gentle cascade, prairie stream and the meandering, stepping stone limestone paths.



FIGURE 30 Postcard of 'Pool and Rock Garden, Eagle Point Park', c1950 Source: Collection of Dr. Julie Schlarman.



FIGURE 31 Photograph of the eastern council ring, 1935. Source: Telegraph Herald November 11, 1934.

From behind the eastern wall of the fish pond, one travels about along the bluff's edge on an unpaved, heavily wooded trail to the most noted of Caldwell's council rings. This feature gained its notoriety due to its dramatic siting in which it sits like a turret on the edge of the bluff with stunning views of the river in the background. The ring has fallen into disrepair and the unpaved paths to the site have been recently neglected. The view has been obstructed by overgrowth.



FIGURE 32 Photograph of council ring, public restrooms and part of the parking lot adjacent to the Log Cabin Pavilion. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

Council Ring
Stone planter
Stone steps/walk
Stone veranda/walls
Southern viewpoint

Another major area for landscape design during the New Deal era of the park was at its southernmost point. Located below the water tower and at the southern end of Kramer Circle Drive are the features designed to embellish and provide access to the Log Cabin Pavilion. On a terrace between the pavilion and the main road, the Youth Program Administration created a picnic area which included a stone planter for seasonal blooms, a council ring, playground, public restrooms and a parking lot, partly shown in Figure 34. There is a cobblestone staircase which

leads from the upper terrace and parking lot to the Log Cabin below. There is also an unpaved trail to the southernmost lookout point from the shelter, which appears on both the Robinson/Lowrie plan of 1909. This site is cleared of vegetation and has a metal bench to take in relaxing views of the city.

The following **Integrity Statement** for Eagle Point Park is based the Applicable National Register Criteria qualifying the property for National Register listing:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The retention of specific aspects of historic integrity is evident in seven aspects of Eagle Point Park that convey its local significance. The following sections discuss the seven aspects and explain how they combine to produce integrity for Eagle Point Park.

Location
Eagle Point Park is a large community park located atop the limestone bluffs that overlook Lock and Dam No. 11 on the Mississippi River on the northeast side of the city of Dubuque, providing a spectacular view of Iowa, Illinois, and Wisconsin. This large urban park was conceived in the City Beautiful style in 1909 by Charles Mulford Robinson and Charles Nassau Lowrie. The tree-lined drives, panoramic views of the city, river and the eastern bluffs of Wisconsin and Illinois offers an amazing experience that appeals to all ages. Nearly all of the original plan of the park is intact and contains 164 acres.

Design
The idea for Eagle Point Park was conceived in 1907 by local leaders. In June of 1908, 100 acres were deeded to the city and became Eagle Point Park. Since the original purchase, 17 parcels have been purchased or donated, which brings the park to its present size of 164 acres. Streetcar traffic began to serve the park in 1912. Union Electric Company constructed the track, turnaround, and waiting station in the area at the park entrance where the eagle statue and flower beds are found. The Riverfront Pavilion and Shiras Memorial Pavilion were constructed along the riverfront promenade.

The park took on a new look in the 1930s when the City received a $200,000 Works Progress

Administration (WPA) grant and hired Alfred Caldwell, a gifted landscape architect. His love of Prairie School architecture is very recognizable in the park buildings and gardens. Caldwell's exceptional use of native construction materials, craftsmanship and unique designs make the park one of the most beautiful in the Midwest.

After World War II, several open air pavilions, a band shell, and other park amenities were added to Eagle Point Park. Since 1990, updated play structures, accessible restrooms, and landscape features have been added.

Setting
Rugged and complex topography adds to the highly scenic character of the park. On a bluff top overlooking the Mississippi River, Eagle Point Park is an area of natural quality for outdoor recreation, with walking, viewing, sitting, picnicking, and restroom facilities. The park has several open air and closed pavilions, horseshoe pits, drinking fountains, a seasonal lily pond with waterfalls and goldfish, a band shell, and tennis courts. Other features are playground equipment, barbecue grills, nature trails, flower gardens, and spectacular views.

Materials
Park facilities and amenities in Eagle Point Park make extensive use of native limestone and wood, from the original historic pavilions to the recently constructed ADA-accessible restrooms. Native limestone is found in buildings, landscaping features such as terraces and steps, retaining walls, fireplaces and chimneys, and the fish pond. Wood is used extensively in buildings, including in the form of logs, framing, siding, shingles, and architectural features. Glass windows are found in some of the park buildings.

Workmanship
These six WPA projects designed by Caldwell and built in the Prairie School architectural style in the 1930’s reflect a high degree of workmanship with the use of native limestone and wood: Terrance Room, Veranda Rooms, Indian Room, Bridge Complex, Rock Garden and Fish Pond.

Feeling
Eagle Point Park is considered both a community park and a regional park because of its size, abundant recreational facilities, and many visitors from Dubuque County and the tri-state region. Eagle Point Park is a community asset and a regional destination where visitors and residents can reconnect with nature by experiencing the natural, cultural and ecological aspects of the environment through cultured grounds and natural areas. Below is a list of the key park amenities that contribute to the feeling that Eagle Point Park is one of the most outstanding parks in the Midwest.

The *Terrance Room, Veranda Rooms, Indian Room and Bridge Complex* were built in the 1930s as a WPA project during the great depression.

The *Riverfront Pavilion,* built in 1910, is the oldest pavilion in the park. Riverview walk was constructed in 1950 and quickly became the most popular area in the park.

Viewing towers are available to the public, showcasing the panoramic view of Iowa, Wisconsin and Illinois, and Mississippi River Lock and Dam #11.

The *Shiras Memorial Pavilion* is located at the walkway's end and was built in 1921, in honor of Judge Oliver Shiras, the local person most responsible for the park's creation.

The *Log Cabin Pavilion* was constructed in 1939 with funds from the National Youth Administration. It overlooks Dubuque's Point area and downtown.

The *Rock Garden and Fish Pond* were also built as part of the WPA project, and are made of limestone. A handicapped accessible walk extends north from the riverfront pavilion to the fish pond, avoiding the steep rock steps along the way.

The *Main Park Entrance* road extends from the toll booth for a quarter of a mile. A turnaround was constructed in 1912 as streetcars brought picnickers from downtown. On that spot today a large eagle statue and circular flower bed welcome you to Eagle Point Park.

The *Trolley Line Trail* is a one-half mile paved bike/hike trail that follows the route of the original streetcar service to the park from the Ham House Museum parking lot on Shiras Avenue to the turnaround, with a rest area including public art at trail midpoint.

Association
In 1973, the National Park Service determined that Eagle Point Park was eligible for the National Register of Historic Places (NRHP). The park has multiple historic themes, contexts, and attributes that contribute to its significance.

1908 - 1921 Early Park Inception and Development:
Charles Mulford Robinson and City Beautiful Movement
The idea for the park was conceived in 1907 when Charles M. Robinson, a noted eastern park specialist, visited Dubuque. After touring scenic locations in the city, Robinson made this comment

to his hosts: "I have never seen a place where the Almighty has done more and mankind less, than Dubuque."

In 1908, 100 acres were deeded to the city and became Eagle Point Park. The Riverfront Pavilion, built in 1910, is the oldest pavilion in the park. Streetcar traffic began to serve the park in 1912. The Shiras Memorial was added in 1921.

1934 - 1939 Public Works and the WPA:
Alfred Caldwell and the Prairie School Movement in Landscape Architecture
In the 1930s, the City hired landscape architect Alfred Caldwell as Park Superintendent with a $200,000 Works Progress Administration grant. The influence of Prairie School architecture is very recognizable in the exceptional use of native construction materials, craftsmanship and unique designs in the buildings and gardens.

Eagle Point Park is noted in the 2004 American Institute of Architects, Iowa Chapter publication, *A Century of Iowa Architecture 1900-1999*, as "A remarkable example of Prairie School landscape architecture, the designer [Alfred Caldwell] referred to the plan as the 'the City in a Garden.' The park pavilions are constructed of a horizontal limestone similar to Frank Lloyd Wright's Taliesin buildings, appearing to grow from the ground."

1954 - 1960 Post WWII Park Development:
City Amenities of the Band Shell, Open Air Pavilion and other improvements
The park has several open air and closed pavilions, horseshoe pits, drinking fountains, a seasonal lily pond with waterfalls and goldfish, a band shell, and tennis courts. Other features are playground equipment, barbecue grills, nature trails, flower gardens, and spectacular views.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

X C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

☐ A. Owned by a religious institution or used for religious purposes
☐ B. Removed from its original location
☐ C. A birthplace or grave
☐ D. A cemetery
☐ E. A reconstructed building, object, or structure
☐ F. A commemorative property
☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE
ENTERTAINMENT / RECREATION
LANDSCAPE ARCHITECTURE
SOCIAL HISTORY

Period of Significance
_1908-1966

Significant Dates
1909
1910
1912
1920
1934-36
1937-39
1940
1954
1958
1959

Significant Person
(Complete only if Criterion B is marked above.)
N/A4

Cultural Affiliation

Architect/Builder
Robinson, Charles Mulford
Lowrie, Charles Nassau
Caldwell, Alfred
Spencer, John
Rossiter, Paul
Rettenberger, Wendelin

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Eagle Point Park has local historic significance from the acquisition of the first parcels of land for the park in 1908 ending with the 50 year National Park Service cut-off in 1966. With further research, it may be possible to make a case for state or national significance. The park's historic significance has been broken down into three concurrent themes. The first theme is concerned with the park's early history and origins in the City Beautiful Movement and the national

leaders of that movement who were directly involved in the park design, Charles Mulford Robinson and Charles Nassau Lowrie. The primary concerns of this national urban park movement are landscape architecture, urban planning, social history due to concerns of community wellness, and those pavilions of architectural significance. The first thematic period extends from the acquisition of the land for the park in 1908 to the improvements made to the park as part of the Works Progress Administration during the 1930s. The second thematic period commences in 1934 when the City of Dubuque received federal funding to provide improvements to the park which would permit year round usage and heated shelters. Alfred Caldwell, a student of Jens Jensen and a proponent of the Prairie style of architecture was hired by Dubuque's park board in 1934 and this thematic era will end with the retirement of Wendelin Rettenberger who took over from Caldwell in 1936 and continued until as park superintendent until 1952. The final thematic period extends from 1953 to 1966. This period is primarily concerned with the building of shelters, playgrounds and landscaping issues. The justification for extending the period of significance past the last historic building construction [1959] is due to the continued usage of the park for its original function and to reinforce the significance of the park's natural features as well as those that are built.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Eagle Point Park is an example of a park which has evolved in design and cultural significance over a century. In order to describe the complexity of the park history this narrative has been broken down into the following contextual themes in chronological order from the origins of the park idea at the turn of the twentieth century to its recent past. Those historic themes are:

- ☐ The City Beautiful Movement and Advocating Urban Parks 1908-1933
- ☐ Influences of the Prairie School: The WPA, Alfred Caldwell and His Legacy 1934-1952
- ☐ Post World War II Optimism: The Baby Boom and Community Concerns 1953-1966

Through each of these themes it will be shown that Eagle Point Park is a locally significant example of an urban park due to the retention of much of its unique history in material terms – its buildings, plan and natural features. One of the chief concerns of the property's custodian,

the City of Dubuque, has been to act with empathy to its history. One of the practical functions of this document will be to act as guidelines for further preservation and conservation of the park and its historic resources.

The Origins of Eagle Point Park: The City Beautiful Movement and Advocating Urban Parks 1908-1931

> One of the pleasantest of the drives leading out from town is that which goes to Eagle Point. One in going there passes through a magnificent collection of natural beauties – not the least of which surround the palatial residence of Mathias Ham, Esq. Green ridged banks, massive, rocky uplands, groves just bursting into a wilderness of leaf and blossom, the imposing bluffs, the wide-reaching river losing itself in the blue distance, the long stretch of greensward swelling, hollowed, flattened like some green sea, all unite in making the scene one full of beauty and grandeur.[25]

In the preceding passage one is reminded of the writings of eighteenth-century and early nineteenth-century English travel writers such as William Gilpin, Uvedale Price, John Claudius Loudon and Joseph Mallord William Turner. Each of these writers and artists informed their readers of the effects the sublime and beautiful in observing and picturing the natural and rugged beauty of rural England and Wales.[26] Likewise these travelers explored the works of contemporary landscape gardeners such as William Kent, Capability Brown, and Humphrey Repton and their writings and imagery helped to codify picturesque notions of the land. The jardin anglais became the model of garden and park design throughout Europe and America well into the twentieth centuy.[27]

[25]The Dubuque Dailey Times, May 9, 1859, p3, c2 as noted in Myers Naumann, Molly and Jacobsen, James E. *Dubuque-The Key City: The Architectural and Historical Resources of Dubuque, Iowa 1837-1955. Phase II Historical and Architectural Report*, January 15, 2002, p.7.

[26] The discussion of beauty in regards to the picturesque can find its early rumblings in Edmund Burke's *Philosophical Enquiry into the Origins of Our Ideas of the Sublime and Beautiful*, 1756. Specific examples of travel writers include Uvedale Price, *An essay on the picturesque as Compared with the Sublime and the Beautiful…*[London:1810]; William Gilpin, *Three Essays on Picturesque Beauty…*[London:1794]; Joseph Mallord William Turner, *Picturesque Views on the Southern Coast of England* [London:1826].

[27] John Claudius Loudon who wrote the 'how to' text titled *The Suburban Gardener and Villa Companion* [London:1838] was a noted influence to American designers Andrew Jackson Downing and Frederick Law Olmsted. Tom Williamson, *Polite Landscapes: Gardens and Society in Eighteenth-Century England* [London and Baltimore, MA: Johns Hopkins University Press, 1995], p. 165-166.

Perhaps it was this early interest the natural beauty of Eagle Point that meant the lack of development on the bluff in the nineteenth century. Interest peaked in terms of picturesque qualities of the 'Point' in the early 1900s. Oftentimes a visitor will lend a fresh eye to the beauty of a place while the local may find it mundane or ordinary. The person who opened the eyes of many Dubuquers to its urban potential was Charles Mulford Robinson, one of the national leaders in the City Beautiful Movement.

The 'idea' of Eagle Point Park has its origins in a national popular development in the late nineteenth and early twentieth century called the City Beautiful Movement. 'The premise of the movement was the idea that beauty could be an effective social control device. "When they trumpeted the meliorative [sic] power of beauty, they were stating their belief in its capacity to shape human thought and behavior."[28] The movement was a reaction to the rapid influx of immigrants into the United States, the lack of healthy urban living conditions and diminishing public spaces in American cities due to rampant capitalism. The City Beautiful Movement sought to link notions of beauty with wellbeing and social order. The origins of the movement commenced with the creation of the grounds and infrastructure for the World Columbian Exposition of 1893 in Chicago and included architects and landscape architects such as Daniel Burnham and Frederick Law Olmsted. Parks were central to the City Beautiful impulse and to Burnham's sense of civic harmony.

> "Fifty years ago," he explained, "before population had become dense in certain parts of the city, people could live without parks, but we of today cannot." Good citizenship, he argued, was "the prime object of good city planning." Civic renewal more generally, Burnham believed, could provide healthy activities to those citizens who could not afford extensive traveling and who thus depended on the city for recreational and cultural enrichment.[29]

In turn, the City Beautiful Movement had its origins in the Public Park Movement which began in the middle of the nineteenth century. 'The urban parks of that era emphasized maintaining "picturesque" landscapes for "passive" use such as picnicking or touring to enjoy the scenery. The built environment was often minimal, consisting primarily of curvilinear carriage drives and winding walking paths from which to enjoy the views of the landscape. Bridges and other structures were kept low and horizontal in form, often using rock from the immediate area.

[28] William H. Wilson, *The City Beautiful Movement* [Baltimore: Johns Hopkins University Press, 1989] p. 80.

[29] http://www.encyclopedia.chicagohistory.org/pages/61.html

Rather than creating facilities for specific uses, large meadows and open spaces were provided to support an array of activities[30]. This movement abandoned the orderly and contrived format of the formal garden in favor of one which drew its influences from the natural world – no

longer nature subservient to man but man in harmony with nature.Later in the nineteenth century saw the rise of the Arts and Crafts Movement, which like the Public Park Movement, 'arose out of concern over the effects of the advancing Industrial Age. Proponents believed that mass production threatened people's appreciation of natural materials and craftsmanship. The use of natural materials, as well as an emphasis on simplicity in form, line, and function, made Arts and Crafts Architecture fit well in natural settings.'[31] The Chicago fair of 1893 was an immense stimulus to this popular movement.[32]Although urban planning on a grand scale had been in place in Europe for many years, the first expression of this monumental style in the United States was found at the World's Columbian Exposition of 1893 in Chicago. After the Great Fire of 1871, the city was essentially a blank canvas.

'The fair introduced the concept of a monumental core or civic center, an arrangement of buildings intended to inspire in their beauty and harmony, as well as the beginnings of comprehensive city planning--although in many cases the city planning was directly only at the monumental core and public parks, rather than addressing zoning issues or affordable housing.'[33] Here one could observe the contrast of the styles of formalism and naturalism in the City Beautiful Movement. 'The neoclassical grandeur of the Central Basin was amplified by the imposing Beaux-Arts buildings surrounding it while relief from the architectural imperiousness (and raucous crowds) could be found in the heavily wooded shores of the lagoon and the wooded island, where sinuous paths wound through apparently natural growth…'[34]

[30] www.fs.fed.us/recreation/programs See also Jordan, Harriet. "Public Parks, 1885-1914". *Garden History* 22.1 (1994): 85–113.
[31] www.fs.fed.us/recreation/programs See also Jordan, Harriet. "Public Parks, 1885-1914". *Garden History* 22.1 (1994): 85–113.
[32] Frederick Law Olmsted, Jr. 'The Town-Planning Movement In America,' *Housing and Town Planning*. *The Annals* 51 (January 1914):172-181, p.177.
[33] http://xroads.virginia.edu/~cap/citybeautiful/city.html
[34] Robyn S Karson, *A Genius for Place: American Landscapes of the Country Place Era* [Amherst, MA: University of Massachusetts Press, 2007] pp.17-18

The City Beautiful Movement was a model for early city planning and architectural unity and produced a strong advocate in the form of Charles Mulford Robinson, who wrote the following in his influential article on the fair. '…the thing that differentiated this Exposition from all others was external beauty, that which was to be seen from the winding lagoons, the promenades, and courts and plazas. To them one inevitably returned on his first day's journey in search of the picturesque.[35] Robinson's florid account of the Fair touched civic leaders across the nation and propelled his new profession as a 'civic advisor.' He published his first major book on the subject, *The Improvement of Towns and Cities*, in 1901 which was a pivotal text for urban revitalization across the nation. Robinson's influence was profound and widespread through the dissemination of his published works on the discipline of urban planning to his appointment as the first Professor for Civic Design at University of Illinois at Urbana-Champaign, one of two universities offering courses in urban planning with the other being Harvard.[36] Charles Mulford Robinson was a native of Rochester, NY and after finishing his studies at the university there he traveled to Europe, where the cities he visited will be the inspiration for later studies and recommendations to American cities.

He began his career as a journalist in Philadelphia publishing articles in journals such as *Atlantic Monthly* and *Harper's Magazine*. His move to Boston in 1903 was followed by the publication of *Modern Civic Art* in the same year. 'His growing success led him to contribute to *The Architectural Record*, *The Boston Transcript*, *House and Garden*, *Landscape Architecture*, and *The American City*, among others. His third book *The Width and Arrangement of Streets* was later republished as *City Planning: with Special Reference to the Planning of Streets and Lots*[37]. From Honolulu to Oakland, CA to Denver, Cedar Rapids and Dubuque, concerned citizens asked Robinson for his expert advice in resolving their urban ills and he published reports on how to reimagine their communities. Robinson's *Report for the Improvement of Dubuque, Iowa* was presented to the joint committee representing Dubuque Commercial Club, Civic Division of Dubuque Woman's Club, and the Trades and Labor Congress. In this report, Robinson advocated for the creation of a park commission and development of large parks throughout the community. He concurred that there was a lack of green space in Dubuque, with only two squares – Washington Park and Jackson Park.

[35] Charles Mulford Robinson, 'Fair as Spectacle,' in R. Johnson, ed. *A History of the World's Columbian Exposition*, vol. 1, New York: D Appleton and Co. (1897): 493-512; p.498.
[36] Robinson's other works are *Modern Civic Art, or the City Made Beautiful* [New York: G.P. Putnam's Sons, 1903], *The Call of the City* [San Francisco and New York: Paul Elder & Company, 1909] and *City Planning* [New York: G.P. Putnam's Sons,1916].

[37] http://tclf.org/pioneer/charles-mulford-robinson

In his report he noted the glaring absence of large urban parks, neighborhood parks and recreation grounds. And throughout this report one can note his fondness for the physical beauty of the city and its natural ability to provide natural advantages to the development of parks:

> It [Dubuque] occupies a wondrously beautiful location, nature not only pressing it around with varied and picturesque scenery, but thrusting beauty of bluff or river or view into its very street system, so that throughout the whole city one can hardly ever be forgetful of the natural beauty of the site.[38]

Robinson's chief concern was Dubuque needed to create a park 'system' that was harmonious and could meet the needs of all of its citizens. According to other theorists of the time, 'public parks served to inspire republican virtue in several forms: civic pride, social contact, especially between people of diverse backgrounds; a sense of freedom; and finally, common sense (as in aesthetic standards and public taste).[39] Robinson was both a theorist and activist, strongly advocating for the creation of public parks, and in Dubuque he clearly defines the impediments in Dubuque and suggests the creation of a park commission as the first order of business.[40] Eagle Point Park is the type of green space that Robinson defined as a 'large country park, that inviting people out of doors give to them the greatest possible change from urban conditions' and then insisted upon the implementation of parkways to move people comfortably from one park to another.[41]

The last of a three article series titled 'Improvement in City Life' was highly influential and propelled Robinson's profession as civic advisor while focusing on predominate urban problems and advocating for the inclusion of green spaces with the addition of parks and tree lined streets and boulevards.[42] In his report on the city of Dubuque, Robinson outlines urban improvement on the whole, but the primary reason for which he was hired was the avocation of large public parks in the city, of which Dubuque was clearly deficient.

[38] Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa*, 1907, p.3.

[39] Carmona, Matthew and Tiesdaell, Steven, eds. *Urban Design Reader* [Burlington MA: Archit4ectural Press, 2007] p. 154

[40] Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa* [1907] p.7.

[41] Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa* [1907] p.5.

[42] Charles Mulford Robinson, Improvement in City Life: Aesthetic Progress,' *Atlantic Monthly*, 83 (June 1899) 771-785, p.771.

He suggests carefully choosing a site not only because of its aesthetic value, but the financial considerations need to be first and foremost. He first suggests Kelly's Bluff, but if that cannot be acquired then obtain the area which is now Murphy Park, on the south end of town[43.] He then goes on to state that there had already been an interest in the community to a develop public park on Ham's Island and discusses the reasons why building there would not be beneficial to the city and then recommends Eagle Point.

> With respect to other locations, there is, beginning at the north, in Eagle Point an extraordinarily noble site, the great wall of rock rising sheer from almost the river's edge and affording superb views up and down the stream. The street cars now go to the foot of a ravine, whence an easy ascent can be made, if one does not care no climb the more abrupt but by no means difficult sides…from further along on Seventh Avenue [now Lincoln Avenue], the hill can be reached from behind at no severe grade, so affording a pleasant loop drive. The rolling upland that forms the back of the bluff is covered with an oak grove, already sufficiently thinned for park purposes, while such a park as this demands no elaborate development of planting. Its own wild beauty and stunning view, when roads and paths have given it accessibility, would make it a park of which any city in the world might well be proud. Let this go for building sites or an institution, and the citizens of Dubuque will never cease to regret the lost opportunity; secure it, and the wisdom of the mayor and aldermen responsible therefore will forever be chronicled in the city's history.[44]

[43] Kelly's Bluff is above St Raphael's Church and School on St Mary's Street, between Emmett and Third Streets. Murphy Park is off South Grandview, just south of Highways 151/61

[44] Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa*, 1907, p.15-16.

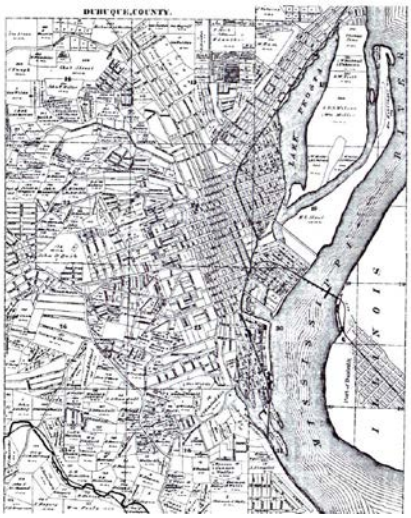

FIGURE 33 Ham [Hamm] Island can be identified in the upper right quadrant of the map to the right of Lake Peosta. Source: Andreas' illustrated historical atlas of the State of Iowa, Chicago, Andreas Atlas Co. 1975, p 111.

According to Robinson, the Eagle Point site was accessible and essentially ready made for a public park. As a result of his thoughtful assessment of the city's needs, Robinson's services were retained by the city for the design of the park and the city as a whole. In fact many of Robinson's directives in his report on the city of Dubuque were later utilized. For the job of designing the park, the services of Charles Nassau Lowrie were retained.

Charles Nassau Lowrie (1869-1939) was a Yale graduate of civil engineering in 1891 and a founding member of the American Society of Landscape Architects and its president from 1910 to 1912, and was active in the Society throughout his life. For thirty years, he was the landscape architect for the Hudson County Park Commission in New York and designed the master plan for the campus of Penn State University.[45] Some of his earliest studies were for state parks but he became known primarily as an authority on municipal parks and recreational areas. For thirty years he was landscape architect for the Hudson County Park Commission in New Jersey. He was on the Fine Arts Commission of the State of New York for some six years and in 1938 became by appointment the first landscape architect on the Art Commission of New York City.[46]

[45] http://tclf.org/pioneer/research-query/charles-nassau-lowrie

[46] Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* [Cambridge, MA and London: Harvard University Press, 1971] p.388



FIGURE 34 Southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque IA.

Together with Robinson, Lowrie will create a design for Eagle Point Park which took advantage of the site's natural qualities with few exceptions. The actual plan for the park is enormous – two 4'x4' panels – defining the key features for the park. [Figures 34 and 35] The southern and northern entrances to the park are delineated and multitude of paths and trails are delineated in the body of the park. Additionally, the location for the 'Gate of the Rocks' staircase is identified which ascended from the end of Lincoln Avenue linking it to the historical bluff known as 'Eagle Point' as seen in Figure 36.

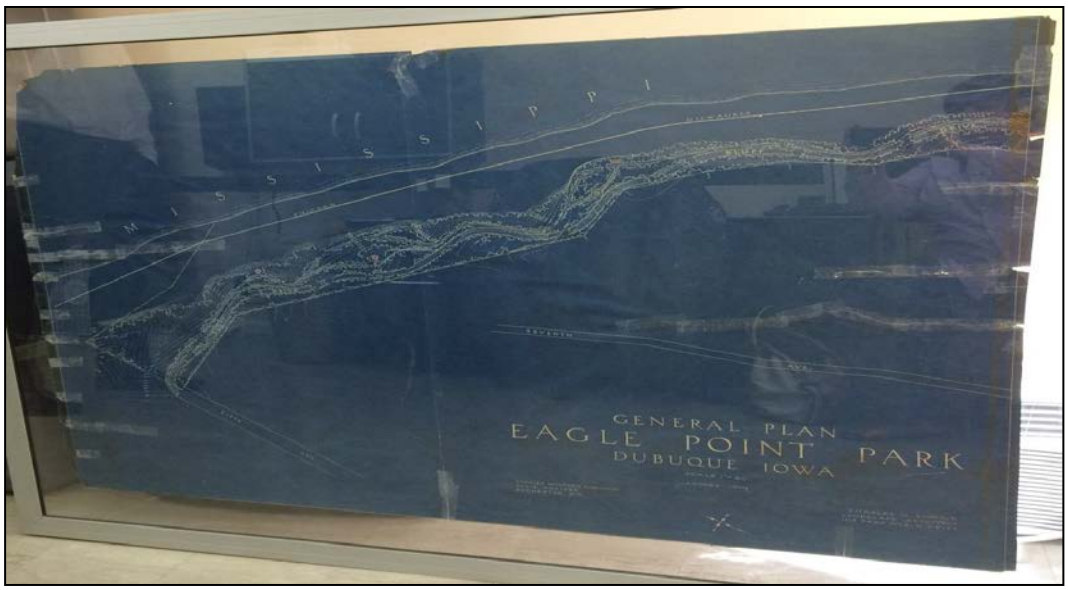

FIGURE 35 Northern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Lowrie, Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque. IA

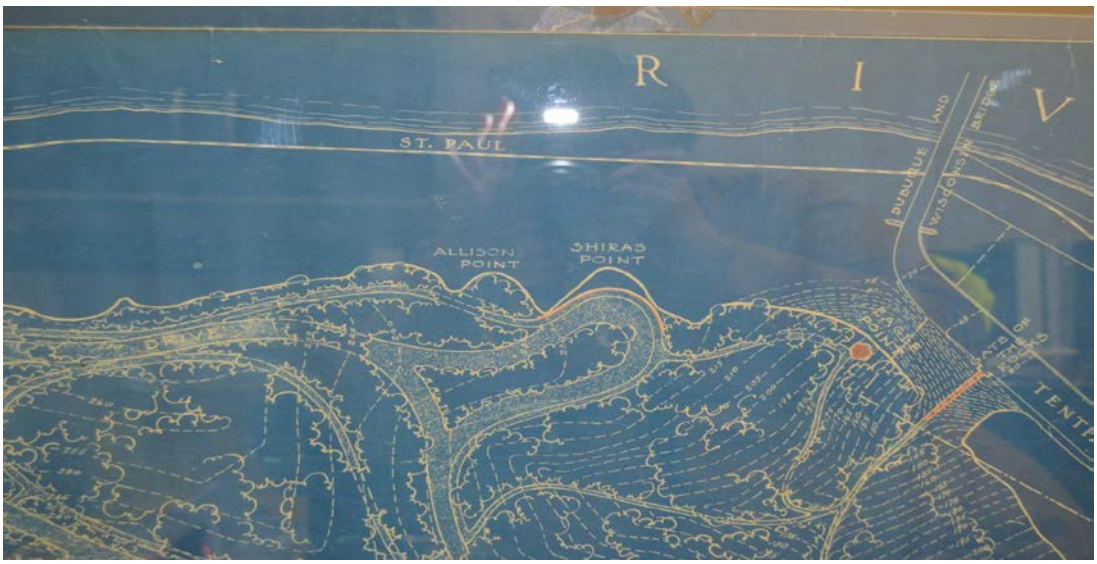

FIGURE 36 Detail of the southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Lowrie, Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque, IA

The park's earliest local advocate was Judge Oliver Shiras. In 1908, Shiras chaired a committee to obtain the property for the park from A. L. Rhomberg for the city of Dubuque. Many in the city thought that the park should be named after Shiras, but the judge deferred to the legend of Eagle Point.[47] Initially the park opened with only a few amenities such as a fence was erected along the bluff for safety. Tables and hitching posts were installed, and Eagle Point Park opened in 1909, near what is now the intersection of Shiras and Rhomberg avenues. In the very same year Lowrie and Robinson were employed to create a formal design for the site.

During the park's early history, the entrance was quite different than it is today as indicated in Figure 32. The entrance area included intersecting paths and roads, including a bridge which spanned the streetcar line. The circular drive traces the former turn around for the streetcar which served the park from 1912 to 1932. The park was serviced by the Dubuque Street Railway Company which was founded in 1867 and Joseph Rhomberg was one of its early leaders and investors. 'In the early 1900s service became more elaborate and popular. Eighty- five cars were placed into service with specialized summer cars that allowed breezes to cool the riders.[48] The drive down Rhomberg Avenue would have been enhanced by passing through the 'Cathedral of Elms,' an avenue of elm trees extending eighteen blocks and planted by Joseph Rhomberg in the 1880s.[49](Figure 37)



FIGURE 37 'Cathedral of Elms' on Rhomberg Avenue, first half of the twentieth century. Source: The Encyclopedia of Dubuque, Dubuque, IA: First National Bank, 1991.

[47] Andy Piper. 'Beauty on the Bluffs Holds Legacy,' *Telegraph Herald* (Sunday, July 26, 2009), p.1

[48] http://www.encyclopediadubuque.org/index.php?title=ELMS

[49] Unfortunately all of the elms on Rhomberg and throughout most of the city were destroyed by Dutch Elm disease which began in the 1940s and reached its peak in 1968. The majority of the trees were never replaced.

The expanded use of automobiles led to the discontinuation of trolley service beginning in 1931 with the Eagle Point Line to be final line closed.[50] Although trolley service ended, the route was replaced by buses which operated to the stand until the 1980s. An early postcard of the park entrance (Figure 38) shows that there was no shelter, planter or statue of an eagle at this locale.



FIGURE 38 Early twentieth century postcard of 'Entrance to Eagle Point Park Dubuque.' c1915. Source: The Encyclopedia of Dubuque, Dubuque, IA: First National Bank, 1991.

The early plan of the park emphasized its picturesque qualities and satisfied the public's notions of entertainment and the appreciation of its aesthetic naturalness.

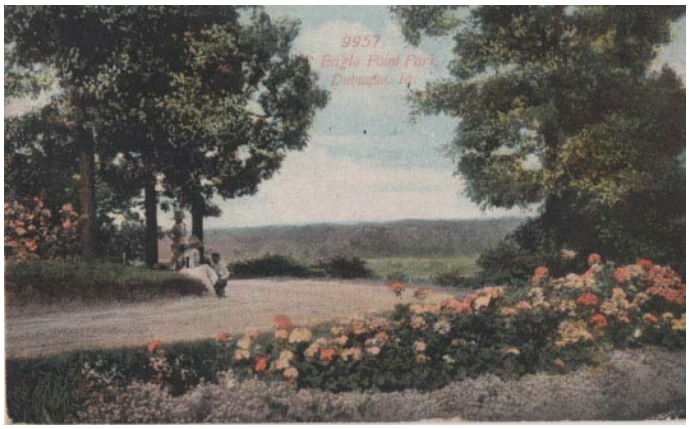

FIGURE 39 Early twentieth century postcard of 'Eagle Point Drive'. Source: Collection of Dr. Julie Schlarman.

50 "Start Move to End Streetcar Service Here," *Telegraph Herald*, May 12, 1931, p. 1.

The formal attributes desirable in public park design were the dominance of nature over the built, with paved walks and roads to move the viewer throughout the space. This was a passive activity; a place to take in nature's beauties. Within a day of the park's opening, a local newspaper published a list of rules for behavior in the park which prohibited untethered horses, alcohol and vulgar language.[51] Later custodians of Eagle Point Park were sympathetic to its early use and a great deal of Lowrie's original plan remains intact. The tree lined roads through the park can be identified on the 1909 plan, with the southern end of Kramer Circle Drive and Ravine Road [Southern Gate Road] being the only significant changes. Eagle Point Drive was partially lined with Lombardy pines, one of the favored elements of the picturesque landscape. (Figure 39) There were parts of the 1909 plan that went unfinished, but this was confined to the southern end of the park and included recreational facilities and which were then added in the 1930s after Caldwell's departure. Lowrie had planned a playground in this region of the park, well removed from most of the picturesque features such as the Bluff's Edge Promenade and the Meadow.

The sheer rock face which is one of the defining natural features of the park is historically known as 'Eagle Point.' The naming of the bluff goes back to 1828-1829. As the legend goes, a man discovered an eagle's nest in a tree near the town of Dryden, NY, east of Ithaca. The young eagles were captured when the tree was cut down. One of the eaglets was given to Roswell Randall of Courtland Villa, NY, who carefully raised the bird over the next two or three years. He later gave the bird to a neighbor, William Bassett, a local engraver and silversmith.

> On the Fourth of July 1831, Bassett released the bird after riveting around one of its legs a silver clasp that read, "To Henry Clay, Louisville, Ky., from Wm. Bassett, Courtland Villa, Courtland County, N.Y." On July 11, 1831, according to a story that appeared in western newspapers, a large bald eagle was shot by a Native American on a towering bluff on the western shore of the Mississippi River. The eagle, measuring an immense seven feet three inches from wing-tip to wing-tip carried the silver band attached by Bassett in New York. [52]

[51] TH May 10 1910 p10 'Park Rules are Given to the Public'
[52] Oldt, Franklin T. **The History of Dubuque County, Iowa**. Chicago: Western Historical Company, 1880, Online: http://books.google.com/books?id=u9xDAAAAYAAJ&pg=PA464&lpg=PA464&dq=Burton%27s+Furnace+%28dubuque+history%

Since that date, the site of the eagle's death has carried the name Eagle Point and was first adopted by Mathias Ham for the name of his proposed town below the bluff and later as the name of the city's largest park. This site is identified on the Robinson/Lowrie 1909 plan for the park (Figure 36) and became the site for the construction of the Shiras Memorial in the 1920s. The 'Point' sits lower that the rest of the bluff's edge and provides commanding views both up and down the Mississippi River. The bluff also served as a navigational landmark in the nineteenth century and can be noted in Mark Twain's pivotal tome on piloting the river.



FIGURE 40 Postcard of Shiras Memorial Shelter on Eagle Point and demolished Wisconsin High Bridge, c1965. Source: Collection of Dr. Julie Schlarman.

> We noticed that above Dubuque the water of the Mississippi was olive-green – rich and beautiful semitransparent with the sun on it. The majestic bluffs that overlook the river, along through this region, charm one with the grace and variety of their forms, and the soft beauty of their adornment. The steep, verdant slope, whose base is at the water's edge, is topped by the lofty rampart of broken turreted rocks, which are exquisitely rich and mellow in color – mainly dark brown and dull greens but splashed with other tints.[53]"

[53] Mark Twain, *Life on the Mississippi*, [New York and London: Harpers Brothers Publishing, 1903] first published in 1874; pp.431-432.

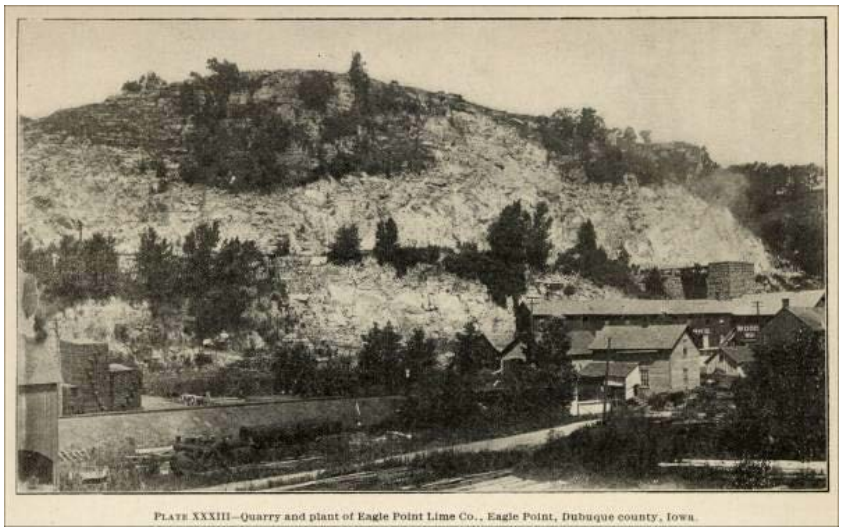

PLATE XXXIII—Quarry and plant of Eagle Point Lime Co., Eagle Point, Dubuque county, Iowa.

County Iowa, 1906. Source: Iowa Geological Survey, Vol. XVII, 15th Annual Report 1906

Figure 39 provides insight into the condition of 'Eagle Point' at the time of Charles Mulford Robinson's visit to the city and certainly informed his resulting report on its urban conditions. This photograph was taken from the western riverbank facing northwest towards the quarry which would provide so much of the stone for the park and eventually for the creation of Lock and Dam #11. One can note the relative sparsity of trees in on the bluff; this however is not unusual in this district as much of the are4a was deforested during the 19th century for construction of homes and boats as well as the smelting of lead.



FIGURE 42 Bluff's Edge Promenade from Riverfront Pavilion; camera facing east. Source: Photo by Dr. Julie Schlarmann June 2015.

'Eagle Point' became the southern site of the Bluff's Edge Promenade and the Robinson/Lowrie plan notes three distinct sites from which to take in the views of the river along this winding walkway. The panoramic views one would encounter in the park were an important element of the park's City Beautiful origins. Figure 43 is a rare photograph of the belvidere designed by Charles Nassau Lowrie as a historical marker for the position in the promenade known as 'Eagle Point.' The structure can be identified in the Robinson/Lowrie plan of 1909 by its unique hexagon design and the footprint of this structure is the only thing that remains with the spot marked today with a mechanical viewer. (Figure 44) A promenade is a quintessential element of the City Beautiful ethos because of the sense of community it infuses by flattening social class distinctions.[54]

[54] Elizabeth Blackmar , *The Park and the People: A Story of Central Park* (Ithaca NY: Cornell University Press, 1992); p.133.



FIGURE 43 Postcard of 'Belvidere at Eagle Point Park, Dubuque IA', c1940. Source: Encyclopedia of Dubuque. 1991



FIGURE 44 Site of former 'Belvidere;' Bluff's Edge Promenade with mechanical viewer; camera facing east. Source: Photograph by Dr. Julie Schlarman October 9, 2015

In the early years of the park history the promenade was linked to a riverside stairway which was embedded in the bluff with major portions of the feature beyond repair today. 'The Gate of the Rocks' as titled on the Robinson and Lowrie plan provided access from the former swimming beach on the river's edge to the park.

Figure 45 is a midcentury postcard illustrating this popular feature. The stairs became less used when the beach was eliminated with the construction of the lock and dam in the late 1930s. As automobile usage increased, the stairs fell into disrepair and were finally closed in the 1960s. Major sections of the lower portion of the stairway were completely obliterated when a local business man blasted the bluff to make a high-rise apartment building on the site of the old tollbooth.[55]

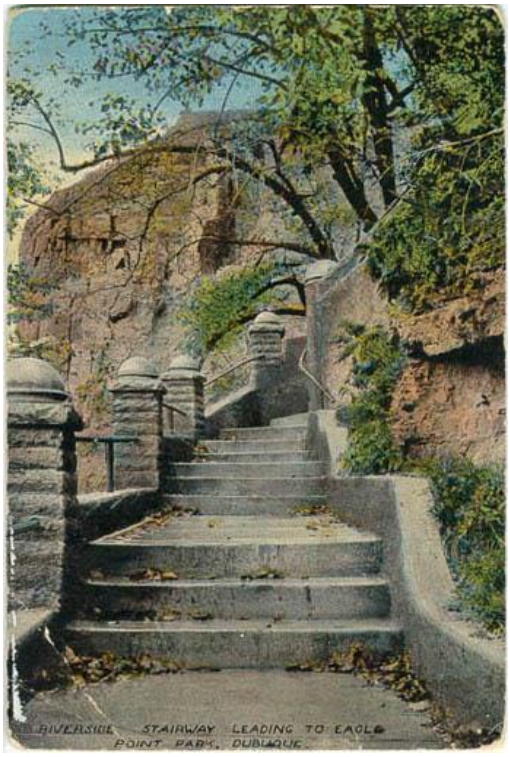

FIGURE 45 'Riverside Stairway Leading to Eagle Point Park, Dubuque', Source: The Encyclopedia of Dubuque 1991

[55] Parks, Bryce. 'Bryce's Version of World Events,' *Dubuque 365ink* (April 6-20, 2006): 4. Also see *Big River Magazine* , January-February 2007, p.30.

One clue that the 'Gate of the Rocks' was still in full use during the 1940s was the installation of a water fountain at its top and along a path which lead to the Shiras Memorial. As noted previously, Shiras Memorial marks the historic site of 'Eagle Point' and pays honor to the man who was largely responsible for the construction of the park, Judge Oliver Shiras. Classically inspired architecture was a dominant feature of City Beautiful landscapes and drawings from Dubuque's Park Department illustrates the desired plantings, ornaments and details on the Memorial.[56] (Figure 46) The Memorial was not faced with rubble as illustrated in the elevation but with the 'rough cast' concrete as shown on the precipice wall. It is unknown whether the decorative urns and fountain were utilized in the finished design of the structure. Despite these omissions or alterations Shiras Memorial has maintained a high degree of its original fabric and thus its historic significance.

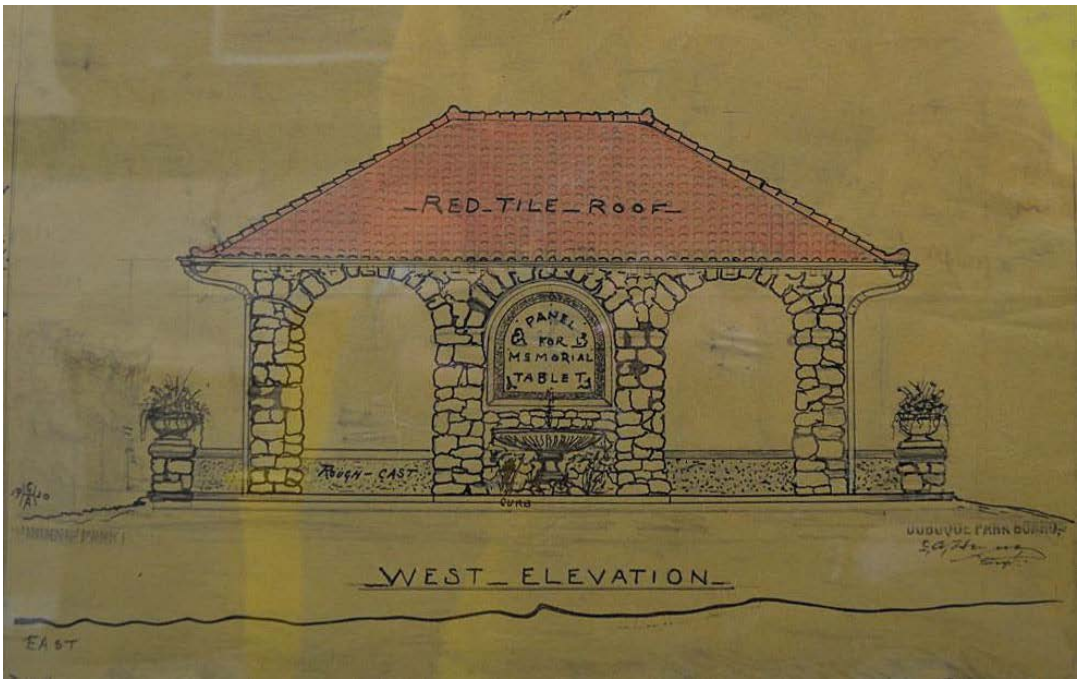

FIGURE 46 Detail of 'Shiras Memorial Shelter' plan and elevation. Source: Photograph by Dr. Julie Schlarman October 1, 2015

[56] Heyne, G.A. drawings and plans. City of Dubuque Parks Division, Dubuque, IA.

Creating the northern terminus of the Bluff's Edge promenade is Riverfront Pavilion, the oldest structure in the park. As previously noted the pavilion was designed by European born architect John Spencer in a style defined as Craftsman with characteristics of the Arts and Crafts style of the architect's native England. One of the elements of the building's design which points to his homeland was Spencer's approach to the limestone piers. This treatment of the material can be noted in the garden architecture at English estates such as Stowe, Chiswick and Studley Royal. This manipulation of the native stone was to imitate the character of the Italian/Roman stone known as tufa, which has either been used or imitated in rural architecture in England for hundreds of years. This technique of rusticating stone was truly rare to the Midwest and to Dubuque in particular where the fabrication with limestone for domiciles and retaining walls is typically dressed or rough faced and laid in a regular bond. With the retention of its originality, less the parapet ornamentation on the roofline, Riverfront Pavilion plays a significant role in the history of the park. Its inclusion of the 1909 Robinson/Lowrie plan further defines its historic significance.

Additionally the pavilion is still used for its original function. Riverfront Pavilion is heavily used in season for large groups and celebrations. The annual official opening of the park has been the Northeast Iowa Boy Scout Council Order of the Arrow's Mother's Day Pancake Breakfast which has been held in the Riverfront Pavilion for 58 years.



FIGURE 47 Postcard of 'Old Log Cabin' shelter at Eagle Point Park, c.1950. Source: The Encyclopedia of Dubuque, 1991

Oftentimes public parks would contain mementoes of a community's early history and Eagle Point Park was no exception. The Louis Arrandeaux Log House [1827], considered to be one of the oldest settlement era structures in the state, was moved from its original location on Second and Locust Streets to Eagle Point Park where it served as a picnic shelter. [Figure 47] After some consideration and a disapproving public, the cabin was moved again to its present location on the grounds of the Mathias Ham House in 1967.[57] The site of the Log House was vacant for some years until the Eagle's View Pavilion was built in the 1970s due to the high demand for covered shelters in the park.

The park's wading pool is still one of the most popular places on those hot sultry summer days which are quite common along the Mississippi River Basin. It can be determined that this feature pre-dates the Caldwell era as there is a plan in the collection of his drawings which suggested improvement to the decking surrounding the feature.[58] Although this is not a feature which appears in the 1909 plan [there was a music stand proposed for this location], the wading pool construction indicates a change in the functions of the park by the 1920s with a move towards more recreational usage of the park. Another recreational feature which does not appear in the Robinson/Lowrie plan was two tennis courts. These courts were destroyed in the 1930s to create the parking lot which served the six new tennis courts to the west. The Meadow was the only site in the 1909 plan with a recreational function which was actually built, since the playground and recreational area on the southern part of the park were never constructed as previously noted.

Throughout the park's history there has been care and consideration made to the trees and wildlife contained therein. Significantly the park is a continuous record of the favored plantings and trees throughout different stylistic landscape eras in the American Midwest. Included in this landscape are the preservation of the native species and the introduction of both compatible and incompatible non-native species. The park has an exceptional collection of natural vegetation and wildlife, with some of its trees dating back to before the park's existence. The following passage from the *Telegraph Herald* in 1934 documents the trees and shrubs during the earliest period of the park's history and additions during the WPA era.

[57] http://www.encyclopediadubuque.org/index.php?title=LOG_CABIN
[58] DUMA G1, 1934; Caldwell, Alfred drawings and plans. Dubuque Museum of Art [DUMA], Dubuque, IA.

> Among the native trees that nature itself has placed within the confines of Eagle Point park are red oak, black oak, white oak, burr oak, white birch, black cherry, pin cherry, choak cherry, hawthorne crab apple, cottonwood, gray populars [sic], linden, white elms, red elms, juneberry, aspen, willows plum and sycamore. Among the oaks white and black predominate, and there are some very fine groves of linden.
> Among the trees that have been planted in the park are pines, spruces, junipers and sugar maples. All but the later were planted many years ago, and a number of sugar maples were planted this year.
> Native shrubbery that occur in the park include gray dogwood, red dogwood, smooth sumac, staghorn sumac, bittersweet, sheepberry, roses and many other varieties.[59]

Today, the oaks still dominate the landscape, especially along the drives and shelters. Their canopies rise and spread as much as 80 to 100 feet. Most of the trees along the winding drives of the park can be noted to this early history and the picturesque qualities of the park.

The list which follows outlines the extant buildings and features which contribute to the park's historical significance during its early history. This includes two pavilions – Riverfront and Shiras Memorial – and picturesque features such as the promenade, meadow and drives. As previously noted, this thematic era extends from the inception of the park through the hiring of Alfred Caldwell in 1933. This era expresses City Beautiful design and its picturesque qualities to the creation of urban parks as well as the national efforts in the establishment and application of urban planning principles to towns and cities across the nation.

Influences of the Prairie School: The WPA, Alfred Caldwell and His Legacy 1934-1952
The second historic theme extends from the hiring of landscape architect Alfred Caldwell to the retirement of his former assistant and replacement, Wendelin Rettenberger in 1952. The general condition of the park during this era was one of improvements and adjustments for the changing needs of the park's visitors. The main purpose of the park also changed from the passive activities of strolling for appreciating the picturesque qualities of the scene to one focused on communal activities, such as picnicking, recreation, sports and yearlong usage. This era also marks a new style of landscape design, not completely alien to the park's picturesque qualities, but certainly one with a new stylistic approach.

[59] "Many Trees in Dubuque Centuries Old; Some of Them are Older Than City," *Telegraph Herald and Times Journal*, September 16, 1934, p. 3.

The principles of the Prairie style of landscape gardening depend on the conservation of the native. According to the landscape movement's founder, Wilhelm Miller, those principles are: the conservation of native scenery; and restoration of local vegetation and the repetition of the dominate line, which in the Great Plains of the American Midwest is the horizontal.[60] This linear quality will be repeated in both the built landscape features and the formal qualities of the buildings. The landscape should be married to the architecture creating a seamless visual experience – as the land is long and low so should the structure. In the words of Miller, the design of the park/garden should meet the 'practical needs of the middle- western scenery, by restoration of local color, and by repetition of the horizontal line of the land or sky which is the strongest feature of prairie scenery.[61]

One of the greatest proponents of the new style of Prairie landscape design will be the Danish born Jens Jensen, who was also the teacher and mentor of the young Alfred Caldwell. Jensen is credited with creating over 600 parks and gardens in the Midwest during his career as well as being driving force in the establishment of the Illinois State Park system. Jensen was 'no longer content with harmonies of form, line, color and texture in the abstract sense, but chose instead to work with harmonies learned from nature's own arrangements of species within a given area.[62] He was a conservationist and strove to create spaces which took advantage of the native species. It appears that the most influential of Jensen's projects for Caldwell and Eagle Park were features created for Columbus Park in Chicago [1910] – the council ring, the prairie stream and ledge garden. Jensen's use of council rings was established by the time of the Columbus Park creation. These circular benches provide insight into Jensen's notions of how the park would be used. 'Jensen believed that the democratic spirit was created when people came together, all seated at the same level around a central fire pit. For him, this seating arrangement suggested times with the early pioneers on the wilderness frontiers and with our Ameridian [sic] forebears at a council gathering.[63]As seen in Figure 45, Caldwell paid homage to his master with strong references to the waterfall and prairie stream at Columbus Park for his design for Eagle Point Park's fish pond and ledge gardens.

[60] Wilhelm Miller, *The Prairie Spirit in Landscape Gardening* [Amherst and Boston: University of Massachusetts Press, 1915] p.2.
[61] Wilhelm Miller, *The Prairie Spirit in Landscape Gardening* [Amherst and Boston: University of Massachusetts Press, 1915] p.5.
[62] Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore: The Johns Hopkins University Press, 1992); p10.
[63] Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore: The Johns Hopkins University Press, 1992); p 82.

The era of the Great Depression brought about massive government funded programs to put people back to work. The Civilian Conservation Corps [CCC] began in 1933 and employed professional architects and landscape architects to repair and improve the nation's parks and green spaces on the federal, state and local levels.



FIGURE 48 Jens Jensen's waterfall and prairie stream at Columbus Park, Chicago 1910. Source: Chicago Historical Society 'The electronic Encyclopedia of Chicago 2005

By March 1936, the WPA [Works Progress Administration – the successor to the CCC] employed 3.4 million people. When it ended in 1943, the program had funded 651,000 miles of road work, constructed or improved 124,000 bridges, 125,000 public buildings and 8,192 parks. Eagle Point Park was one of those parks chosen for improvement.

In 1934, after lobbying efforts by local citizens in Washington DC, Dubuque was awarded WPA monies for the employment of local persons. Officially known as Work Project #24, Eagle Point Park was slated for improvements and the grant required a professional as overseer of the project and its funds. A mutual acquaintance of a Park Board member recommended Alfred Caldwell for the position of park superintendent and overseer of the WPA project. When Caldwell visited with city officials and was offered the job on the spot, he conditionally accepted if he could design the buildings and gardens. Reportedly overnight he came up with

the plans for the Stone Shelter [Indian Room and Restrooms]. In an oral history of Caldwell, the architect recounts this event.

"I don't know where it came from. All they told me was, "This is a building. We'd like to have maybe heat in it. People come up into Eagle Point Park— it is a sublime park you know, way above the top of the Mississippi—and we'd like to have open fireplaces and people can sit and have a little party in the wintertime. You should always have that in mind. A stone shelter house." In fact, that's finally what I called it, the Stone Shelter House. Then he said, "There should be toilets in there somewhere." The lower wing is just toilets on both sides. I don't know how I got the idea, but I got it all that night. It all came, it all came. It's not hard. I get the schemata of a building very easily. What takes the time is working all this out.[64]

Alfred Caldwell [1903-1998] worked for Jensen from 1927 to 1932 and then started his long and distinguished career as an architect and landscape architect, with other notable designs of the Lily Pond at Lincoln Park in Chicago and collaborations with Mies van der Rohe. He was a professor at Illinois Institute of Technology where he helped to establish their program in architecture and then moved on to teach for twenty years at the University of Southern California. The job for the City of Dubuque as Park Superintendent launched his career as a designer.

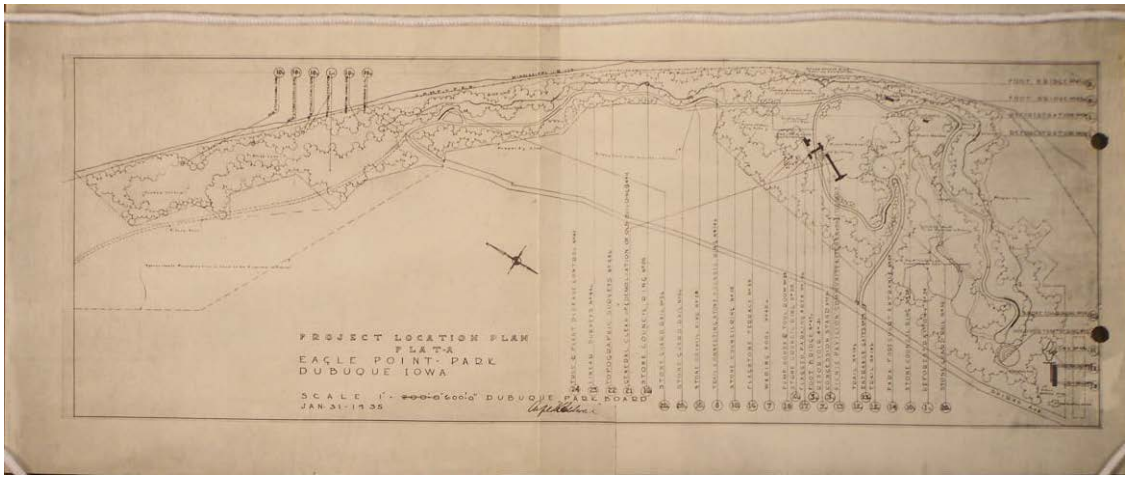

FIGURE 49 Caldwell's 'Preliminary Location Plan' of 1935. Source: Dubuque Museum of Art DUMA A3, 1934.

[64] Oral history of Alfred Caldwell interviewed by Betty J. Blum, compiled under the auspices of the Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987. pp.46-47.

Alfred Caldwell was hired in 1934 as Park Superintendent. His initial work was to assess the vegetation, resulting in the creation of horticultural garden to propagate native trees, shrubs and flowers. At the bottom of the southwestern bluff of the park and to the rear of the Park's greenhouses, Caldwell established terraces of stone and wood for the propagation of those plants and trees.[65] After his first year, he notes the changes to the park in a memo to the Park Board: …the following projects have been under construction and are now in various stages of completion:

1. A stone shelter house with wings contains toilets and showers, the shelter building containing fireplaces on main and balcony levels.
2. A terrace garden constructed on stepped ledges above the last bluff of the park.
3. A series of stone Council Rings (one near completion). These rings provide camp fire, picnic facilities, each ring large enough for a group of 20 to 30 persons.
4. Reforestation, mainly in thinned work areas. The following plants were planted:

3200	10 ft.	Sugar Maple
800	10 ft.	White Birch
100	5 ft.	Walnut
600	3 ft.	Red Cedar
200	3 ft.	Juneberry
200	3 ft.	Sheepberry
300	3 ft.	Native Plum
300	2 ft.	Rosa Letigera

5. A nursery was established for the growing of native plants for park use.
6. Foundations for reservoir and pump house.[66]

[65] 'Horticultural Garden Being Developed Here,' *Telegraph Herald* (November 4, 1934).

[66] City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder G, Alfred Caldwell, first year report, p2



FIGURE 50 Landscaping around the Veranda Rooms, c1936-1940. Camera facing northwest. Source: Photo by Dr. Julie Schlarman September 14, 2014.

Caldwell's initial plans for the 'City in a Garden' project were elaborate and over time were scaled back out of financial necessity. Also, the functioning of the buildings in the complex will change drastically from the original intentions.

The Bridge Complex never contained a restaurant, dining rooms or a concession stand, but was continuously utilized as a picnic shelter. As seen in an early plan by Caldwell, the 'City in a Garden' project would include covered walkways, a geometric lily pond, restrooms, a covered shelter and a 226-foot-long picnic pavilion, illuminated with decorative lanterns.

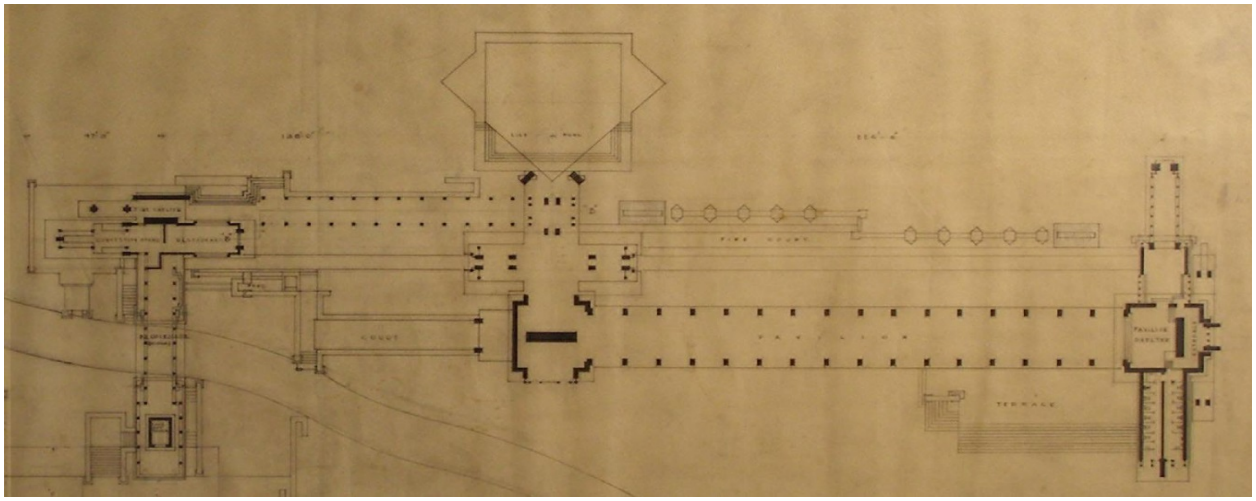

Figure 51 Detail of Caldwell's 'City in a garden plan showing the Bridge Complex on the far left. Source: Dubuque Museum of Art, DUMA A5, 1934.

At the end of his two year tenure as Park Superintendent, the staff of 200 WPA workers were nearing completion on the 'City in a Garden' landscaping, the Ledge Garden and Fish Pond with two council rings, horseshoe pits, and improvements to the wading pool. The only completed work in early 1936 was the Indian Room [and its restrooms], the easternmost council ring and the Bridge Complex.

> Caldwell: There were three buildings. I would have done all that for years and years, but they wanted to hire a Dubuque man as the superintendent. I was obliged to go. I had carried them over this and so that came to an end.
>
> Blum: How many of the shelter houses did you actually design and build?
>
> Caldwell: I built all that they have. Later on they built another thing. I made a plan for it and they executed it. I saw a little piece of it when I was there, about twenty-five years ago. It wasn't very good, but it wasn't very bad either. That followed more or less what I wanted to do. What I really built was the Stone Shelter House [Indian Room], the bridge and reservoir, and a restaurant at the end of the bridge and reservoir [Bridge Complex]. That's two buildings and the bridge would be a third

> building. Then, I wanted to have a workshop for the staff of the park. When you have a rainy day what are you going to do with this staff of people? The only place they could go would be down the hill, all the way down on the bottom, and then an inadequate place there. I built this workshop and I made it very, very nice. It's a handsome building, a small building [Veranda Rooms]. That would make the fourth building. The terraces were nice, the paving was beautiful, that which I did. After I left they did some themselves that has been terrible. The stuff we did was very carefully done.[67]

In the previous statement Alfred Caldwell clears up any misconceptions about his involvement in Eagle Point Park in Dubuque. Urban myth has misinterpreted the history of the park in many ways including attributing the Caldwell buildings to Frank Lloyd Wright and crediting Caldwell with all of the buildings in the park. In his own words he defines his contributions to the 'City in the Garden' features as well as the fish pond and ledge garden.

Caldwell was exceptionally exacting in his work and expected the same from his laborers. This attention to detail was extremely time consuming and was listed as one of the reasons Caldwell was dismissed from his position. The designer's brief tenure in the city of Dubuque left a lasting impression as expressed in the features completed after his departure, but he also had his share of critics as well.[68]

[67] Oral history of Alfred Caldwell interviewed by Betty J. Blum, compiled under the auspices of the Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987; pp.46-47.

[68] The notion of a bridge structure in the park predates Caldwell's era and it is evident from the drawings in DUMAs collection of Caldwell drawings that he was aware of this feature. Plan A1 is a tracing in Caldwell's hand of the Lowrie/Robinson plan. Caldwell will later obliterate the original entrance and its features for the present entrance into the park. He was criticized for this action because of the destruction of old trees along the 'Ravine Road' which served as the original entrance.



FIGURE 52 Alfred Caldwell [far left] inspecting stones for the floor of the lily pond, c1935.
Source: Telegraph Herald November 18, 1934.

Eagle Point Park won a national W.P.A. design award in 1936, and Franklin Delano and Eleanor Roosevelt visited the site during the 1936 presidential campaign. Upon seeing Caldwell's work, President Roosevelt remarked that "this is my idea of a worthwhile boondoggle." Caldwell was subsequently fired from this job, just as he would be fired from most of the jobs he would ever have.'[69] Caldwell left a huge financial debt in his wake with the entire $200,000 project fund (about $2.9 million in today's dollars) spent and projects incomplete.[70]

[69] http://tclf.org/pioneer/alfred-caldwell/biography-alfred-caldwell
[70] Andy Piper, 'Beauty on the Bluffs Holds Legacy,' *Telegraph Herald* (Sunday, July 26, 2009); p.1.

Another contributing factor to Caldwell's dismissal was his removal of earlier elements in the park design, and in particular many beloved trees. Eagle Point Drive was partially lined with Lombardy pines, one of the favored elements of the picturesque landscape as seen in



FIGURE 53 Postcard of Lombardy pines on Eagle Point Drive, c.1920. Source: Collection of Dr. Julie Schlarman.

Figure 50. These pines were removed by Alfred Caldwell in 1935. The community was equally unhappy with the removal of hundreds of trees along the Ravine Road for the creation of the Southern Gate Road from its base at Shiras Avenue to the circular drive at the Streetcar Stand. The result of actions led to Caldwell's eventual dismissal from his position as Park Superintendent in early 1936.

The man who was selected to take over after Caldwell was one of his three assistants and Dubuque native, Wendelin Rettenberger. A great deal was completed under his lengthy term as superintendent – from 1936 to 1952. With Rettenberger at the helm, the 'City in the Garden', ledge garden and fish pond [not a small job] and the following projects were completed. Six new tennis courts were built to the specifications of the International Tennis Association just to the north of the Indian Room and the old courts were converted into a parking lot. Rettenberger added decorative elements to these mundane features including the staircase to the new courts and planters for trees in the new parking lot.

In 1940 the park was annexed by the city of Dubuque. Subsequently the water tower, water mains and sewers were installed.



FIGURE 54 National Youth Administration Log Cabin project. Council ring, public restrooms, playground with Log Cabin Pavilion barely visible in center back. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

At the south end of the park, Rettenberger supervised another large building project – the Log Cabin Pavilion, council ring, parking lot and public restrooms – completed between 1937 and 1939. He also had to do this without a large force of skilled labor since most of those workers had been moved from the park to the construction of Lock and Dam #11 just below the park. The National Youth Administration, a program which provided work and education for young people between the ages of 16 and 25, was engaged to construct the Log Cabin project.

In a letter dated December 10, 1937, Wendelin Rettenberger, then Park Superintendent, is pleading with the city of Dubuque for more resources since he has been informed by the WPA field engineer that the majority of his workers will be removed from their work at Eagle Point Park for the clearing of islands and bottoms on the Lock and Dam #11 project. This lengthy document outlines the needs for the park at this stage of its development, which includes tools, men, electricity and septic tanks for the Log Cabin complex. There was also a lack of stone, quarrymen and masons.[71]

[71] Letter from Park Superintendent Rettenberger to Park Board, 1937. Folder G, City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.

The final large scale project directed by Rettenberger was the directed towards safety concerns and the Bluff's Edge Promenade. In 1950, the bluff below the promenade was cleared and the edge of the bluff was shored up with limestone retaining wall, the installation of chain link fencing and the installation of coin operated mechanical viewers.

In terms of landscape changes during this period, a large collection of Black Maples were added after Alfred Caldwell cleared the old Ravine Road 'adjustments'. The maples were the dominant species added in the late 1930s. 'Nature aiding' was the main focus of these WPA and NYA projects, with women playing a major role with raising and transplanting from the city's nursery and greenhouses located along Lincoln Avenue.[72]

The buildings and landscape features created in the park during this era are clearly of national significance. As noted in a survey of influential structures and places in Iowa by the Society of Architectural Historians, the authors note the 'Garden in the City' structures as a blend of both Wright and Jensen in his approach to architecture and the land and have high praise for their design. 'Just as William Steele and Purcell and Elmslie's Woodbury County Courthouse in Sioux City represents the high point of public architecture for the Prairie school, Caldwell's work at Eagle Point Park is a near-perfect summation of "organic" landscape architecture'[73]

The list which follows outlines the extant buildings and features which contribute to the national significance of the park's history during the WPA, the leadership and influence of Alfred Caldwell. This includes seven buildings, recreational and landscaping features. As previously noted, this period of significance runs continuously from the hiring of Alfred Caldwell in 1934 to the retirement of Wendelin Rettenberger in 1952. The need to express the continuity of place is imperative to protect the park's impressive collection of old trees. As noted in a 1930s article the stands of trees and natural vegetation were historic as well. 'Those that know the lore of trees have told us that in Eagle Point park and elsewhere are trees that have lived more than two centuries…[74]

[72] 'Dubuque's Eagle Point – 164 Acres of Beauty,' Telegraph Herald (1960): 1, 34.
[73] Gabrielle Esperdy and Karen Kingsley, eds. *SAH Archipedia* [Charlottesville: University of Virginia Press, 2012]. David Gebhard and Gerald Mansheim , *Buildings of Iowa* [New York: Oxford University Press, 1993] pp. 89–90.
[74] "Many Trees in Dubuque Centuries Old; Some of Them are Older Than City," *Telegraph Herald and Times Journal*, September 16, 1934, p. 3.

Post World War II Optimism: The Baby Boom and Community Concerns 1953-1965

As noted in the later years of the previous period of significance, the functioning of the park was changing with trends in Post-World War II America. The economy was booming and so was the population. The motivating force was returning GIs and efforts to provide them with affordable housing. In post WWII America, there was a shortage of nearly 2 million homes. During the Depression and war years, young people were living with parents and extended families were the norm. Through government programs such as the GI Bill, independent housing in the form of FHA [Federal Housing Administration] approved Cape Cods and Ranch style homes popped up in great numbers across the country. These were new communities with planned neighborhoods which included parks, churches and schools.[75] Another notable phenomenon was the transition from city to suburb. According to social scientist and historian Kenneth Jackson, by 1960 forty percent of the population lived in suburbs, nearly double the number as before the war. Those suburbs also changed in five different ways. They were now: More remote from the city center, lower density, generic design, more affordable, and lacking in diversity[76]

Dubuque did not vary much from the national norm. The city grew away from the downtown area. There were planned neighborhood of 'ticky tacky' houses[77], most notably the John Deere subdivision off Hillcrest Avenue and adjacent to the newest city park, Flora. 'The Committee on Hygiene and Healthful Housing of the American Public Health Association (1948) published Planning the Neighborhood, a book of standards that codified open space requirements in urban areas and promoted local and neighborhood parks in proximate relationships with local schools.[78] But the majority of suburban development in Dubuque did not include direct and immediate access to parks, which put pressure on existing parks like Eagle Point to provide recreation for these growing families.

[75] Ames, David L. 'Interpreting the Post-World War II Suburban Landscapes as Historical Resources' http://www.nps.gov/nr/publications/bulletins/suburbs/Ames.pdf
[76] Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States*. 1st ed. [Oxford and London: Oxford University Press, 1987] p.90.
[77] Lewis Mumford, *The City in History: Its Origins, Its Transformations and Its Prospects* [San Diego, CA, New York and London: Harvest Press, 1961] p. 499-503.
[78] Tridib Banerjee, 'The future of public space: beyond invented streets and reinvented places' in Matthew Carmona and Steven Tiesdaell, eds. *Urban Design Reader* [Burlington MA: Architectural Press, 2007] pp.155-162 .

Landscape historian Galen Cranz describes park development from 1930 to 1965 and the era of the 'Recreational Facility' – 'recreation because of the emphasis on activity and 'facility' because it is essentially no longer a park in the sense of having a lot of green areas with a lot of land around them.[79] The park is now a place to go and do sports, games and other communal activities such as birthday parties, wedding receptions and family reunions. The features added to Eagle Point Park answer these needs – Open Air Pavilion for large gatherings, playgrounds with equipment spotted throughout the park and the Band Shell for community theater and musical entertainment. A newspaper article identifies the active community use of the Band Shell. The Shell was designed for good acoustics with a huge sweeping roof and a high base platform. It is here that the Eagle Point Players perform several one and two-act plays in the summer under the apprenticeship of the recreation department. It is here too that nine concerts were played this past season. The Dubuque Community Band offers six of these, Senior High, Wahlert and Loras College each contribute one concert.[80] Likewise in the 1960s, Richard Kramer was the superintendent and noted that they planted 100 to 125 trees in Eagle Point every year. This included ash, hackberry, sycamore and two or three varieties of maple.[81]

Archeology

A Phase IA archaeological investigation was conducted in 2013 by the University of Iowa's Office of the State Archaeologist at Eagle Point Park, Site 13DB1 and adjacent site13DB363, Sections 7 and 18, T89N-R3E, Dubuque County, Iowa. A large amount of archival material relating to the sites was reviewed and documented noting a potential to yield prehistoric and historic archeological resources. The OSA report determined the need for a Remnant Mound Survey and a Phase 1 Archeological Survey to locate any prehistoric or historic cultural resources in the park landscape.

The City of Dubuque received a State of Iowa Certified Local Government Grant to conduct a Phase I Intensive Survey and Evaluation of Eagle Point Park. The investigation was completed in distinct steps, including LiDAR analysis, geophysical survey, cadaver dog survey, surface reconnaissance, Oakfield Probe testing, and auger/shovel testing in the ridgetop areas previously identified as having the highest potential for mound remnants. Maps were generated from the geophysical survey and dog walkover, and hotspot areas were subjected to subsurface testing. Additional follow-up auger testing was also completed across the ridge.

[79] Galen Cranz, 'Urban Parks of the Past and Future.' http://www.pps.org/reference/futureparks/
[80] 'Dubuque's Eagle Point – 164 Acres of Beauty,' Telegraph Herald (1960) p.1.
[81] 'Dubuque's Eagle Point – 164 Acres of Beauty,' Telegraph Herald (1960) p.34.

In addition, a Phase I intensive archaeological survey was undertaken in a larger area along the park's side slopes and a portion of low terrace areas to identify other archaeological sites within the park proper. No traces of burial mounds were found in any of the tested areas during either the pedestrian survey or subsurface testing of the ridgelines. Many of the tested areas were found to contain intact, non-disturbed soil profiles.

Nine archaeological sites were newly recorded during this investigation and documented in the *Phase I Intensive Archaeological Survey of Eagle Point Park, City of Dubuque, Dubuque County, Iowa, Report No. 847.* Sites 13DB1100 and 13DB1101 are isolated prehistoric finds from the ground surface with little research potential or significance. Sites 13DB1102, 13DB1103, and 13DB1104 are historic lead mining pits located on the bluff top and are considered contributing elements to the nomination of Eagle Point Park for listing on the National Register of Historic Places. Other sites contributing to this nomination include Site 13DB1106, a historic dump; Site 13DB1108, a borrow; and Site 13DB1109, the remnants of a concrete stairway that at one time led from the bluff top to the river below.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested

____ previously listed in the National Register

previously determined eligible by the National Register
designated a National Historic Landmark

____ recorded by Historic American Buildings Survey #_____

recorded by Historic American Engineering Record # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_ State Historic Preservation Office

____ Other State agency

____Federal agency

____Local government

____ University

____ Other
Name of repository:

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 164

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map): NAD 1983

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National Park Service

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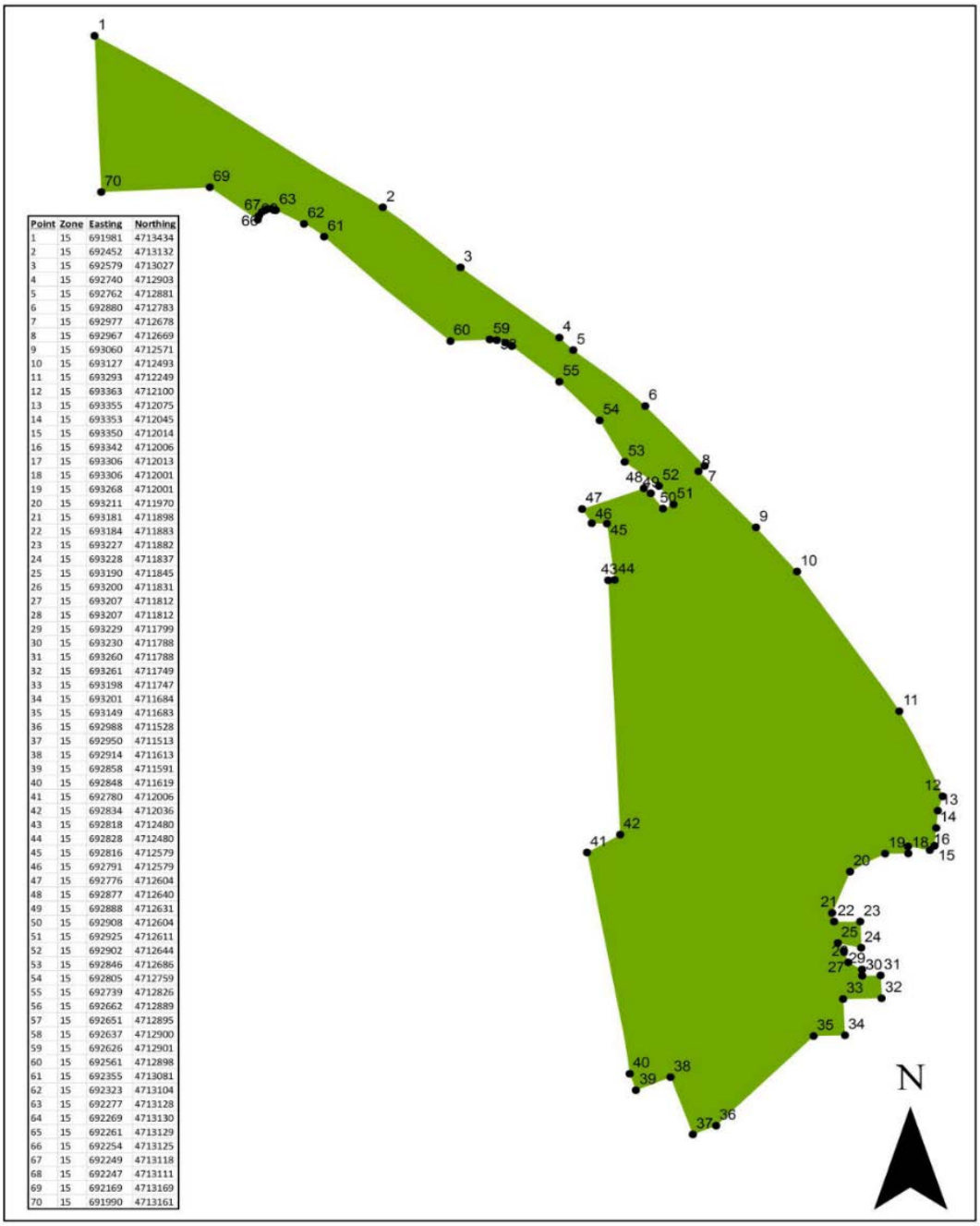

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3	15	692579	4713027
4	15	692740	4712903
5	15	692762	4712881
6	15	692880	4712783
7	15	692977	4712678
8	15	692967	4712669
9	15	693060	4712571
10	15	693127	4712493
11	15	693293	4712249
12	15	693363	4712100
13	15	693355	4712075
14	15	693353	4712045
15	15	693350	4712014
16	15	693342	4712006
17	15	693306	4712013
18	15	693306	4712001
19	15	693268	4712001
20	15	693211	4711970
21	15	693181	4711898
22	15	693184	4711883
23	15	693227	4711882
24	15	693228	4711837
25	15	693190	4711845
26	15	693200	4711831
27	15	693207	4711812
28	15	693207	4711812
29	15	693229	4711799
30	15	693230	4711788
31	15	693260	4711788
32	15	693261	4711749
33	15	693198	4711747
34	15	693201	4711684
35	15	693149	4711683
36	15	692988	4711528
37	15	692950	4711513
38	15	692914	4711613
39	15	692858	4711591
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41	15	692780	4712006
42	15	692834	4712036
43	15	692818	4712480
44	15	692828	4712480
45	15	692816	4712579
46	15	692791	4712579
47	15	692776	4712604
48	15	692877	4712640
49	15	692888	4712631
50	15	692908	4712604
51	15	692925	4712611
52	15	692902	4712644
53	15	692846	4712686
54	15	692805	4712759
55	15	692739	4712826
56	15	692662	4712889
57	15	692651	4712895
58	15	692637	4712900
59	15	692626	4712901
60	15	692561	4712898
61	15	692355	4713081
62	15	692323	4713104
63	15	692277	4713128
64	15	692269	4713130
65	15	692261	4713129
66	15	692254	4713125
67	15	692249	4713118
68	15	692247	4713111
69	15	692169	4713169
70	15	691990	4713161

Reference Map. Source: City of Dubuque, 2015.

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Boundary Map. Source: City of Dubuque 2015

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Verbal Boundary Description (Describe the boundaries of the property.)

Eagle Point Park's northern and northeastern boundaries are formed by the natural steep bluff which skirts the edge of the Mississippi River and abuts the Canadian Pacific Railroad tracks. The southern eastern boundary of the park has a curved formation which comprises the former stone quarry which sat below the bluff, but continues to follow the edge of the bluff along its southern border which abuts Lincoln Avenue and runs along the property line for the Mathias Ham House site. In the southwestern section of the park, the boundary is adjacent to Shiras Avenue until just north of the Southern Gate Road. This part of the western boundary is formed by abutting private property lines and its accompanying woodlands, which then narrows to the northwestern section of the park, in which Eagle Point Drive forms the western boundary. In the far western section of the park is bounded by private property and covered with native woods.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries were chosen as they are the historical boundaries of the park. These historical boundaries include undeveloped land and forest especially in the northern and northwestern sectors which were included in order to preserve the land from urban development.

11. Form Prepared By
Name/Title: Dr. Julie Schlarman
Organization: Jackson Street Consulting
Street & Number: 1331 Jackson Street
City or Town: Dubuque State: IA Zip Code: 52001
E-mail: jjschlarman@gmail.com
Telephone: 563.495.1234 Date: _____

Name/Title: Planning Services Department
Organization: City of Dubuque, Iowa
Street & Number: 50 W. 13th Street
City or Town: Dubuque State: IA Zip Code: 52001
E-mail: lcarsten@cityordubuque.org
Telephone: 563-589-4210 Date: _____

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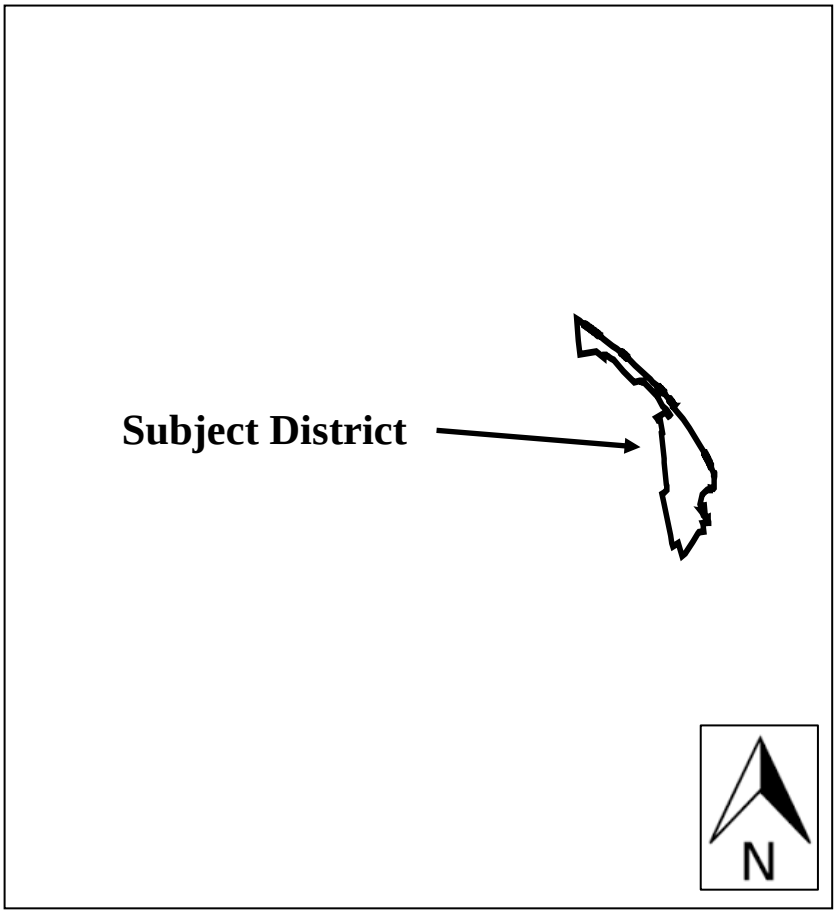
Property Owner:
Name/Title: City of Dubuque,. Iowa
Organization: City of Dubuque, Iowa
Street & Number: 50 W. 13th Street
City or Town: Dubuque State: IA Zip Code: 52001
E-mail: lcarsten@cityofdubuque.org
Telephone: 563-589-4210 Date: _____

Additional Documentation

☐ **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series).



USGS map. Source: City of Dubuque Planning Department 2015.

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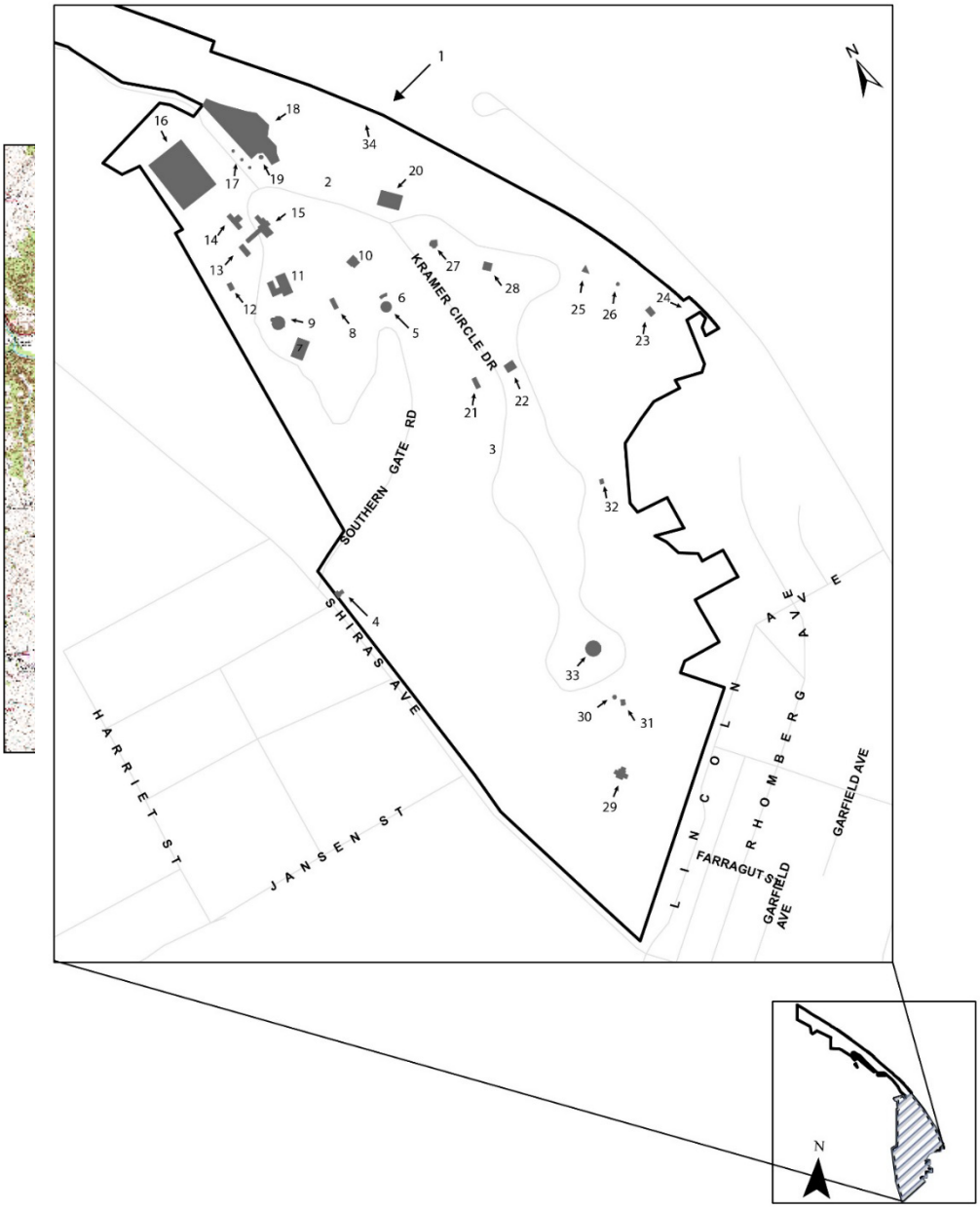

Sketch map. Source: City of Dubuque Planning Department.

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☐ **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Table of Contributing and Non-contributing Features

Map #	Name		C/NC	Date	Type
1.	**EAGLE POINT PARK**		C	1908	Site
	CIRCULATION PATTERNS				
2.	Pedestrian Path		C		Structure
3.	Vehicular Path		C		Structure
A.	**ENTRANCE FEATURES**				
4.	Entrance Kiosk		NC	c. 1995	Building
5.	Eagle Statue on Limestone Pedestal		C	c. 1950	Object
6.	Curved Concrete Retaining Wall		C	c. 1925	Structure
B.	**WESTERN PARK FEATURES**				
7.	Horseshoe Pits (6)		C	c. 1920	Object
8.	Public Restrooms		C	c. 1940	Building
9.	Wading Pool		C	c. 1920	Structure
10.	Band Shell		C	1958	Building
11.	Open Air Pavilion		C	1955	Building
C.	**"CITY IN A GARDEN" FEATURES**				
12.	Terrace Room		C	1937	Building
13.	Veranda Rooms		C	1936	Building
14.	Indian Room with Public Restrooms		C	1934	Building
15.	Bridge Complex		C	1935	Building
16.	Tennis Courts (6)		C	c. 1938	Structure
17.	Circular Stone Planters in North Parking Lot (3)		C	c. 1938	Object
D.	**LEDGE GARDEN FEATURES**				
18.	Ledge Garden		C	1935	Site
19.	Stand Alone Council Rings (4)		C	1935	Object
E.	**EASTERN PARK FEATURES**				
20.	Riverfront Pavilion		C	1910	Building
21.	Public Restrooms near Concession Stand		C	c. 1940	Building

22.	Concession Stand / Utility Building		C	c. 1940	Building
23.	Shiras Memorial Pavilion		C	1920	Building
24.	Southeastern City / River Viewing Point		C	1909	Site
25.	Triangular Concrete Patio at Allison Point		C	1909	Site
26.	Hexagon Concrete Patio at Shiras Point		C	1909	Site
27.	Eagle's View Pavilion		NC	c. 1970	Building
28.	Public Restrooms near Parking Lot		NC	c. 1990	Structure
F.	**SOUTHERN PARK FEATURES**				
29.	Log Cabin Pavilion		C	1937-1939	Building
30.	Council Rings near Log Cabin Pavilion		C	1937-1939	Object
31.	Public Restrooms near Log Cabin Pavilion		C	1937-1939	Building
32.	Tri-State View Pavilion		C	1959	Building
33.	Water Tower		NC	1940	Structure
G.	**NORTHERN PARK FEATURES**				
34.	Scenic Overlook on Eagle Point Drive		C	1909	Site

Index of Figures

1 Map of Buildings.

2 Map of Landscape Features.

3 Perspective drawing of Riverfront Pavilion by John Spencer, 1910. City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.

4 Postcard of 'Shiras Memorial Shelter, Eagle Point Park, Dubuque.' c1940. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

5 General plan of 'City in a Garden.' Alfred Caldwell's 'City in a Garden' plan. DUMA A5, 1934. Dubuque Museum of Art.

6 Partial plan illustrating the eastern range of the Bridge Complex. Alfred Caldwell's 'City in a Garden' plan. DUMA E22,1934. Dubuque Museum of Art.

7 Elevation of the eastern range of the Bridge Complex and its supporting superstructure. Alfred Caldwell's 'City in a Garden' plan. DUMA E23,1934. Dubuque Museum of Art.

8 Detail of the western end of the Bridge Complex, showing the deterioration of the balcony and its missing lighting fixtures. Photograph by Dr Julie Schlarman, 14 September 2015.

9 Detail of the complex fireplace on the western façade of the Log Cabin pavilion. Photograph by Dr Julie Schlarman, 23 September 2014.

10 Interior of the Open Air pavilion looking south. Photograph by Dr Julie Schlarman, 14 September 2015.

11 Tri State View Pavilion looking east over the Mississippi River. Photograph by Dr. Julie Schlarman, 17 October 2015.

12 Eagle's View Pavilion looking south. Photograph by Dr. Julie Schlarman, 14 September 2015

13 Entrance Kiosk facing northeast. Photograph by Dr Julie Schlarman, 23 September 2014.

14 Band Shell camera facing south. Photograph by David Cobb Craig, 2010. http://davidcobbcraig.blogspot.com/2010_11_01_archive.html

15 Water Tower, camera facing north with turkey vultures sunning themselves on a cool autumn morning. Photograph by Dr Julie Schlarman, 17 October 2015.

16 Accessible restrooms located between Eagle's View and the Riverfront Pavilions, camera facing south. Photograph by Dr Julie Schlarman, 1 October 2015.

17 Scenic overlook of the Mississippi River from Eagle Point Drive; camera facing northeast. Photograph by Dr Julie Schlarman 27 June 2015.

18 Tree-lined Kramer Circle Drive with public restrooms on far right; camera facing south. Photograph by Dr Julie Schlarman 17 October 2015.

19 Eagle statue with plantings in foreground, Streetcar Stand and former dual staircases; camera facing southeast. Photograph by Dr Julie Schlarman 1 October 2015.

20 Photograph of remnants of the staircase south of streetcar stand and portions of the concrete retaining wall. Photograph by Dr Julie Schlarman 17 October 2015.

21 Photograph of remnants of staircase [north of streetcar stand]; camera facing south. Photograph by Dr Julie Schlarman, 27 June 2015.

22 Bluff's Edge Promenade from Shiras Memorial; part of Lock and Dam #11 on lower right; camera facing north. Photograph by Dr Julie Schlarman 14 September 2015.

23 The Meadow from Open Air Pavilion with the Band Shell in the background; camera facing east. Photograph by Dr Julie Schlarman 14 June 2015.

24 The water fountain, limestone viewing bench and parking lot edging with tennis courts in background; camera facing northwest. Photograph by Dr Julie Schlarman 21 June 2015.

26 Stone planter in parking lot adjacent to tennis courts. Photograph by Dr Julie Schlarman 27 June 2015.

27 Wood and plaster model of Bridge Complex – upper left, Indian Room and restrooms – lower right, patio, and Veranda Rooms on the far right as built. No date for model. Caldwell, Alfred drawings, models and plans. City of Dubuque Parks Division, Dubuque, IA.

28 Water bubbler, steps and semicircular stone patio in background; camera facing south. Photograph by Dr Julie Schlarman 14 September 2015.

29 Ledge garden, camera facing south. Photograph by Dr Julie Schlarman 21 September 2015.

30 Postcard of 'Pool and Rock Garden, Eagle Point Park', c1950. Collection of Dr Julie Schlarman.

31 Photograph of the eastern council ring, Dubuque Telegraph Herald. 'First of Council Rings at Eagle Point Park,' *Telegraph Herald* (November 11, 1934).

32 Photograph of council ring, public restrooms and part of the parking lot adjacent to the Log Cabin Pavilion. Photograph by Dr Julie Schlarman 14 September 2015.

33 Ham [Hamm] Island can be identified in the upper right quadrant of the map to the right of Lake Peosta. Andreas, A. T. *Andreas' illustrated historical atlas of the State of Iowa* Chicago, Andreas Atlas Co. 1875, p.111.

34 Southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.

35 Northern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.

36 Detail of the southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.

37 'Cathedral of Elms' on Rhomberg Avenue, first half of the twentieth century. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

38 Early twentieth century postcard of 'Entrance to Eagle Point Park Dubuque.' c1915. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

39 Early twentieth century postcard of 'Eagle Point Drive.'Collection of Dr Julie Schlarman.

40 Postcard of Shiras Memorial Shelter on Eagle Point and demolished Wisconsin High Bridge, c1965. Collection of Dr Julie Schlarman.

41 Quarry and plant of eagle Point Lime Co. Eagle Point, Dubuque County Iowa. From *Iowa Geological Survey, Vol. XVII, Fifteenth Annual Report of the Iowa State Geologist*, Plate XXXIII, 1906.

42 Bluff's Edge Promenade from Riverfront Pavilion; camera facing east. Photograph by Dr Julie Schlarman 27 June 2015.

43 Postcard of 'Belvidere at Eagle Point Park, Dubuque IA', c1940. *The Encyclopedia of 4Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

44 Site of former 'Belvidere;' Bluff's Edge Promenade with mechanical viewer; camera facing east. Photograph by Dr Julie Schlarman 9 October 2015.

45 'Riverside Stairway Leading to Eagle Point Park, Dubuque' n.d. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

46 Detail of 'Shiras Memorial Shelter' plan and elevation. Photograph by Dr Julie Schlarman 1 October 2015.

47 Postcard of 'Old Log Cabin' shelter at Eagle Point Park, c.1950. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org

48 Jens Jensen's waterfall and prairie stream at Columbus Park, Chicago 1910. Chicago Historical Society. 'The Electronic Encyclopedia of Chicago,'2005. http://www.encyclopedia.chicagohistory.org/

49 Caldwell plan of 1935. DUMA A3, 1934. Dubuque Museum of Art.

50 Landscaping around the Veranda Rooms, c1936-1940. Camera facing northwest. Photograph by Dr. Julie Schlarman, 14 September 2014.

51 Detail of Caldwell's 'City in a Garden' plan showing the Bridge Complex on the far left. DUMA A5, 1934. Dubuque Museum of Art.

52 Alfred Caldwell [far left] inspecting stones for the floor of the lily pond, c1935. 'Proress made on Park Pool Project,' *Telegraph Herald* (November 18, 1934).

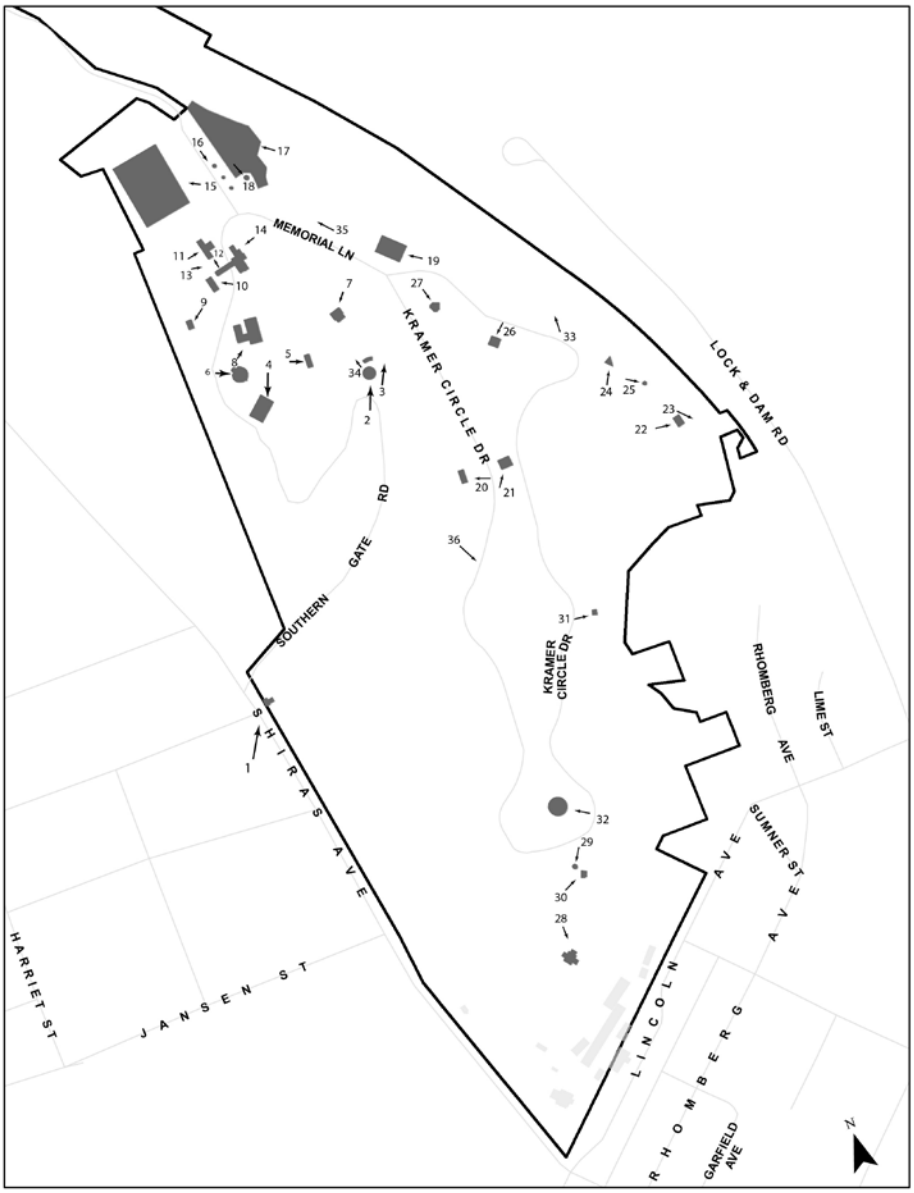
53 Postcard of Lombardy pines on Eagle Point Drive, c.1920. Collection of Dr Julie Schlarman.

54 National Youth Administration Log Cabin project. Council ring, public restrooms, playground with Log Cabin Pavilion barely visible in center back. Photograph by Dr Julie Schlarman 14 September 2015.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log.

Map



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Items Page 105

Photo Log

The following information specific to the phot log:

Property Name	Eagle Point Park
County and State	Dubuque County, Iowa
Name of Photographer	Ose Akinlotan
Location of original negative or digital files	CD
If digital, type of digital ink and paper used	HP Vivera ink and HP premium paper

Photo #	Name	Description
	ENTRANCE FEATURES	
1.	Entrance Kiosk	View North
2.	Eagle Statue on Limestone Pedestal	View Northeast
3.	Curved Concrete Retaining Wall	View Northeast
	WESTERN PARK FEATURES	
4.	Horseshoe Pits (6)	View Southwest
5.	Public Restrooms	View East
6.	Wading Pool	View Southeast
7.	Band Shell	View Southwest
8.	Open Air Pavilion	View Northeast
	"CITY IN A GARDEN" FEATURES	
9.	Terrace Room	View Southwest
10.	Veranda Rooms	View West
11.	Indian Room with Public Restrooms	View East
12.	Indian Room with Public Restrooms	View Northwest
13.	Bridge Complex	View Southeast
14.	Bridge Complex	View West
15.	Tennis Courts (6)	View Northwest
16.	Circular Stone Planters in North Parking Lot (3)	View Southeast
	LEDGE GARDEN FEATURES	
17.	Ledge Garden	View Northwest
18.	Stand Alone Council Rings (4)	View South

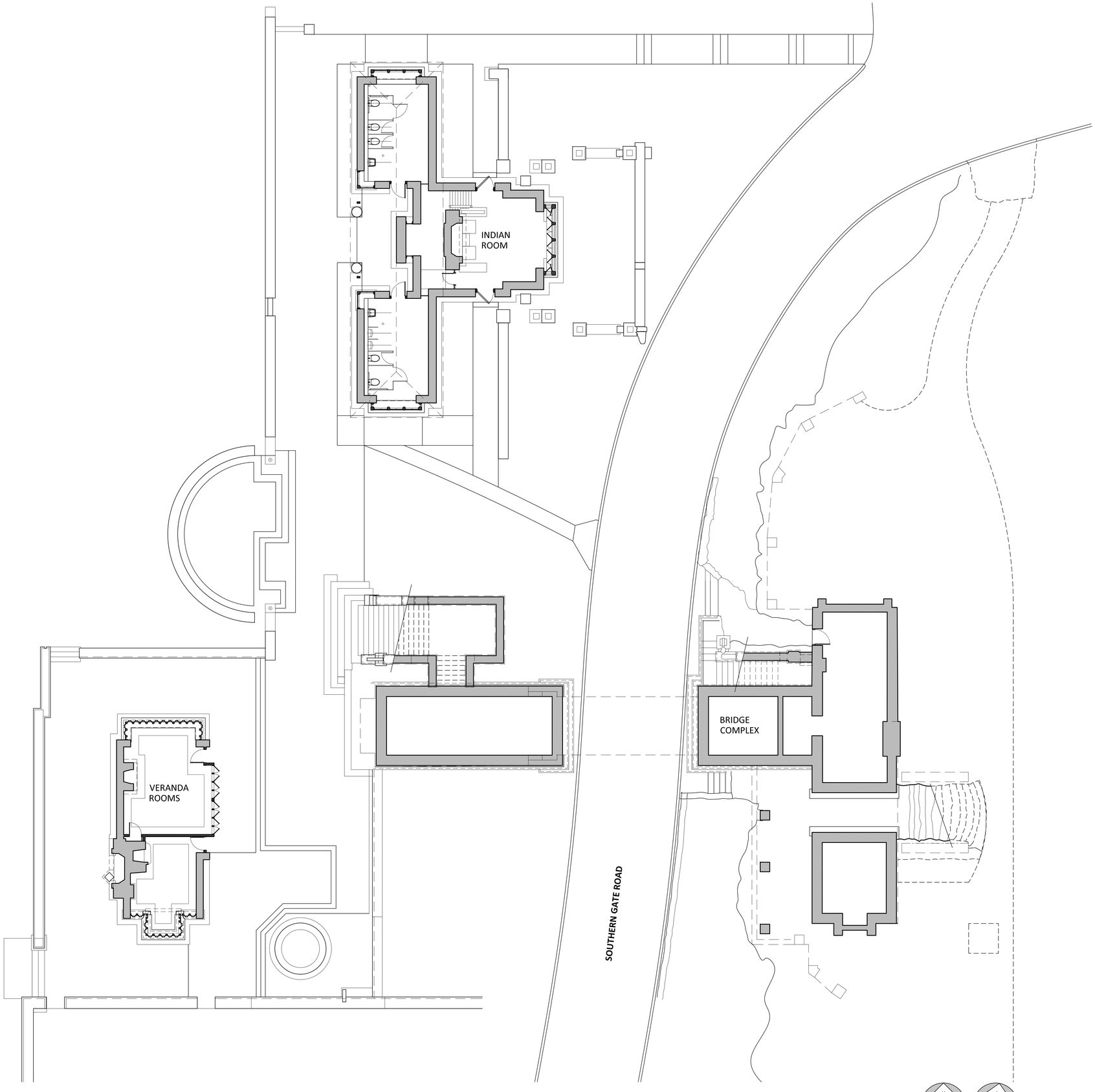
	EASTERN PARK FEATURES	
19.	Riverfront Pavilion	View Northwest
20.	Public Restrooms near Concession Stand	View West
21.	Concession Stand / Utility Building	View Northeast
22.	Shiras Memorial Pavilion	View East
23.	Southeastern City / River Viewing Point	View Southeast
24.	Triangular Concrete Patio at Allison Point	View Northeast
25.	Hexagon Concrete Patio at Shiras Point	View East
26.	Eagle's View Pavilion	View Southwest
27.	Public Restrooms near Parking Lot	View Southeast
	SOUTHERN PARK FEATURES	
28.	Log Cabin Pavilion	View Southwest
29.	Council Rings near Log Cabin Pavilion	View Southwest
30.	Public Restrooms near Log Cabin Pavilion	View Southeast
31.	Tri-State View Pavilion	View Northeast
32.	Water Tower	View Northwest
	NORTHERN PARK FEATURES	
33.	Scenic Overlook on Eagle Point Drive	View North
	CIRCULATION PATTERNS	
34.	Pedestrian Path	View Northwest
35.	Pedestrian Path	View Southeast
36.	Vehicular Path	View Northeast

Acknowledgements
This nomination has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above of if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20204

APPENDIX C. MEASURED DRAWINGS



LOWER LEVEL COMPREHENSIVE SITE PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD

JEFFREY
MORTON
ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

COMPREHENSIVE LOWER LEVEL SITE PLAN

COMPREHENSIVE SITE PLAN

PROJECT NO. 2308

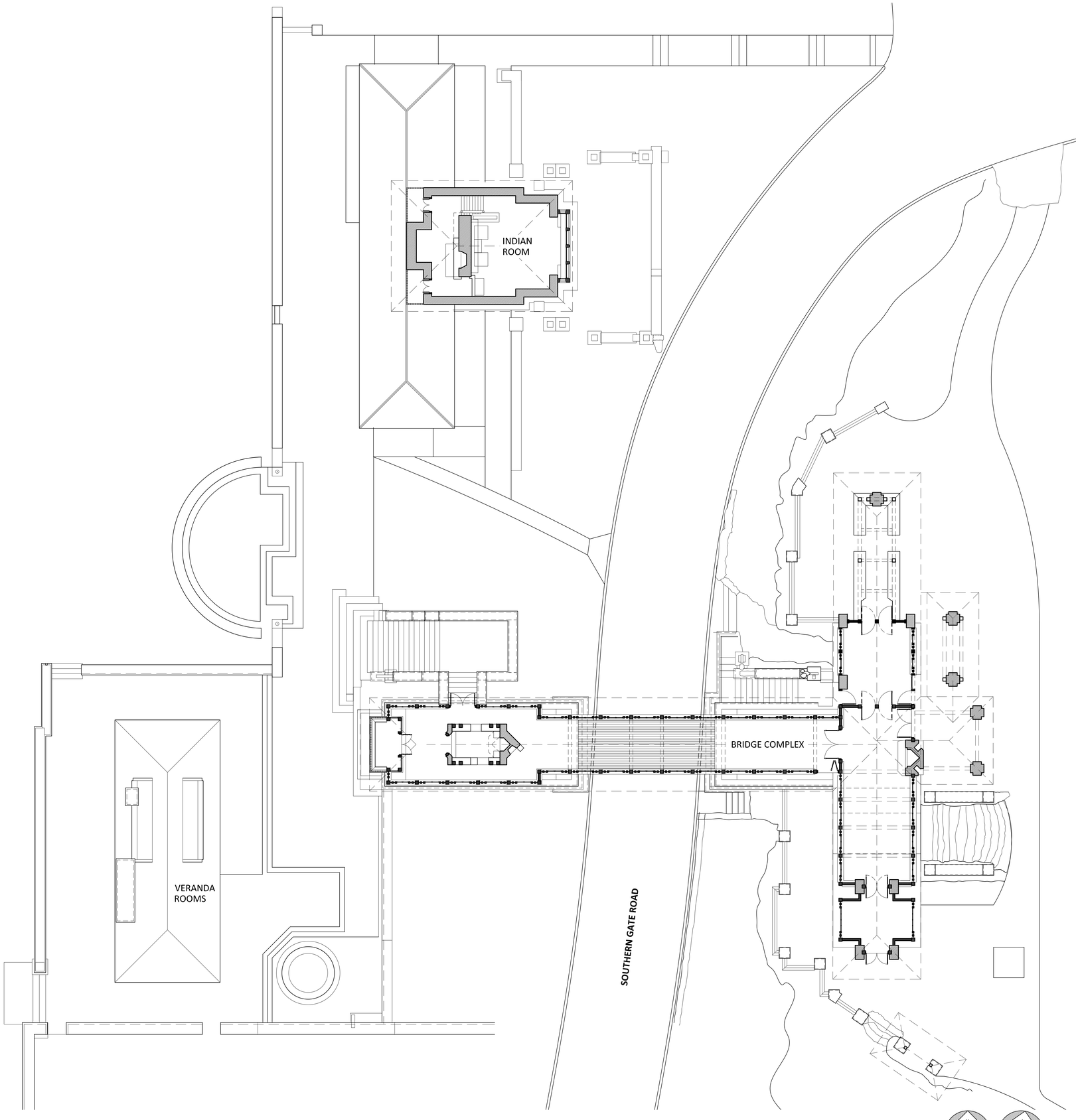
DATE: 16 APRIL 2025

DRAWN BY: JEM

REVISIONS

SHEET NUMBER

CS 100



UPPER LEVEL COMPREHENSIVE SITE PLAN (AS-BUILT)

SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD

JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

COMPREHENSIVE UPPER LEVEL SITE PLAN

COMPREHENSIVE SITE PLAN

PROJECT NO. 2308

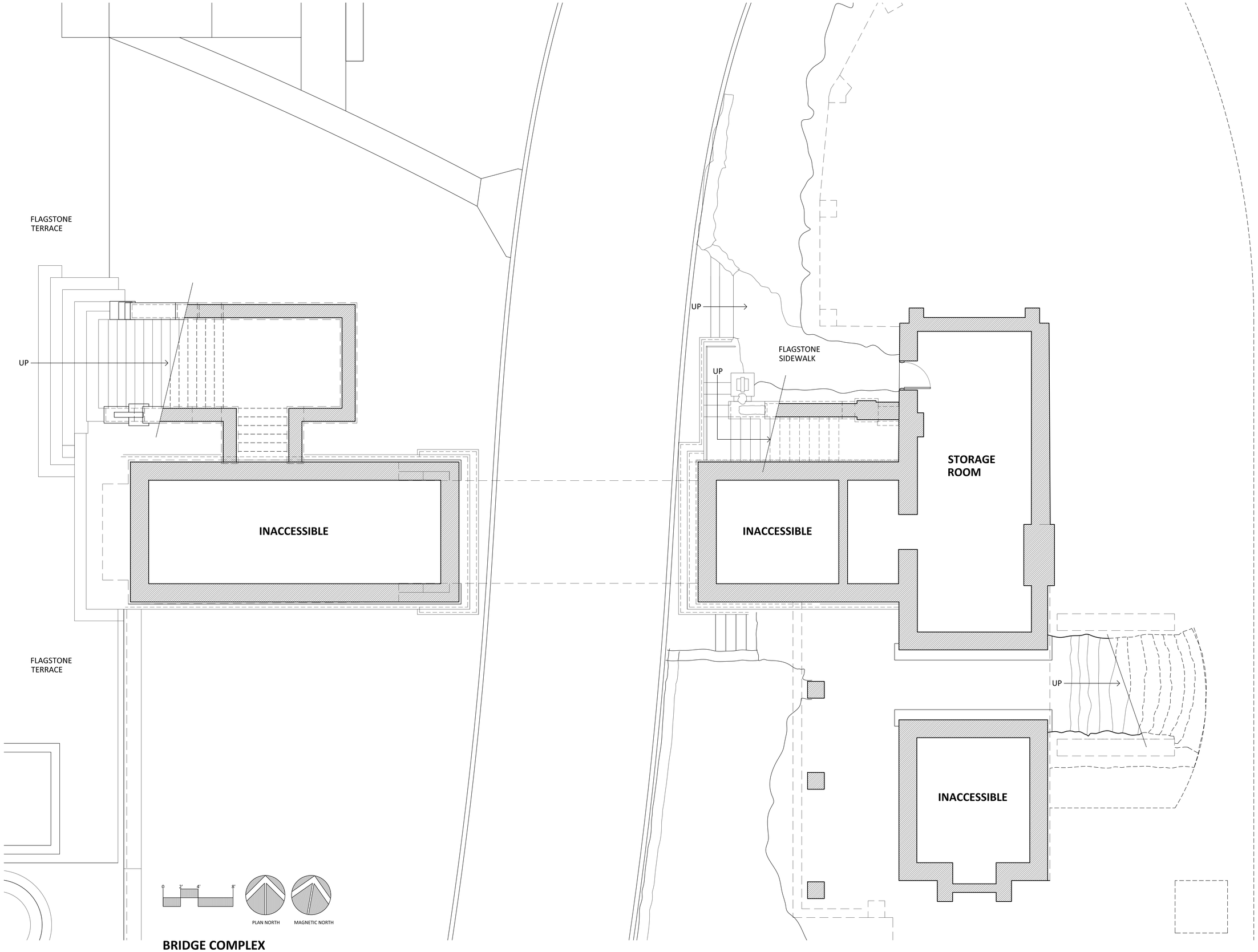
DATE: 16 APRIL 2025

DRAWN BY: JEM

REVISIONS

SHEET NUMBER

BP 101



BRIDGE COMPLEX

LOWER LEVEL FLOOR PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

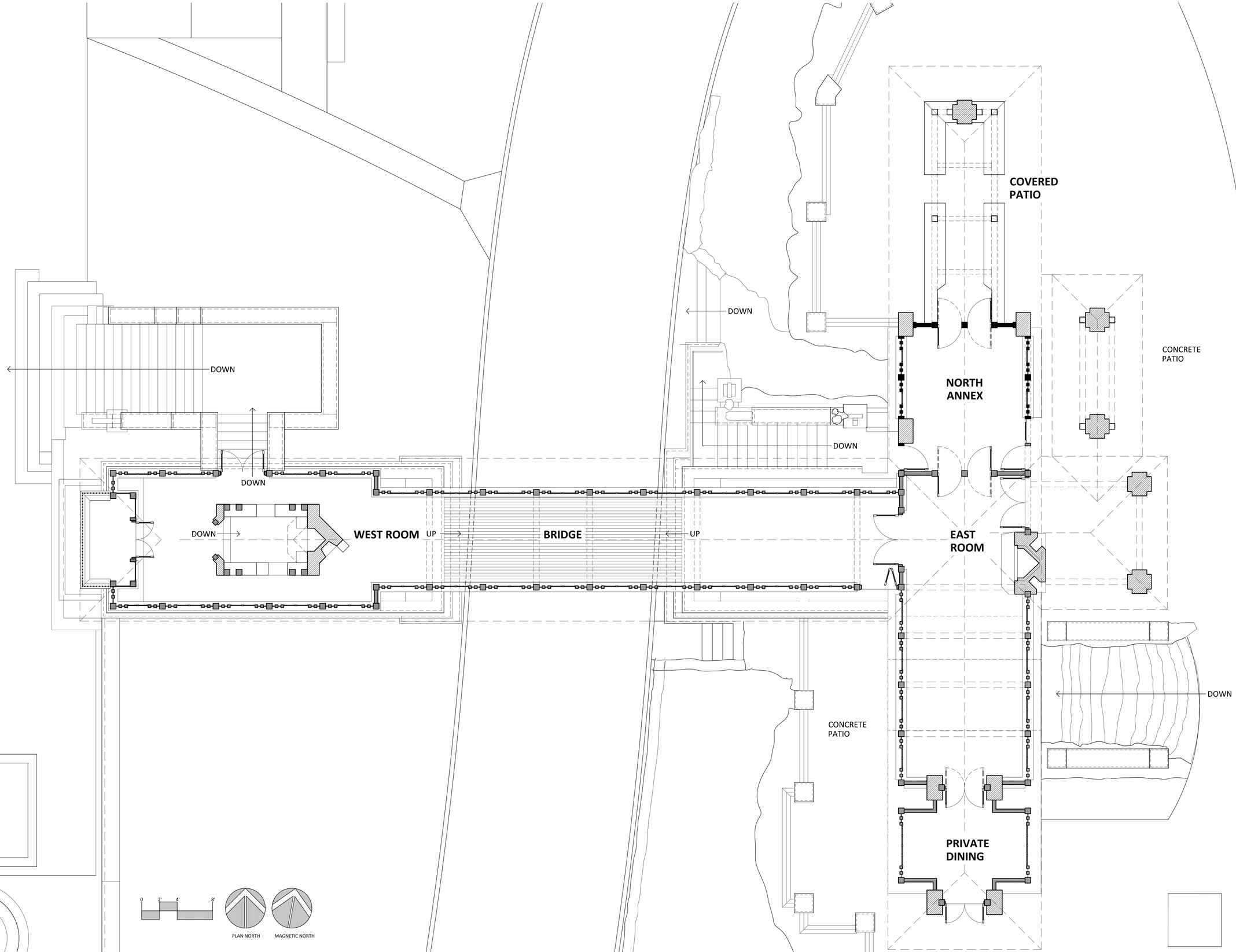
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION
BRIDGE PAVILION
LOWER LEVEL FLOOR PLAN (AS-BUILT)

BRIDGE PAVILION

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
BP 200



BRIDGE COMPLEX

MAIN LEVEL FLOOR PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD

JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

BRIDGE PAVILION
MAIN LEVEL FLOOR PLAN

BRIDGE PAVILION

PROJECT NO. 2308

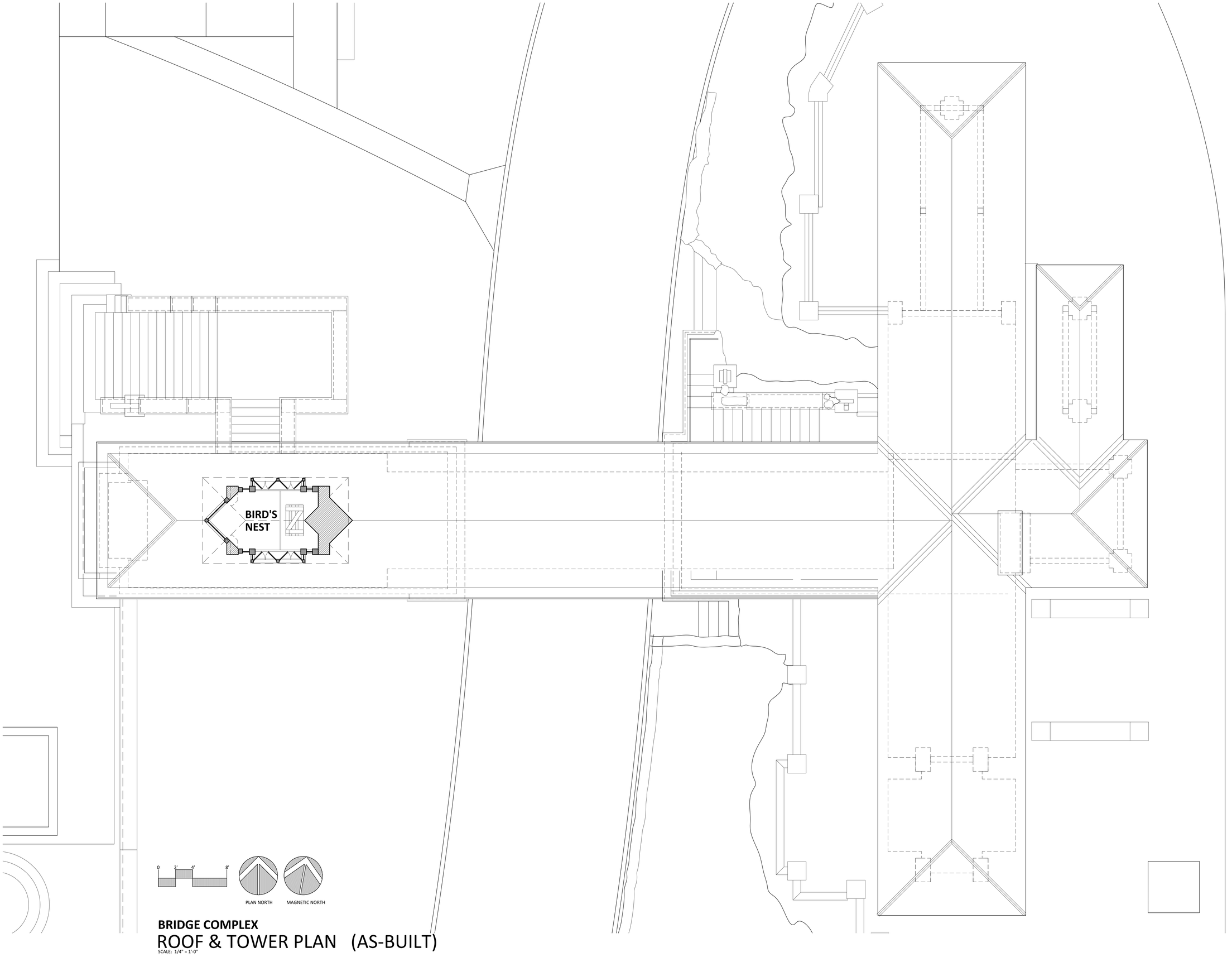
DATE: 16 APRIL 2025

DRAWN BY: JEM

REVISIONS

SHEET NUMBER

BP 201



BRIDGE COMPLEX

ROOF & TOWER PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD

JEFFREY
MORTON
ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

BRIDGE PAVILION
ROOF & TOWER PLAN (AS-BUILT)

BRIDGE PAVILION

PROJECT NO. 2308

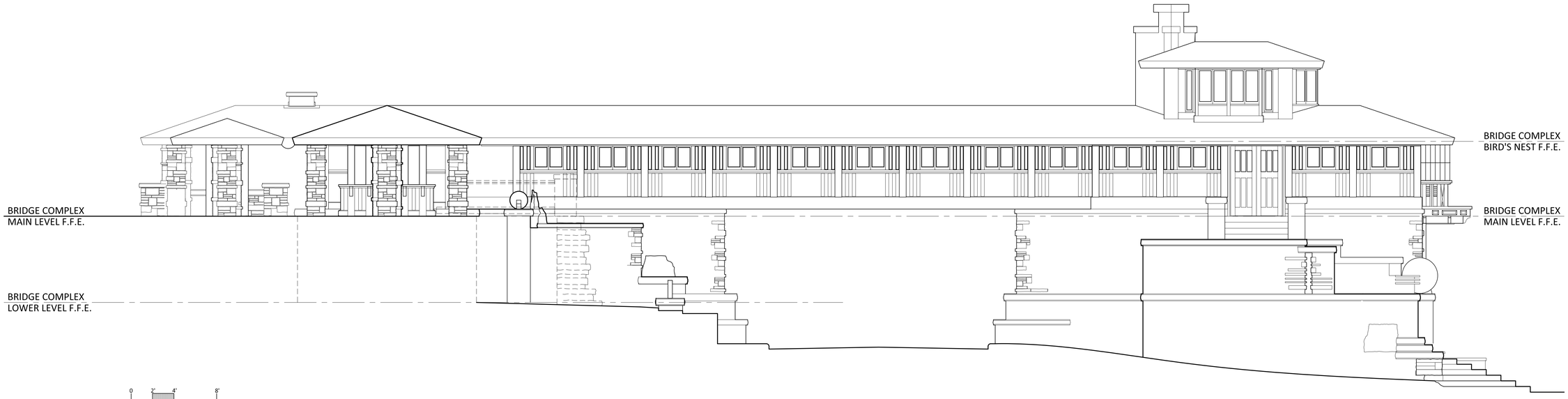
DATE: 16 APRIL 2025

DRAWN BY: JEM

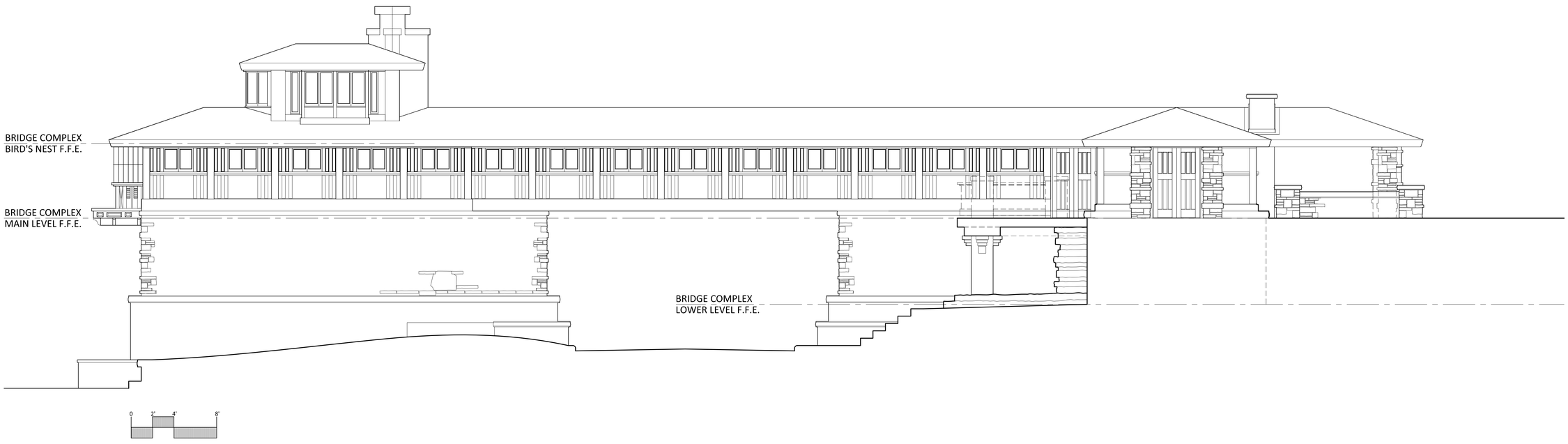
REVISIONS

SHEET NUMBER

BP 202



BRIDGE COMPLEX
NORTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"



BRIDGE COMPLEX
SOUTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

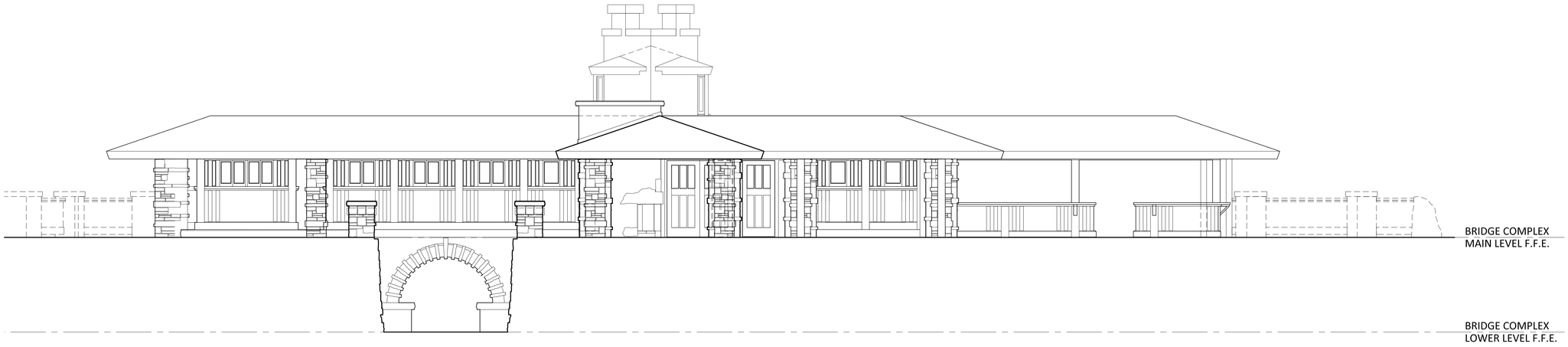
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION
BRIDGE PAVILION
NORTH ELEVATION (AS-BUILT)
SOUTH ELEVATION (AS-BUILT)

BRIDGE PAVILION

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
BP 301

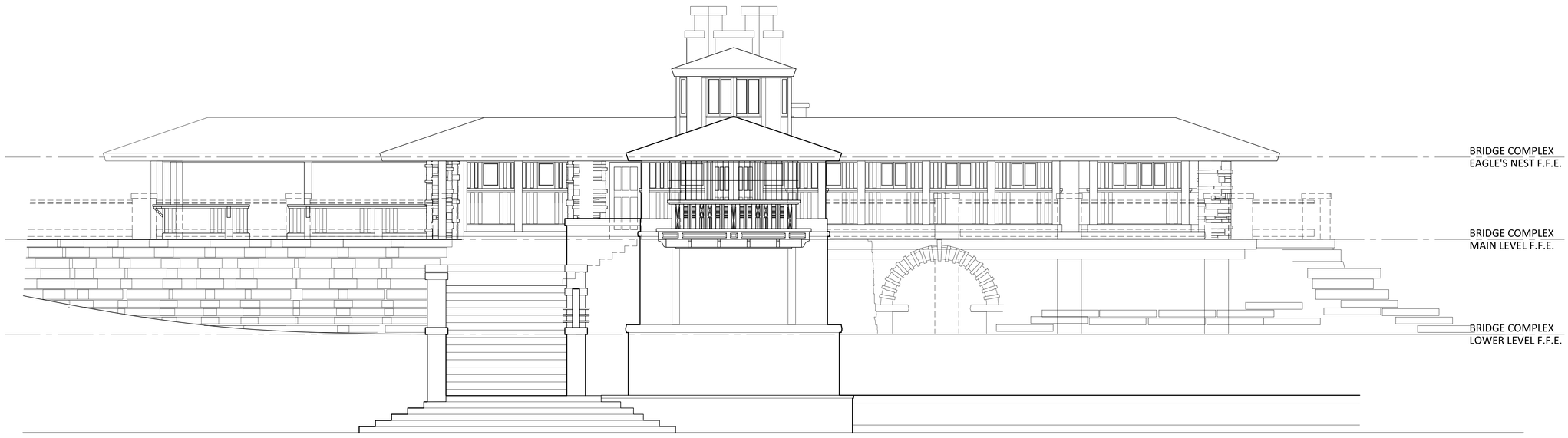


0 2' 4' 8'

BRIDGE COMPLEX

EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



0 2' 4' 8'

BRIDGE COMPLEX

WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

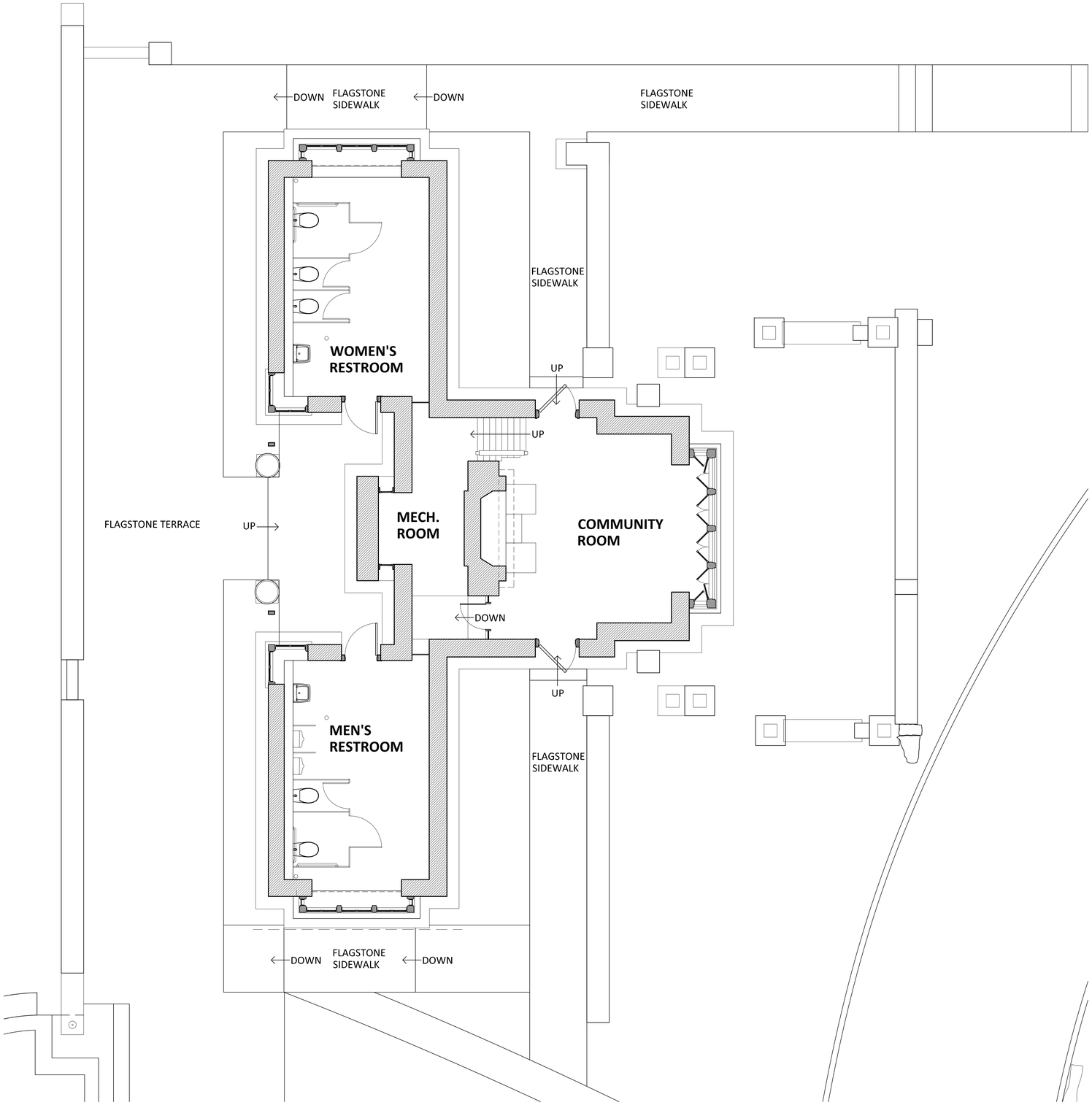
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

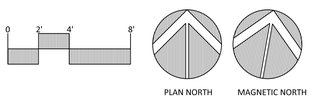
SHEET DESCRIPTION
BRIDGE PAVILION
EAST ELEVATION (AS-BUILT)
WEST ELEVATION (AS-BUILT)

BRIDGE PAVILION

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
BP 302





INDIAN ROOM

FIRST LEVEL FLOOR PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

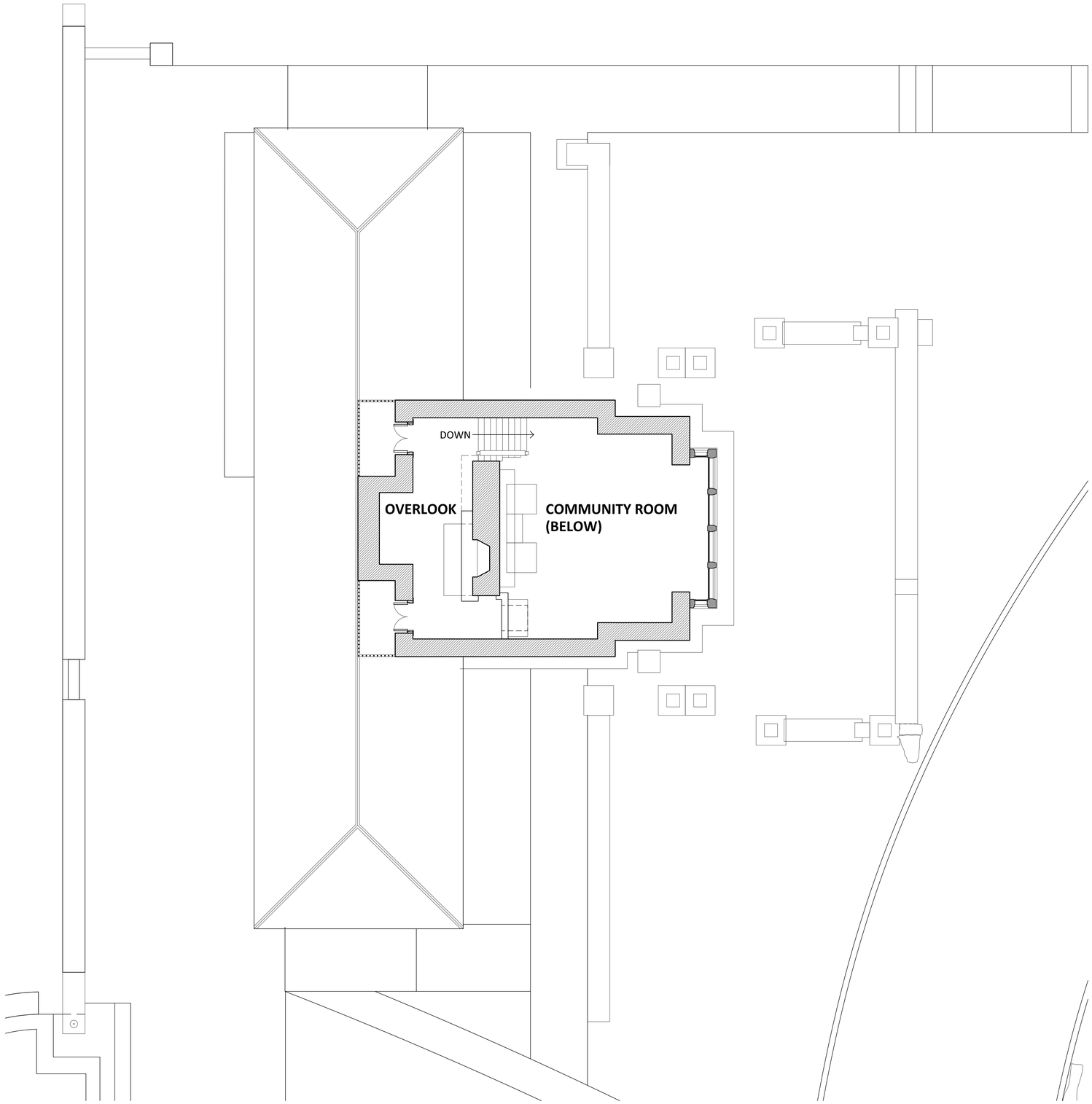
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION
INDIAN ROOM
FIRST LEVEL FLOOR PLAN (AS-BUILT)

INDIAN ROOM

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
IR 201



0 2' 4' 8'

PLAN NORTH MAGNETIC NORTH

INDIAN ROOM

SECOND LEVEL FLOOR PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD

JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

INDIAN ROOM
SECOND LEVEL FLOOR PLAN (AS-BUILT)

INDIAN ROOM

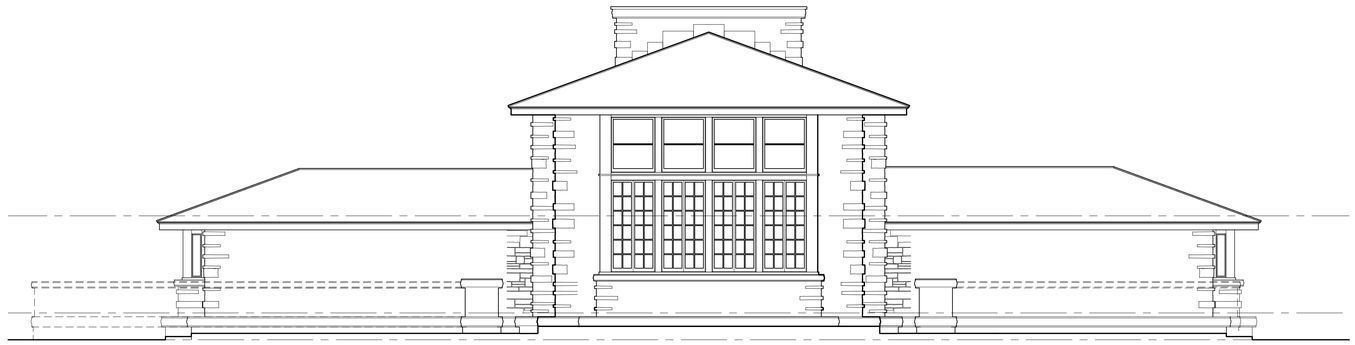
PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
IR 202



0 2' 4' 8'

INDIAN ROOM
NORTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"



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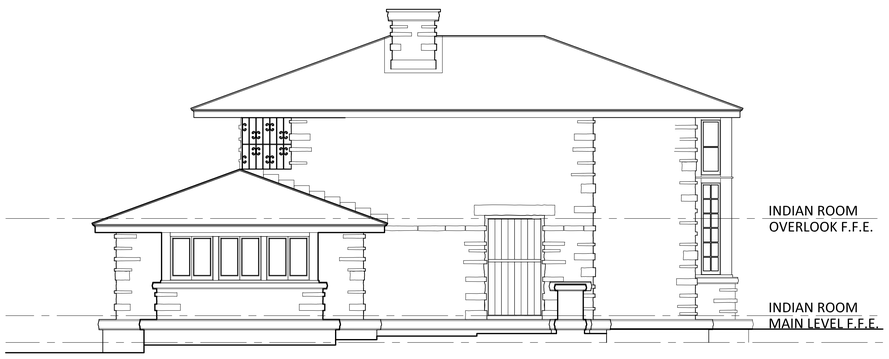
INDIAN ROOM
EAST ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"



0 2' 4' 8'

INDIAN ROOM
SOUTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"



0 2' 4' 8'

INDIAN ROOM
WEST ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"

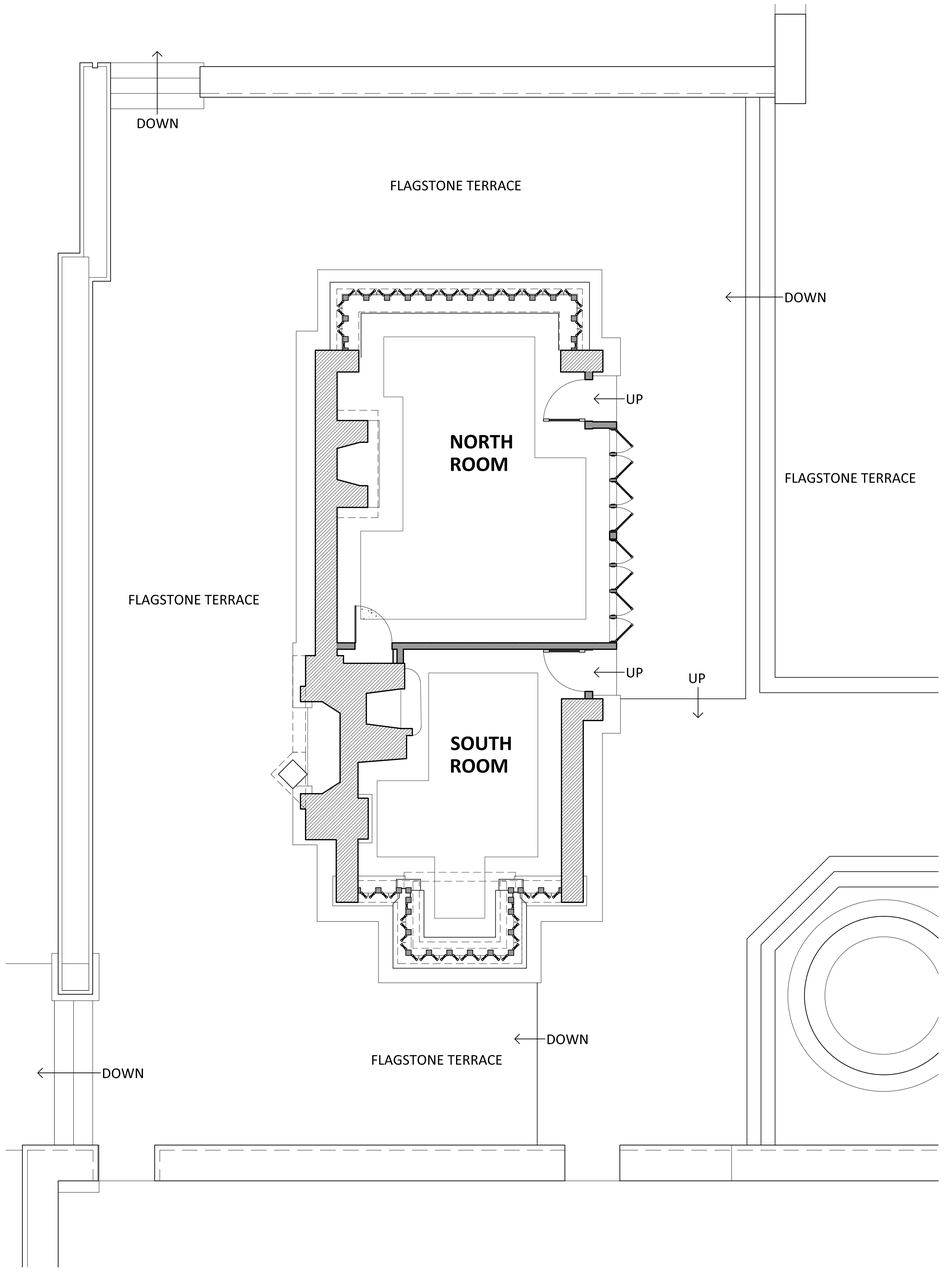
ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

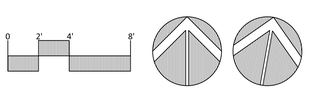
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION
INDIAN ROOM
BUILDING ELEVATION (AS-BUILT)

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
IR 300





VERANDA ROOMS

FIRST LEVEL FLOOR PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD
JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003
563-451 4206

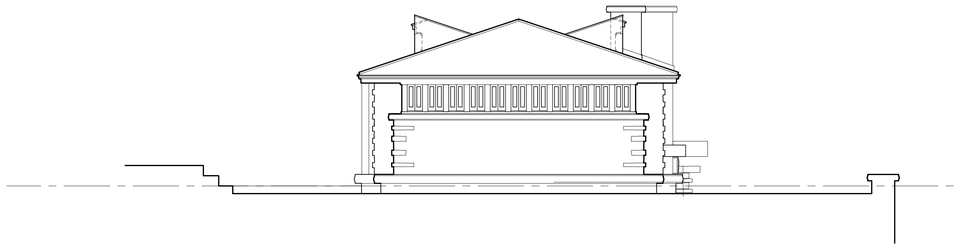
PROJECT NAME
EAGLE POINT PARK
HISTORIC STRUCTURES REPORT
2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION
VERANDA ROOMS
FIRST LEVEL FLOOR PLAN (AS-BUILT)

VERANDA ROOMS

PROJECT NO. 2308
DATE: 16 APRIL 2025
DRAWN BY: JEM
REVISIONS

SHEET NUMBER
VR 201



0 2' 4' 8'

VERANDA ROOMS

NORTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

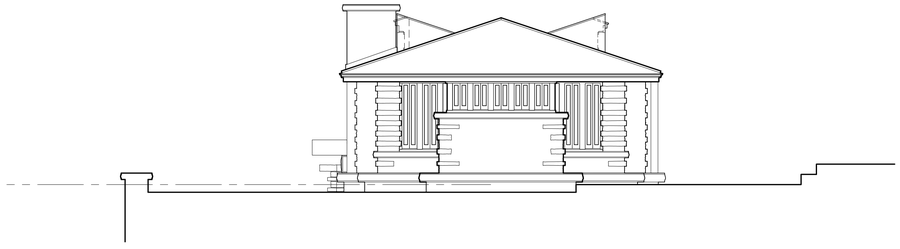


0 2' 4' 8'

VERANDA ROOMS

EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

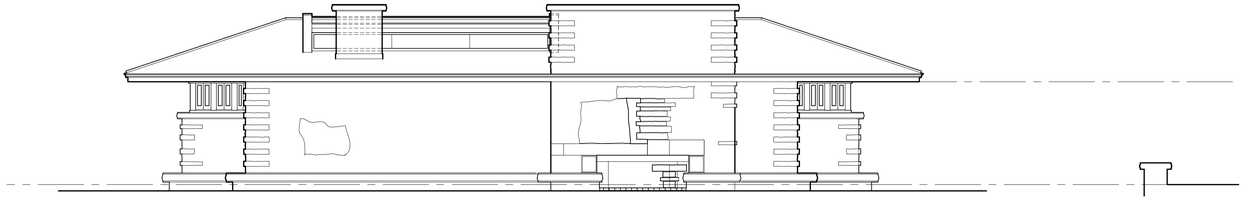


0 2' 4' 8'

VERANDA ROOMS

SOUTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



0 2' 4' 8'

VERANDA ROOMS

WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD

JEFFREY MORTON ASSOCIATES
163 BRADLEY STREET
DUBUQUE, IOWA 52003

563-451 4206

PROJECT NAME

EAGLE POINT PARK
HISTORIC STRUCTURES REPORT

2601 SHIRAS AVENUE
DUBUQUE, IOWA 52001

SHEET DESCRIPTION

VERANDA ROOMS
BUILDING ELEVATION (AS-BUILT)

VERANDA ROOMS

PROJECT NO. 2308

DATE: 16 APRIL 2025

DRAWN BY: JEM

REVISIONS

SHEET NUMBER

VR 301

DEPARTMENT:		STATE PROGRAM:	PROJECT TITLE:			YEAR FIRST SUBMITTED: FY 2027		TOTAL PROJECT COST
30 - Parks and Recreation Park Division		4C - Culture & Recreation	Eagle Point Park / Jeffris Grant			PROJECT NO:		$ 2,060,394
2025 EXPENSE	**2026 BUDGET**	**PROJECT BUDGET**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
		A. EXPENDITURE ITEMS						
$ —	$ —	Consultant	$ 51,814	$ 59,216	$ 37,010	$ —	$ —	$ —
$ —	$ —	Construction	$ —	$ —	$ —	$ 926,177	$ 926,177	$ —
$ —	$ —	Parks and Recreation Project Manager	$ 10,000	$ 10,000	$ 10,000	$ 15,000	$ 15,000	$ —
$ —	$ —	TOTAL	$ 61,814	$ 69,216	$ 47,010	$ 941,177	$ 941,177	$ —
		B. PROJECT FINANCING						
$ —	$ —	Sales Tax Fund (20%)	$ —	$ 69,216	$ 47,010	$ —	$ —	$ —
$ —	$ —	Private Participant	$ —	$ —	$ —	$ 926,177	$ 926,177	$ —
		G.O. Debt (Sales Tax Fund 20%)	$ 61,814	$ —	$ —	$ 15,000	$ 15,000	$ —
$ —	$ —	TOTAL	$ 61,814	$ 69,216	$ 47,010	$ 941,177	$ 941,177	$ —

PROJECT DESCRIPTION/JUSTIFICATION

This project provides for match funding for an approximate $600,000 challenge grant for bricks and mortar improvements from the Jeffris Family Foundation. A historic structures report was completed for the Bridge Complex, Indian Room and Veranda Rooms at Eagle Point Park. The challenge grant program provides funds for restoration of these structures of up to $1 million dollars requiring locally raised matching funds at 2:1($2 Local:$1 Foundation). FY2027, FY2028, and FY2029 provide funding for hiring a fundraising partner to raise the funds and FY2030 and FY2031 is for construction.

RELATIONSHIP TO OTHER PROJECTS

This project is not related to other capital projects.

OUTCOME

Diverse Arts, Culture, Parks and Recreation: Experiences and Activities: Have well-built, well-maintained, upgraded and expanded parks, park amenities and recreational/park facilities.

FUNDING RESTRICTIONS

This project may only be funded by Sales Tax 20% or DRA funding

PROJECT ADDRESS/SERVICE AREA

2601 Shiras Avenue

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 13.

ITEM TITLE:	Urban Sustainability Directors Network Catalyst Fund Grant Application
SUMMARY:	City Manager recommending approval of the submittal of the grant application and funding request to the Urban Sustainability Directors Network Catalyst Grant Fund Program. **RESOLUTION** Retroactively Authorizing the Filing of an Application for the Catalyst Fund with Urban Sustainability Directors Network (USDN)
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Urban Sustainability Directors Network (USDN) Catalyst Fund Grant Application
2. Staff Memo_USDN Catalyst grant application_05-27-2026
3. 2-2026-USDN-Catalyst-Fund-Q2-Proposal-Form_Heartlandia FINAL
4. 3-2026-USDN-Catalyst-Fund-Q2-RFP-Budget-Heartlandia
5. Retroactive Authorization of Application Resolution_05-2026 USDN Catalyst Fund Q2 Proposal

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: Urban Sustainability Directors Network (USDN) Catalyst Fund Grant Application

DATE: June 10, 2026

Sustainability Director Gina Bell is recommending City Council approval of the submittal of the grant application and funding request to the USDN Catalyst Grant Fund Program.

The total grant request is $19,580.00. No match is required. The project will require minimal staff time but has no additional budget impact. We will not move forward with the project if it is not funded.

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
Gina Bell, Sustainability Director

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: Gina Bell, Sustainability Director

DATE: June 6, 2026

RE: Urban Sustainability Directors Network (USDN) Catalyst Fund Grant Application

INTRODUCTION
The purpose of this memo is to request Council approval of a grant application and funding request to the USDN Catalyst grant program.

BACKGROUND
In 2011, Dubuque became a member of the Urban Sustainability Directors Network (USDN). USDN connects local government practitioners to accelerate urban sustainability in US and Canadian communities. The Catalyst Fund works to enhance local capacity to build capacity for sustainable communities. The fund does this by requiring local government and local nonprofit and/or business partnerships to move a short-term project forward.

DISCUSSION
USDN member communities were invited to apply for grant project funding and sustainability staff with partners throughout the region determined that a regional gathering to discuss current challenges was an immediate need and project timeline would support the work. It will build relationships and collaborations among members, review ongoing research by the NOAA Climate Adaptation Partnerships Program and create a report including effective approaches and framing to advance sustainability efforts throughout the region.

BUDGET IMPACT
The total grant request is $19,580.00. No match is required. The project will require minimal staff time but has no additional budget impact. We will not move forward with the project if it is not funded.

REQUESTED ACTION
Due to time constraints, the application was submitted to meet the deadline. I respectfully request City Council approve the submittal of the grant proposal to the USDN Catalyst Fund.

The Catalyst Fund Proposal Form

1. **Project title.** Convening Heartlandia to Build Capacity and Connection Despite It All
2. **Amount requested.** $19,580 (USD).
3. **Budget.** See Excel attachment.
4. **Primary project focus.** Developmental work.
5. **Priority category.** Collaborates across states and regions on climate policies and programs.
6. **Lead USDN member.** Gina Bell, Director of Sustainability, City of Dubuque, 50 West 13th Street, Dubuque, IA 52001, gbell@cityofdubuque.org, 563.845.8591.
7. **Other participants.**
   - Michelle Kim, Dubuque, IA, Climate Action Coordinator, (USDN), Convening Committee Member
   - Sarah Gardner, Iowa City, IA, Climate Action Coordinator (USDN), Convening Committee Member
   - Lara Isch, Sustainability Manager, Overland Park, KS (USDN), Convening Committee Member
   - Jensen Adams, Chief Environmental Officer, Kansas City, MO (USDN), Convening Committee Member
   - Kim Morrow, Sustainability Manager, Lincoln, NE (USDN), Convening Committee Member
   - Emily Rountree, Climate Adaptation Partnerships Specialist, NOAA Climate Adaptation Partnerships Program, Convening Collaborator

Additional potential participating Heartlandia jurisdictions/interested communities: Columbia, MO; Springfield, MO; St. Louis, MO; Cedar Rapids, IA; Ames, IA; Fairfield, IA; Johnson County, IA; Linn County, IA; Lawrence, KS; Johnson County, KS; Douglas County, KS; Rapid City, SD; Brookings, SD; Oklahoma City, OK; Edmund, OK; Norman, OK.

7a. **Next to each name, clearly state their role.**
7b. **Have you confirmed that each one has the capacity to do this work?** Yes
7c. **State if any partner is missing that this work will seek to onboard.** N/A

8. **Statement of intent.** The Heartlandia Network proposes hosting a convening to bring together current and prospective Heartlandia regional members to:
   - Build relationships and collaborations among members.
   - Support and learn from ongoing research by the NOAA Climate Adaptation Partnerships Program on climate action planning efforts in the region.
   - Develop program case studies and other resources to assist regional municipalities and counties that may lack a formal CAP or dedicated staff capacity in advancing regional climate action goals during times when sustainability offices in the region are under threat.
   - Outline a draft “red state update” report to share approaches and framing that have worked to advance climate efforts in the conservative areas in which Heartlandia members operate that can aid others who may be now facing these headwinds as a result of shifting political dynamics

9. **Measuring success.**
    - Attendance: At least 50% or more of Heartlandia members will participate in the convening
    - Membership: At least 1 new jurisdiction previously unaffiliated with the Heartlandia Network will become a member
    - Case studies: Case studies will be produced on at least 8 distinct programs to be used by both the NOAA Climate Adaptation Partnership Program and Heartlandia Members
    - Report: An outline for a "red state update" report will be drafted, including commitments

10. **Direct outputs from this work.** With this funding, we will produce both case studies and a report to support conservative communities working in the sustainability/climate space better understand programs and options available to start/advance this body of work. Travel expenses have been one of the most significant barriers to prevent Heartlandia members from convening in recent years. Many of the states in which we work have been instituting budget reforms that have adversely impacted municipal budgets. At the same time, our communities have been contending with multiple climate-driven and climate-compounding disasters which have further constricted local sustainability budgets, as dollars must be prioritized for recovery efforts.

    This funding will provide tangible support for:
    - A catered lunch for the first day of the convening.
    - Stipends to participating members to cover lodging for two nights and offset other costs
    - Registration costs for Heartlandia members to the Climate Action KC Summit.
    - Materials and supplies costs for the convening such as large easel pads and USB drives.

    The funding will also provide support for several intangible outcomes, including:
    - Gathering that focuses on sharing information and mutual support.
    - Building relationships and trust among the large geographic area.
    - Address immediate threats of downsizing (both the physical and emotional work).
    - As a network, we will confirm our priorities to work together and define next best steps for each participating jurisdiction. Part of the process with be commitments to ourselves and one another to follow through.

11. **Root cause design / the "why".** The Heartlandia Network last hosted a regional convening in 2016 (a planned meeting for 2020 took place virtually the following year as a result of the pandemic). Since then, many new members have joined while many of the original members have retired or left their positions. Interest in the network, however, continues to grow, with an average of 3-4 new communities added each year. This convening is an opportunity for members who previously may have never met in person to do so as well as an opportunity for interested potential members to participate and learn from a network event. We anticipate the potential members would include communities that have recently expressed an interest in joining the Network and neighboring jurisdictions of Heartlandia communities that current members would invite to attend.

    Some members of the Heartlandia Network have taken part in a NOAA Climate Adaptation Partnerships Program research project on climate action planning and implementation over the past two years. This convening would be held in collaboration with the program researcher, and the first day will be utilized to share out the findings of the project among members and prospective members and assist with refining the resulting report. The Heartlandia Network also recently proposed

developing a set of case studies as a next step for the research project that could be used independently of a formally adopted CAP for smaller cities and communities to implement climate action efforts. The convening is intended to jump start that process with each participating jurisdiction presenting on a successful ongoing program, allowing Network members to identify future programs and potential collaborations for their own communities while helping build a body of reference materials and resources that can be shared with others.

The first day will conclude with a focused "red state update" discussion among participants to discuss strategies and communications tools that Network members have found work well to build and maintain support for climate efforts in the conservative context of the states in which we work. The aim would be to identify learnings that could be shared outside the region with colleagues who may historically not have had to navigate such political headwinds in hopes of aiding their continued efforts as well. The state of the United States is moving in a direction oppositional to the work we are trying to accomplish. During the past decade, cities throughout the Heartland have added sustainability programming and staff. Others have grown offices and completed CAP. Data has been gathered. But as we see a shift in politics, both fledgling offices and long-established offices are fighting for their existence, while trying to move the work forward. Federal shifts impact the entire network but especially in "red" states, which are majority of Heartlandia, where no state level policies, funding and action exist to fall back upon.

The second day of the convening will coincide with the Climate Action KC Summit. Heartlandia members attending the convening will participate in the Summit as an opportunity to have a more concentrated look at efforts in one of our member cities, and to broaden the discussion among local Summit participants with perspectives from similar situated communities in the Heartlandia Network. Participating in the Climate Action KC Summit will also provide an event model that other members of the Heartlandia Network can potentially bring back to implement in their own communities.

12. **Methodology / the "how".** A small group of veteran Heartlandia members have been discussing a gathering to support newer jurisdictions and those with limited resources/capacity in moving climate action forward. In partnership with Emily Roundtree with NOAA, who has spent the past 3 years researching climate action plans and implementation efforts within the Heartlandia region, also approached the group about sharing her findings and taking next steps. This opportunity will allow members to travel to Kansas City, MO to gather as a regional network, build and strengthen relationships and share learnings, ideas and data. Members will leave with deeper connections to regional partners and ideas of how to advance their local work. The gathering will take place over two days. The time will be spent as a mix of relationship building and facilitated discussions and report-outs on projects, details, and Emily's collected data. A small group of members will serve as the planning committee and ensure every detail is taken care of.

13. **Scalability.** Often, sustainability practitioners in conservative-leaning regions can feel their experiences and realities are not fully reflected in larger national or international climate action discussions, including at some USDN events. Ambitious "grass tips" policy changes like building code updates and plastic bag bans may not be possible and, when possible, may even backfire, while more the more "grassroots" efforts that prove successful tend to be more highly tailored to each community

and involve unusual and unexpected allies. Although the highly individualized nature of these programs may not always directly translate to other communities, the approaches that make them possible do scale and may even already be familiar to other USDN members in another form. We seek to answer: What approaches work well to co-create a program with conservative stakeholders? What does it look like to embody familiar practices like "assume positive intent" and "step up and step back" when in conversation with those who are highly skeptical of climate change? Is there such a thing as code switching for rural audiences?

A chief aim of the convening is to document the collective wisdom of sustainability practitioners who have won some hard earned victories in the climate action space, recognize and celebrate the strength and resilience of these colleagues, and create a toolkit from our shared experiences in the form of the "red state update" report that can be shared with other practitioners in presentations and discussions, including in USDN peer learning groups and future annual meetings.

14. **Project timeline**. Can the proposed work be done 3-6 months from award announcement? Yes.

15. **Project plan.** Create a detailed plan and timeline for the proposed work, showing how it will be executed. Use the following table template:

#	Activity	Deliverable	Due Date
	Describe what actions the team will take during the project period	*Describe what will be sent to USDN (e.g., report, workshop presentation details, toolkit, etc.)*	*Name a specific date this will be delivered to USDN to set clear delivery expectations*
1	Finalize details and logistics (reserve room, arrange travel/lodging, facilitation)	Invitation with details to Heartlandia members and potential communities and list of participating jurisdictions.	10/15/2026
2	Presentation by NOAA researcher on Climate Action Plans in the Heartlandia Region	Research report	11/15/2026
3	"PechaKucha" style presentations from each participating jurisdiction on a sustainability program that could serve as a model for others	A master slide deck containing a case study from each participating jurisdiction	11/15/2026
4	Roundtable discussion of challenges and successful strategies for sustainability practitioners in conservative contexts	"Red State Update" report	11/15/2026
5	Climate Action KC Summit	Summary of activities and discussions that comprise the Summit, with key takeaways which Heartlandia members highlighted	11/15/2026

16. **Memorandum of Understanding (MOU) Acknowledgment.** Acknowledged.

USDN Proposal Budget Template

Proposal Title: Convening Heartlandia to Build Capacity and Connection Despite It All

Lead Member Community: Dubuque, IA

Budget Notes:

Proposal budgets should be capped at **$20,000** USD and ideally a little bit less than this amount. Proposers are

If partnering with a CBO, at least 20% of the budget must be allocated to the CBO(s) in this proposal's budget.

can be provided by the CBO or paid out to providers / community members by the CBO.

Proposal budgets are expected to minimize expenses as much as possible while also being realistic. Budget for

USDN will pay the full amount of the award upfront at the time of the award to either a member community o

If there are any unused funds in hand at the conclusion of the project, these should be repurposed to further s

support more awards.

Itemized Cost *List Each Cost Against the Requested Amount Below*	**Requested Amount**	**Other Funding Sources***	**TOTAL in USD**
Facility Rental	$0.00	$250.00	**$250.00**
Catered Lunch	$550.00		**$550.00**
Facilitator	$0.00	$1,450.00	**$1,450.00**
Supplies - large easel pads/sticky notes/usb drives	$150.00		**$150.00**
Climate Action Summit KC registrations	$1,210.00	$220.00	**$1,430.00**
Travel Stipends (mileage/lodging/per diem)	$17,670.00		**$17,670.00**
TOTAL	***$19,580.00***	***$1,920.00***	***$21,500.00***

*Please describe in notes section. Examples of other sources are matching funds from a local partner, in-kind t

Committee looks favorably at variables like this as they deliberate, and the fund tracks this type of leverage as

encouraged to ground-truth costs from possible partners prior to the proposal due date.
Costs like participation stipends and equity consultant facilitation qualify in this % range. They

what is needed, especially for compensating community member engagement.
r a community partner they designate with receipt of an invoice.
support the work. If USDN is holding these funds, they will return to the fund budget to

Notes
in kind facility use
in-kind facilitation & report writing ($150/hour facilitation; $50/hour report writing)
some participants have funding to cover this in their budgets
depends on # of participants, not to exceed, may be less than amount requested, but this amount allows for at least one person from each interested jurisdiction to attend.

time provided by a facilitator, or donated materials. While this is not required, the Selection
an outcome of awards.

Prepared by: Crenna M. Brumwell, 300 Main Street Suite 330, Dubuque IA 52001 563 583-4381

RESOLUTION NO. _____ - 26

RETROACTIVELY AUTHORIZING THE FILING OF AN APPLICATION FOR THE CATALYST FUND WITH URBAN SUSTAINABILITY DIRECTORS NETWORK (USDN)

WHEREAS, applications for certifications, funding, and grants are set by outside entities and outside the control of the City; and

WHEREAS, the deadlines set by outside entities do not always coincide with the meetings of the City Council; and

WHEREAS, the City applied for the Catalyst Fund opportunity from USDN with an application deadline of 05/27/2026

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

Section 1. The application to USDN is approved retroactive to May 27, 2026.
Passed, approved and adopted this ____ day of _____, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 14.

ITEM TITLE:	Love Your Block Grant Application
SUMMARY:	City Manager recommending authorization to submit the City of Dubuque's application for the Bloomberg Center for Public Innovation Love Your Block 2026–2028 grant.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Intent to apply for Love Your Block Grant
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: Michael C. Van Milligen, City Manager

SUBJECT: Intent to apply for Love Your Block Grant

DATE: June 11, 2026

Community Impact and Neighborhood Support Director Antonio Mouzon is recommending City Council authorization to submit the City of Dubuque's application for the Bloomberg Center for Public Innovation Love Your Block 2026–2028 grant. If selected, this grant will provide $270,000 over two years to fund resident-led neighborhood revitalization projects in Dubuque's highest concentration-poverty areas, with the Office of Community Impact and Neighborhood Support serving as the lead city department.

Grant Details

- Total Grant Amount: $270,000 (over two years)
- Fellowship Funding: $200,000 (supports up to two Love Your Block Fellows)
- Program Implementation Funding: $70,000 (mini-grants, supplies, outreach)
- Match Required: No
- Application Due Date: June 15th, 2026
- Award Notification: August 2026
- Grant Term: January 1, 2027 – December 31, 2028

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
Anderson Sainci, Director of Strategic Partnerships
Nathan Kelleher, Budget Analyst - Grants

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TO: Michael C. Van Milligen, City Manager
FROM: Antonio Mouzon, Community Impact & Neighborhood Support Director
SUBJECT: Intent to apply for Love Your Block Grant
DATE: June 9, 2026

INTRODUCTION

The purpose of this memorandum is to request City Council authorization to submit the City of Dubuque's application for the Bloomberg Center for Public Innovation Love Your Block 2026–2028 grant. If selected, this grant will provide $270,000 over two years to fund resident-led neighborhood revitalization projects in Dubuque's highest-concentration-poverty areas, with the Office of Community Impact and Neighborhood Support serving as the lead city department.

DISCUSSION

Love Your Block is a national program administered by the Bloomberg Center for Public Innovation at Johns Hopkins University. It funds cities to engage residents and neighborhood associations as co-designers of small-scale revitalization projects through a competitive mini-grant model, supported by two grant-funded community Fellows. The program is grounded in impact volunteering. This structure provides a proven strategy for building lasting trust between residents and local government while producing tangible, visible improvements in neighborhood spaces.

Dubuque is well-positioned to compete for this grant. The Office of Community Impact and Neighborhood Support has administered individualized neighborhood grants for years, building the application, review, and grantee support infrastructure Love Your Block requires. The Office of Sustainability brings a parallel mini-grant track record, including two rounds of Bloomberg Philanthropies' Youth Climate Action Fund microgrants, and contributes the Teen Resiliency Corps, which is a paid youth team that conducts door-to-door outreach in the target neighborhoods. Together, these assets represent a level of institutional readiness few applicant cities can match.

The proposed focus area is Dubuque's highest concentration poverty neighborhoods, anchored in the Bee Branch / North End corridor. Research by Harvard economist Raj Chetty demonstrates that neighborhood conditions have a causal impact on children's long-term economic mobility. Investing in resident-led revitalization in these areas is therefore a direct investment in the future of Dubuque's most vulnerable families.

GRANT DETAILS

- Total Grant Amount: $270,000 (over two years)
- Fellowship Funding: $200,000 (supports up to two Love Your Block Fellows)
- Program Implementation Funding: $70,000 (mini-grants, supplies, outreach)
- Match Required: No
- Application Due Date: June 15th, 2026
- Award Notification: August 2026
- Grant Term: January 1, 2027 – December 31, 2028

Program Co-Leads: Temwa Phiri, Community Engagement Coordinator, and Brittney Hayes, Community Service and Volunteer Coordinator. The program will be overseen by Antonio Mouzon, Director of Community Impact and Neighborhood Support.

ALIGNMENT WITH CITY COUNCIL GOALS

Healthy and Safe Community

- Activates vacant lots, improves green space, and reduces urban heat island in disinvested neighborhoods

Financially Responsible, High-Performance City Organization

- Leverages $270,000 in external funds; builds on existing city infrastructure with no required match

Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity

- Creates a Robust Local Economy which supports upward mobility by improving conditions in neighborhoods where economic opportunity is most constrained

Diverse Arts, Culture, Parks, and Recreation Experiences and Activities

- Community-designed beautification, greening, and public space activation

Future Funding

Dubuque’s Love Your Block program is designed to build a replicable model for resident-led neighborhood improvement. The city will pursue continuation funding through Community Development Block Grant allocations, the Community Foundation of Greater Dubuque, and additional Bloomberg-affiliated programs following the grant term.

ACTION REQUESTED

I respectfully request City Council approval to submit the City of Dubuque’s Love Your Block 2026–2028 grant application to the Bloomberg Center for Public Innovation at Johns Hopkins University by the deadline of June 15, 2026.

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 15.

ITEM TITLE:	Letter of Support to Love Your Block Grant Application
SUMMARY:	Mayor Cavanagh transmitting a letter of support for the City of Dubuque's application for the Love Your Block 2026–2028 grant.
SUGGUESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. Mayor's Letter of Support Love your Block Grant

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Office of the Mayor
City Hall
50 West 13th Street
Dubuque, IA 52001-4845
www.cityofdubuque.org

June 11, 2026

Bloomberg Center for Public Innovation at Johns Hopkins University
Love Your Block Program Selection Committee
3400 N. Charles Street
Baltimore, MD 21218

Dear Members of the Selection Committee:

I am pleased to submit this letter in support of the City of Dubuque's application for the Love Your Block 2026–2028 grant. As Mayor, I am fully committed to this initiative and pledge the sustained engagement, public visibility, and cross-departmental coordination it requires. Strengthening Dubuque's neighborhoods is a city council goal and priority, and Love Your Block aligns directly with that commitment.

The neighborhoods with the highest concentrations of poverty in Dubuque face compounding challenges and have welcomed the opportunity to participate in community-driven civic infrastructure needed to sustain lasting change. Love Your Block addresses what capital investment cannot: resident ownership, neighborhood capacity, and collaborative efforts between residents and local government that produces durable outcomes.

What distinguishes Dubuque's application is our readiness. The Office of Community Impact and Neighborhood Support has administered neighborhood mini grants for years and maintains deep relationships with neighborhood associations and other community groups across the city. Our Community Impact and Neighborhood Support Department brings the community engagement and volunteer infrastructure expertise this program demands.

I will serve as a public champion of this program throughout its full two-year term, highlighting the program's impact in public communications, and visiting project sites to acknowledge the volunteers and residents doing this work. My mayoral tenure extends through December 2029, well beyond the program's completion. I am committed to the success of this initiative and respectfully urge the Selection Committee to select the City of Dubuque as a Love Your Block 2026–2028 grantee city.

Sincerely,

Brad Cavanagh
Mayor

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 16.

ITEM TITLE:	Letter of Support for Cresent Community Health Center
SUMMARY:	City Manager recommending approval of a letter of support for the Crescent Community Health Center's application for a Supplemental Nutrition Assistance Program Fruit and Vegetable Incentive Program under the Gus Schumacher Nutrition Incentive Program.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Support letter for Crescent Community Health Center
2. 2026.06.10 MVM letter of support CCHC
3. 26_06_09 USDA NIFA GusNIP-NI Letter

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Support letter for Crescent Community Health Center

DATE: June 10, 2026

Public Health Director Mary Rose Corrigan is recommending City Council approval of a letter of support for the Crescent Community Health Center's application for a Supplemental Nutrition Assistance Program (SNAP) Fruit and Vegetable Incentive Program under the Gus Schumacher Nutrition Incentive Program (GusNP-NI).

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
Mary Rose Corrigan, Public Health Director

Health Services Department
City Hall Annex
1300 Main Street
Dubuque, IA 52001
Office (563) 589-4181
Fax (563) 589-4299
TTY (563) 589-4193
health@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Mary Rose Corrigan, Public Health Director

SUBJECT: Support letter for Crescent Community Health Center

DATE: June 10, 2026

INTRODUCTION

This memo requests support for Crescent Community Health Center's application for a Supplemental Nutrition Assistance Program (SNAP) Fruit and Vegetable Incentive Program under the Gus Schumacher Nutrition Incentive Program (GusNP-NI).

BACKGROUND

CCHC's proposed nutrition incentive program aligns with The City of Dubuque's Comprehensive Plan, Imagine Dubuque 2037, which specifically recommends "Explore the potential for Dubuque health providers to 'prescribe' fruits and vegetables as part of a strategy to combat obesity." Mary Rose Corrigan, the City's Public Health Director, encouraged and recommended Crescent Community Health Center apply for the GusNIP-NI to help achieve this recommendation. Additionally, the City Council maintains a goal of Healthy and Safe Communities.

DISCUSSION

A portion of the city's contracted services grant will be used as match. The Health Services Department will assist with planning, community outreach and partnerships to align the project with the Community Health Assessments' focus on nutrition, obesity and physical activity.

Because the grant application and letter of support were due June 12, 2026, I requested the city manager's signature instead of the mayors' in order to meet the deadline.

RECOMMENDATION

Approve the letter of support for Crescent Community Health Center's application for a Supplemental Nutrition Assistance Program (SNAP) Fruit and Vegetable Incentive Program under the Gus Schumacher Nutrition Incentive Program (GusNP-NI).

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City Manager's Office
City Hall
50 West 13th Street
Dubuque, IA 52001-4845
Office (563) 589-4110
Fax (563) 589-4149
TTY (563) 690-6678
ctymgr@cityofdubuque.org
www.cityofdubuque.org

June 9, 2026

USDA National Institute of Food and Agriculture (NIFA)
Gus Schumacher Nutrition Incentive Program (GusNIP-NI)

Dear Review Committee,

On behalf of the City of Dubuque, I am submitting this letter in support of Crescent Community Health Center's (CCHC's) application for a SNAP Fruit and Vegetable Incentive Program under GusNIP-NI. The City of Dubuque is committed to advancing community well-being, health equity, and quality of life. We recognize access to nutritious food is closely connected to broader community goals related to health improvement, chronic disease prevention, neighborhood stability, and the ability of residents to thrive. CCHC's proposed nutrition incentive program aligns with these goals by expanding access to healthy foods for residents who face financial barriers. The City of Dubuque's Comprehensive Plan, Imagine Dubuque 2037, was adopted in 2017, and specifically recommends "Explore the potential for Dubuque health providers to 'prescribe' fruits and vegetables as part of a strategy to combat obesity." Mary Rose Corrigan, the City's Public Health Director, encouraged and recommended Crescent Community Health Center apply for the GusNIP-NI to help achieve this recommendation. Additionally, the City Council maintains a goal of Healthy and Safe Communities.

The need for this effort is well established in local planning. In the 2023 Dubuque County Community Health Assessment and Health Improvement Plan (CHA-HIP), physical activity, nutrition, and obesity were identified as one of the top three priorities. This emphasizes the importance of coordinated local action to improve nutrition access for healthier outcomes.

The City views CCHC's proposed program as a practical strategy to respond to an identified need while strengthening connections between healthcare, community services, and local systems that work to support residents' daily well-being. City representatives have been collaborative planning partners alongside CCHC seeking to advance food as medicine in response to these community needs. The City of Dubuque contracts $50,000 annually with CCHC to address health disparities and needs identified in the CHA-HIP.

CCHC has engaged additional community partners, stakeholders, patients, and other local collaborators in identifying needs, discussing program considerations, and shaping a model that has high potential to impact vulnerable individuals and families.

CCHC's application represents an important opportunity to advance local goals related to preventive health, access to supportive services, and stronger coordination across community systems. By supporting nutrition program development in the area, this will help reduce barriers to healthy eating, reinforce community-wide health improvement efforts, and contribute to a healthier and more resilient greater Dubuque community.

The City anticipates supporting CCHC's work through activities such as:

- Community alignment and outreach – Support awareness of the program through City-connected communication channels and community partnerships, helping align the initiative with broader local health and wellness efforts.

- Planning and coordination – Continue participating in collaborative planning and decision-making with CCHC and community stakeholders to support implementation that reflects local priorities and available resources.

- Financial commitment – Through a Contracted Services grant process, provide annual financial support and matching commitment documentation as appropriate.

The City of Dubuque strongly supports CCHC's overall work as a federally qualified community health center as well as the program proposed in their application. We value CCHC's leadership in bringing partners together around a clearly identified community need and in developing an approach that is responsive to local priorities, community input, and long-term health improvement goals.

We respectfully encourage consideration of CCHC's application and appreciate the opportunity to support local nutrition program development. The City looks forward to continued collaboration to strengthen nutrition access and improve community health outcomes.

Sincerely,

Michael C. Van Milligen
City Manager

cc: Mary Rose Corrigan, Public Health Director

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 17.

ITEM TITLE:	Letter of Support for an Extension Request to the Workforce Housing Tax Incentive Program by Millwork Flats, LLC
SUMMARY:	City Manager recommending approving a letter of support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program on behalf of Millwork Flats, LLC for a project at 1065 Jackson Street. **RESOLUTION** Approving a Letter of Support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program to Extend the Compliance Period for Contract No. 26-Whtip-026 on Behalf of Millwork Flats, L.L.C. for a Project at 1065 Jackson Street
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Letter of Support IEDA Workforce Housing Tax Incentive Program Extending on behalf of Millwork Flats
2. Staff Memo
3. Millwork Flats WHTC Extension Support Letter
4. Resolution

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Approving a Letter of Support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program to Extend the Compliance Period for Contract No. 26-WHTIP-026 on behalf of Millwork Flats, LLC for a Project at 1065 Jackson Street

DATE: June 11, 2026

Economic Development Director Jill Connors is recommending City Council approval of a resolution approving a letter of support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program on behalf of Millwork Flats, LLC for a project at 1065 Jackson Street. A Community Input Form also accompanies each resolution and requires signature.

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

Michael C. Van Milligen

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

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

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution Approving a Letter of Support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program to Extend the Compliance Period for Contract No. 26-WHTIP-026 on behalf of Millwork Flats, LLC for a Project at 1065 Jackson Street

DATE: June 11, 2026

INTRODUCTION

This memorandum presents for City Council approval a resolution approving a letter of support to the Iowa Economic Development Authority Workforce Housing Tax Incentive Program on behalf of Millwork Flats, LLC for a project at 1065 Jackson Street.

BACKGROUND

The Iowa Workforce Housing Tax Credit program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty, or dilapidated properties. Total program benefits are limited to one million dollars ($1,000,000) per project.

DISCUSSION

The City of Dubuque and Millwork Flats, L.L.C. entered into a Development Agreement on June 17, 2024, for the creation of over 60 rental residential units with an investment of approximately Seventeen Million Five Hundred Thousand Dollars ($17,500,000.00) for the construction of the units. Current modeling is closer to Seventy-Six (76) units with an investment of approximately Twenty-Five Million Five Hundred Thousand Dollars ($25,500,000.00).

In 2025, Millwork Flats, L.L.C. was awarded workforce housing tax credits up to $1 million dollars by the Iowa Economic Development Authority. That award required Millwork Flats, L.L.C. to begin construction on the project by July 1, 2026. While the project fully intends to move forward, the layering and management of various incentives in the capital stack as well as the increased scope of the project have caused a delay in the commencement. Millwork Flats, L.L.C. is requesting an extension from the Iowa Economic Development Authority to push back the required start date.

Given the existing dearth of housing units in Dubuque, and with the pending need to house an additional several hundred students, faculty, and staff of the proposed college of osteopathic medicine scheduled to open in 2028, it is imperative that we support the construction of additional housing options. This project meets the City Council goal of additional housing in Dubuque's downtown.

The addition of the Iowa Workforce Housing Tax Credit to the capital stack improves the viability of these projects, increasing the developers' ability to adequately address the shortage of housing in the community.

RECOMMENDATION

I respectfully request City Council approval of the attached resolutions supporting the aforementioned applications for Iowa Workforce Housing Tax Credits for housing development in Dubuque. A Community Input Form also accompanies each resolution and requires signature.

June 10, 2026

Iowa Economic Development Authority
Attn: Nick Sorensen, Tax Credit Program Manager
1963 Bell Ave,
Des Moines, IA 50315

Re: Letter of Support — Workforce Housing Tax Incentive Program
Contract No. 26-WHTIP-026 — Millwork Flats, 1065 Jackson Street, Dubuque

Dear Mr. Sorensen:

The City of Dubuque writes in support of Millwork Flats and of the developer's request to extend the construction commencement deadline, and the corresponding completion deadline, under the above-referenced Workforce Housing Tax Incentive award.

Millwork Flats is a ground-up, mixed-use multifamily development at 1065 Jackson Street in the City's Historic Millwork District. The Millwork District Master Plan identifies this site as a priority for new-construction infill, and the project delivers the workforce housing and ground-floor commercial space the District's long-term vision calls for. The City considers it an important opportunity for the continued redevelopment of the District and for addressing the housing shortage in Dubuque and its urban core.

Over the past year, the developer has concurrently advanced a multi-phase industrial development the City has supported on City-owned land with available incentives, now under active construction and progressing on schedule. As is the case for many developers working with public incentives, projects that depend on those incentives must be sequenced against one another, and that sequencing can introduce some delay. The City regards the developer's continued investment across multiple local projects as the mark of an active and responsible community development partner.

The City supports multifamily redevelopment of this kind through established local programs. Fifteen-year tax increment financing is available to eligible projects, and Millwork Flats qualifies; that support remains available to the project. The City will process the corresponding Development Agreement timing through the City Council to

align with the extended state schedule once the project timeline is confirmed, and City staff support doing so.

We respectfully ask the Authority to grant the requested extension. The City of Dubuque values Millwork Flats and supports its completion in the Historic Millwork District.

Sincerely,

Mayor Cavanagh, City of Dubuque

Prepared by: Ian Hatch, Assistant Economic Development Director, 1300 Main Street, Dubuque IA 52001, 563 589-4213
Return to: Adrienne Breitfelder, City Clerk, 50 E. 13th Street, Dubuque IA 52001, 563 589-4100

RESOLUTION NO. ___-26

APPROVING A LETTER OF SUPPORT TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY WORKFORCE HOUSING TAX INCENTIVE PROGRAM TO EXTEND THE COMPLIANCE PERIOD FOR CONTRACT NO. 26-WHTIP-026 ON BEHALF OF MILLWORK FLATS, L.L.C. FOR A PROJECT AT 1065 JACKSON STREET

WHEREAS, the City and Developer have executed a Development Agreement dated June 17, 2024, including the issuance of a $500,000 Forgivable Loan and Urban Tax Increment Revenue Obligations, to construct a multi-family residential property and invest approximately Twenty-Five Million Five Hundred Thousand Dollars (the Project); and

WHEREAS, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

WHEREAS, Developer has committed a significant amount of private financing to the Project; and

WHEREAS, Millwork Flats, L.L.C. has been awarded a Workforce Housing Tax Credit Incentive from the Iowa Economic Development Authority; and

WHEREAS, Developer's request for an extension of the compliance period for the Workforce Housing Tax Credit Program will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

WHEREAS, the City Council finds that an extension of the compliance period for the Workforce Housing Tax Credit Program by Millwork Flats, L.L.C. is in the best interests of the City of Dubuque and should be supported.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of the attached letter to the Iowa Economic Development Authority Application

to the Workforce Housing Tax Credit Program by Millwork Flats, L.L.C. for an extension of the Contract No. 26-WHTIP-026.

Passed, approved and adopted this 15th day of June, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 18.

ITEM TITLE:	Fiscal Year 2027 Contracted Services Agreements
SUMMARY:	City Manager recommending approval of the Fiscal Year 2027 Contracted Services Agreements presented by Housing and Community Development Director Maddy Haverland for Community Solutions of Eastern Iowa, Four Mounds HEART, and Hawkeye Area Community Action Program, and authorizing the Mayor to execute the contracts on behalf of the city.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Fiscal Year 2027 Contracted Services Agreements
2. Staff Memo
3. FY27 Community Solutions of Eastern Iowa Contracted Services Agreement
4. FY27 Four Mounds Foundation Contracted Services Agreement
5. FY27 Hawkeye Area Community Action Program Contracted Services Agreement

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 2027 Contracted Services Agreements

DATE: June 10, 2026

Housing & Community Development Director Madeline Haverland is recommending City Council approval and authorization for the Mayor to execute the contracts on behalf of the City of the Fiscal Year 2027 Contracted Services Agreements listed below. All agencies further the City of Dubuque Goal of Livable Neighborhoods and Housing: Great Place to Live.

The adopted Fiscal Year 2027 operating budget provides a payment of:

- $48,000 to Community Solutions of Eastern Iowa
- $10,000 to Four Mounds HEART
- $70,000 to Hawkeye Area Community Action Program

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Madeline Haverland, Housing & Community Development Director
Mary Bridget Corken-Deutsch, Community Development Grants Monitor

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: Madeline C. Haverland, Housing and Community Development Director

SUBJECT: Fiscal Year 2027 Contracted Services Agreements

DATE: June 8, 2026

Introduction
Attached for City Council approval are the Contracted Services Agreements with three agencies for the City's financial support for Fiscal Year 2027. All agencies further the City of Dubuque Goal of Livable Neighborhoods and Housing: Great Place to Live.

Discussion
The adopted Fiscal Year 2027 operating budget provides a payment of:

- $48,000 to Community Solutions of Eastern Iowa
- $10,000 to Four Mounds HEART
- $70,000 to Hawkeye Area Community Action Program

Progress reports will be submitted quarterly using a form on the City's website. Audit reports are due within 60 days of audit completion.

All agencies are required to undertake their work in alignment with City Council goals and priorities, as well as incorporating the work of Envision Dubuque.

Recommendation
I respectfully request City Council approval of the attached Contracted Services Agreement with the listed agencies, authorizing the Mayor to execute the contracts on behalf of the City.

Prepared by: Mary Bridget Corken-Deutsch, Community Development Grants Monitor

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
COMMUNITY SOLUTIONS OF EASTERN IOWA

THIS AGREEMENT dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and Community Solutions of Eastern Iowa (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide the Housing Helpline; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Housing and Community Development Director, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Housing and Community Development Director shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026 through June 30, 2027 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Forty-Eight Thousand Dollars ($48,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Housing and Community Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

COMMUNITY SOLUTIONS OF EASTERN IOWA

Mae Hingtgen

Mae Hingtgen, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

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Masterpiece on the Mississippi

POLICY AGENDA

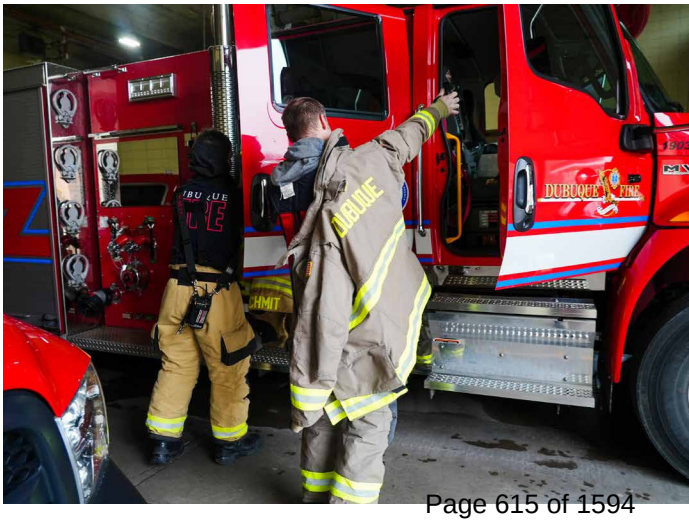
Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

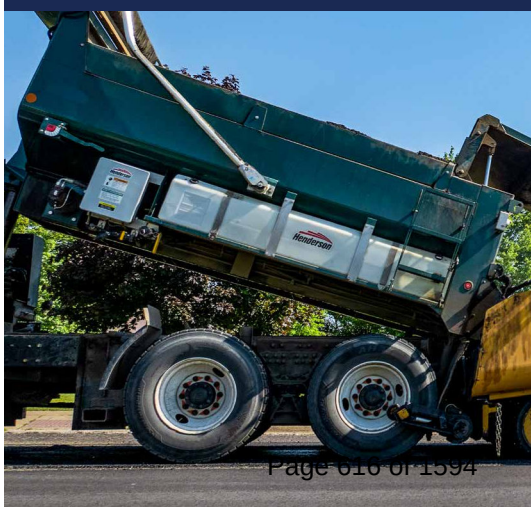
- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**

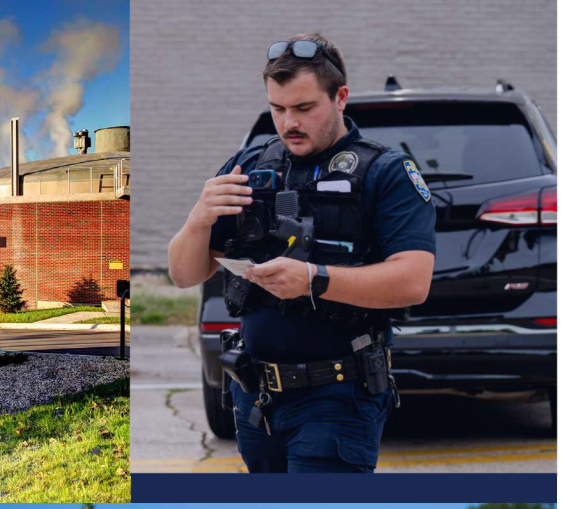




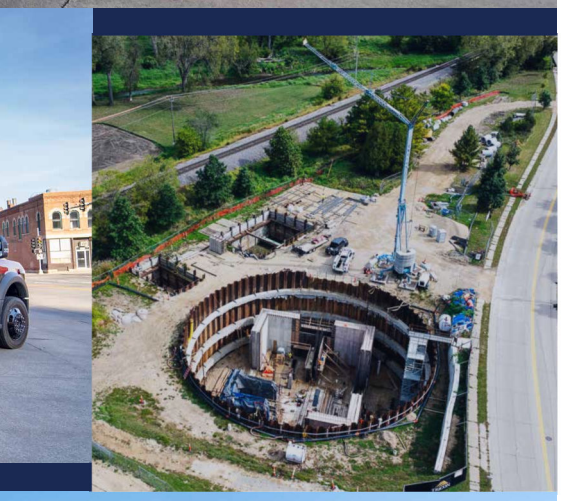














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Housing Hotline;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
FOUR MOUNDS FOUNDATION

THIS AGREEMENT dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and Four Mounds Foundation (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide the HEART Program; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Housing and Community Development Director, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Housing and Community Development Director shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026 through June 30, 2027 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Ten Thousand Dollars ($10,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively

working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Housing and Community Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

FOUR MOUNDS FOUNDATION

John N Gronen

John Gronen, Board President

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

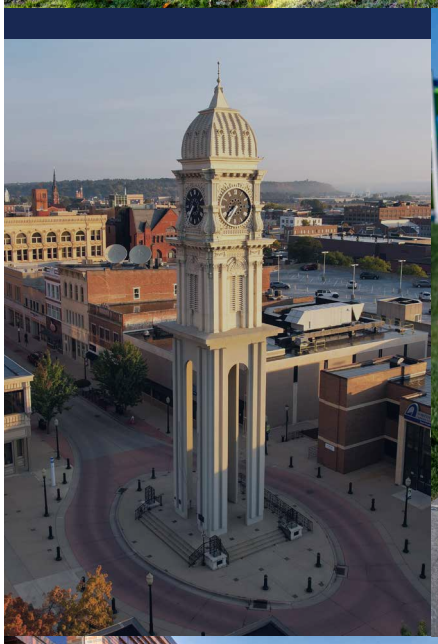
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





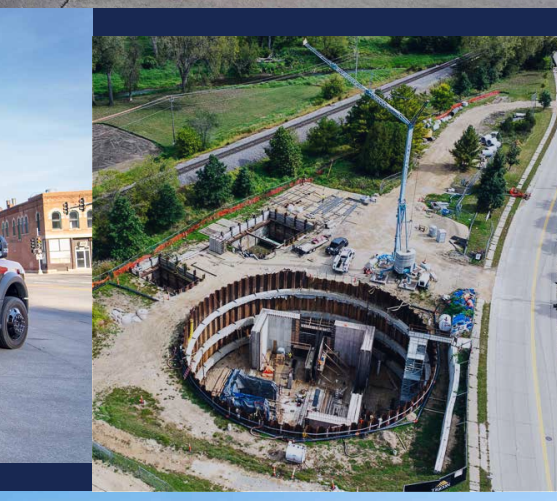














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide the HEART Program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$2,000,000
Policy Aggregate	$4,000,000

1) Policy to include job site and transportation coverage.

2) Include additional insured for:
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INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
HAWKEYE AREA COMMUNITY ACTION PROGRAM

THIS AGREEMENT dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and Hawkeye Area Community Action Program (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide Volunteer Income Tax Assistance (VITA) program, a free, reliable, and trusted source for preparing tax returns for eligible individuals and families; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Housing and Community Development Director, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Housing and Community Development Director shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026 through June 30, 2027 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Seventy Thousand Dollars ($70,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively

working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Housing and Community Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

HAWKEYE AREA COMMUNITY ACTION PROGRAM

Matt Majeski, Chief Executive Officer

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

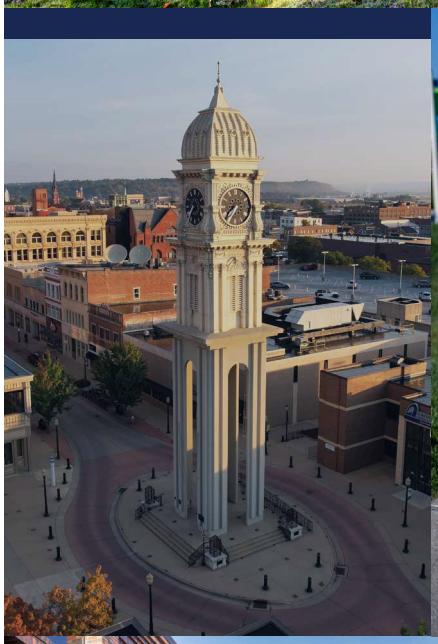
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

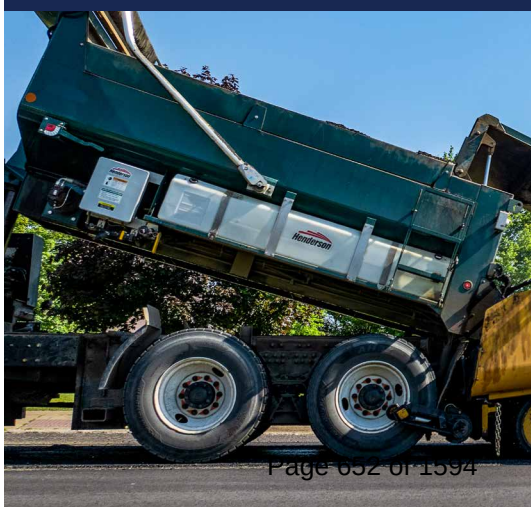
- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:**
  Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
  Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
  Great Place to Live
- **Sustainable Environment:**
  Preserving and Enhancing Natural Resources
- **Connected Community:**
  Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





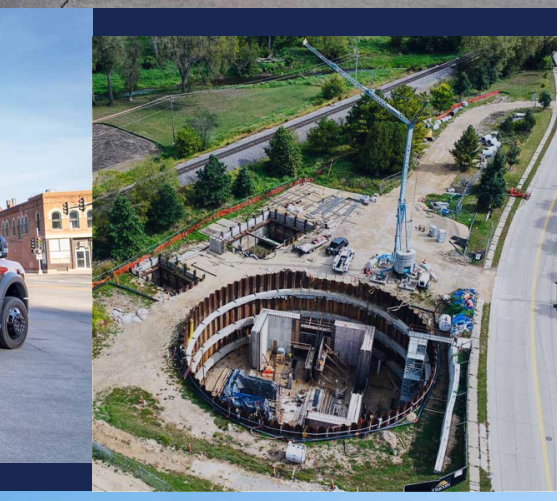














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Volunteer Income Tax Assistance (VITA) program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 19.

ITEM TITLE:	Fiscal Year 2027 Contracted Services Agreements
SUMMARY:	City Manager recommending approval of the Fiscal Year 2027 Contracted Services Agreements, presented by Economic Development Director, Jill Connors for the Dubuque Area Labor - Management Council, Dubuque Dream Center, Dubuque Main Street, the Fountain of Youth Program, Four Mounds Foundation to manage the Dubuque Winter Farmers Market, the Greater Dubuque Development Corporation, Travel Dubuque, and authorizing the Mayor to execute the contracts on behalf of the city.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo Contracted Services Agreements for FY2027
2. Staff Memo
3. FY27 DALMC Service Agreement
4. FY2027 Dream Center Service Agreement
5. FY2027 Dubuque Main Street Service Agreement
6. FY2027 Fountain of Youth Service Agreement
7. FY2027 Four Mounds Service Agreement
8. FY2027 GDDC Service Agreement
9. FY2027 Travel Dubuque Contracted Service Agreement

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: Contracted Services Agreements for FY2027

DATE: June 10, 2026

Economic Development Director Jill Connors is recommending City Council approval of the attached FY2027 Contracted Services Agreements with the below listed agencies, authorizing the Mayor to execute the contracts on behalf of the City.

The adopted Fiscal Year 2027 operating budget provides a payment of:

- $35,000 to the Dubuque Area Labor-Management Council
- $63,000 to the Dubuque Dream Center
- $96,211 to Dubuque Main Street
- $63,000 to the Fountain of Youth Program
- $15,000 to the Four Mounds Foundation to manage the Dubuque Winter Farmers Market
- $836,135 to the Greater Dubuque Development Corporation
- $ 1,607,359 to Travel Dubuque

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

Michael C. Van Milligen

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

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

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Contracted Services Agreements for FY2027

DATE: June 1, 2026

INTRODUCTION

Attached for City Council approval are the Contracted Services Agreements with seven agencies for the City's financial support for Fiscal Year 2027.

DISCUSSION

The adopted Fiscal Year 2027 operating budget provides a payment of:

- $35,000 to the Dubuque Area Labor-Management Council
- $63,000 to the Dubuque Dream Center
- $96,211 to Dubuque Main Street
- $63,000 to the Fountain of Youth Program
- $15,000 to the Four Mounds Foundation to manage the Dubuque Winter Farmers Market
- $836,135 to the Greater Dubuque Development Corporation
- $ 1,607,359 to Travel Dubuque

Progress reports will be submitted quarterly using a form on the City's website. Audit reports are due within 60 days of audit completion.

All agencies are required to undertake their work in alignment with City Council goals and priorities.

RECOMMENDATION/ ACTION STEP

I respectfully recommend City Council approval of the attached contracted services agreements with the listed agencies, authorizing the Mayor to execute the contracts on behalf of the City.

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
DUBUQUE AREA LABOR MANAGEMENT COUNCIL

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Dubuque Area Labor-Management Council (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide a forum to improve and expand labor-management cooperation in the public and private sector within the Dubuque area; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Thirty-Five Thousand Dollars ($35,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-

Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

DUBUQUE AREA LABOR MANAGEMENT COUNCIL

Kelly Cooper, Executive Director

WITNESS

Trish L. Gleason, Assistant City Clerk

06082026alw

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G
EXHIBIT D	Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

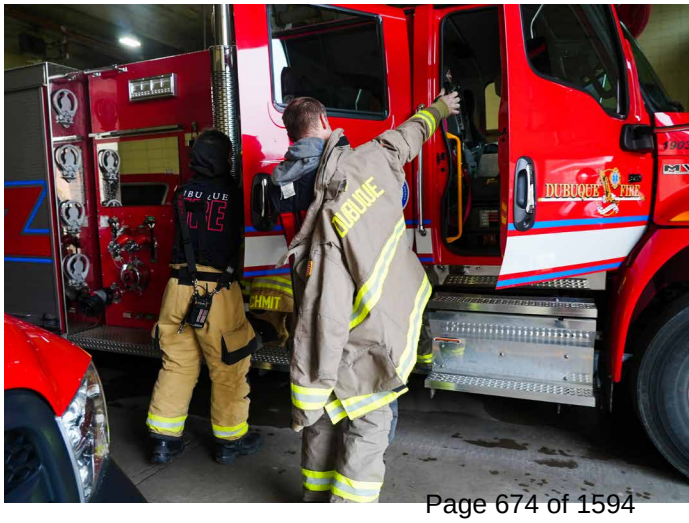
Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

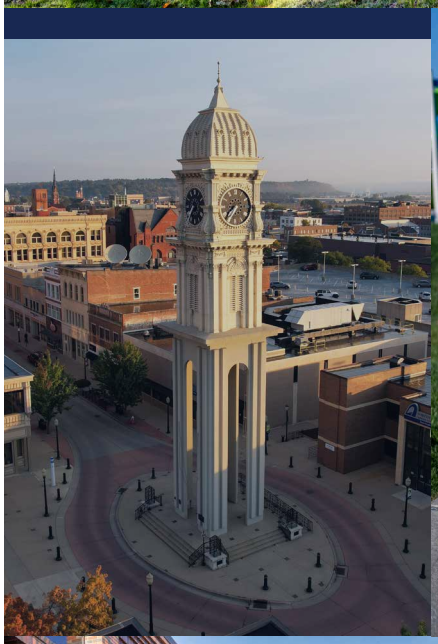
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





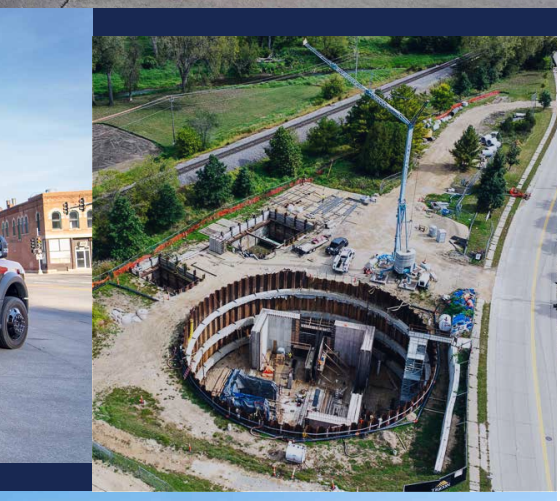














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Maintain and expand a cooperative labor-management resource center;
3. Maintain a speakers bureau;
4. Maintain the publication of a bimonthly newsletter;
5. Expand educational incentives and outreach;
6. Expand existing membership;
7. Facilitate a cooperative effort between labor and management in city;
8. Comply with City Council goals and priorities set forth in Exhibit A; and
9. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

Dubuque Area Labor-Management Council

"Working together for a better community"

350 West 6th Street, Room 236
P.O. Box 14, Dubuque, IA 52004-0014
563-582-8804 E-mail: info@dalmc.net
www.dalmc.com

Memorandum of Understanding
Dubuque Area Labor-Management Council
and City of Dubuque partnership
June 1, 2026

The Dubuque Area Labor-Management Council (DALMC) will offer career and post-secondary planning opportunities to minority and underserved students in the Dubuque area through career coaching, career presentations, tours, job shadows and possible internships through the Tech WORKS program. DALMC will work with organizations such as Pacific Island student groups, Black Men's Coalition, Alternative Learning Center, Exploring Program and Multicultural Family Center to enhance their current activities to best serve their students. Other organizations will be added throughout the year as agreements can be established.

- Increase the number of female and minority students registered in the Tech WORKS program. Adding a minimum of ten new female and/or minority students for career coaching. There are currently over 200 students in the program.
    - $1,000 in staffing
- DALMC staff will meet with student groups such as the Pacific Islanders, Black Men's Coalition, Alternative Learning Center and Multicultural Family Center to educate the students about the career and post-secondary planning opportunities available to them.
    - $880 in staffing
- DALMC staff will also work with the City of Dubuque departments to setup opportunities for staff members to give presentations at the Dubuque Middle and High Schools during three career exploration events.
    - $585 in staffing
- DALMC will also work to set up small group tours of City departments as departments are available. Tours will be held during the school day to various City departments.
    - $1560 in staffing
- Job shadows will be arranged for students that are interested in learning more about careers with the City of Dubuque.
    - $845 in staffing
- DALMC will be available throughout the year for additional initiatives that align with the City of Dubuque and DALMC priorities.
- DALMC staff will work with other community partners to promote skilled trades to adults in the Dubuque community.

Total investment - $4,870

Sincerely,
Kelly Cooper
Executive Director

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X _____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes __X__ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes __X__ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

__X__ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
DUBUQUE DREAM CENTER

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between City of Dubuque, Iowa (City) and the Dubuque Dream Center (Agency).

WHEREAS, Agency has retained professional staff for the formulation and implementation of programs for the enhancement of equitable conditions and opportunities for youth and families in the City of Dubuque; and

WHEREAS, private contributors have allocated funds or other resources for the support of Agency; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable by providing within the City of Dubuque the services listed in the Memorandum of Understanding, Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency an amount not to exceed Sixty-Three Thousand Dollars ($63,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-

Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

_____
Brad M. Cavanagh, Mayor

DUBUQUE DREAM CENTER

Robert Kimble
_____
Robert Kimble, Executive Director

WITNESS

_____

Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

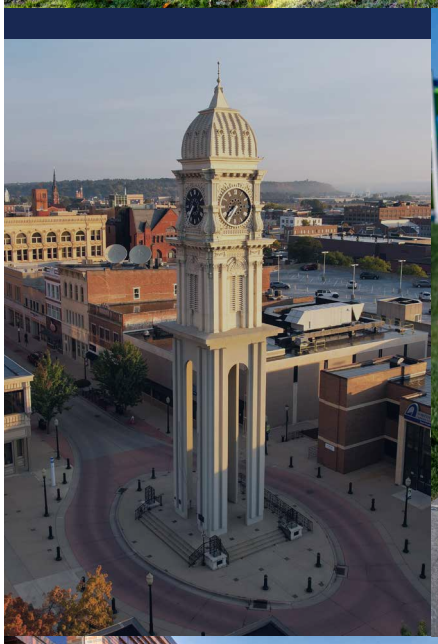
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

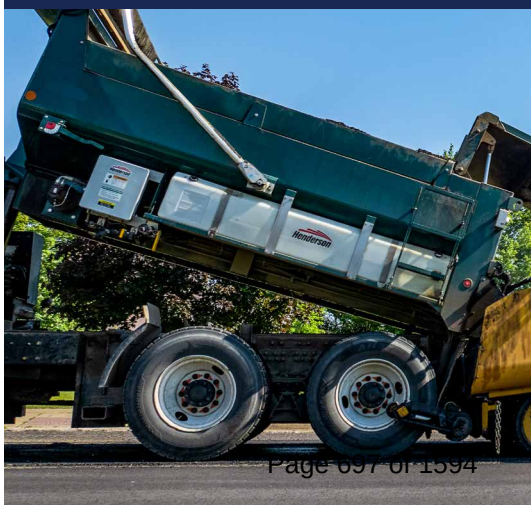
- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





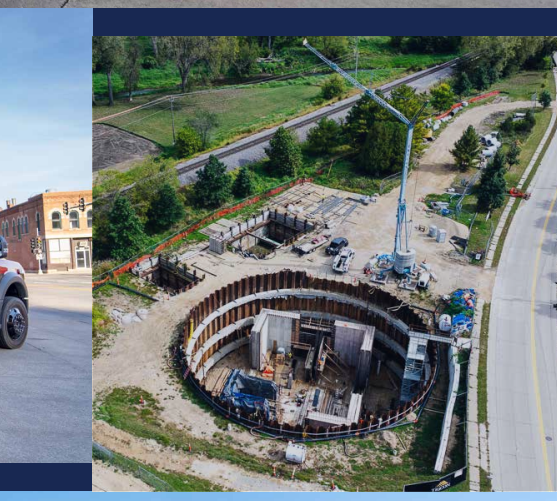














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable;
2. Provide quality and affordable youth supervision and care for working families during non-school hours;
3. Provide academic programming to facilitate improved reading and math scores of youth participants;
4. Provide personal development programming through mentoring and other appropriate methods;
5. Provide opportunities for youth participants to engage in sports, music, and performing arts activities;
6. Provide summer employment and soft skills training opportunities;
7. Provide transportation for families in need;
8. Provide parent support system for families in need;
9. Comply with City Council goals and priorities set forth in Exhibit A; and
10. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X _____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X_____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X_____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X_____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
DUBUQUE MAIN STREET

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between the City of Dubuque, (City) and Dubuque Main Street, a nonprofit corporation (Agency).

WHEREAS, City desires to engage the services of Agency to provide and implement a downtown revitalization program and to provide a part time development position; and

WHEREAS, Agency has indicated its willingness to provide such services to City;

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICES. Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the City of Dubuque the services listed in the Memorandum of Understanding, Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Ninety-Six Thousand Two Hundred Eleven Dollars ($96,211) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-erformance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee’s obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement..

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

_____
Brad M. Cavanagh, Mayor

DUBUQUE MAIN STREET

Creed J. Waelchli
_____
Creed Waelchli Board President

WITNESS

_____
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

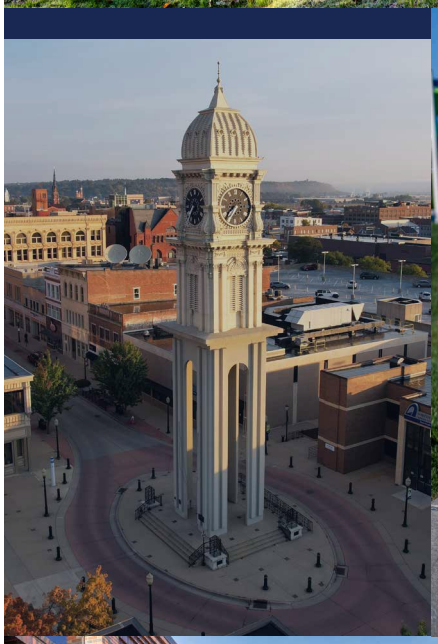
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





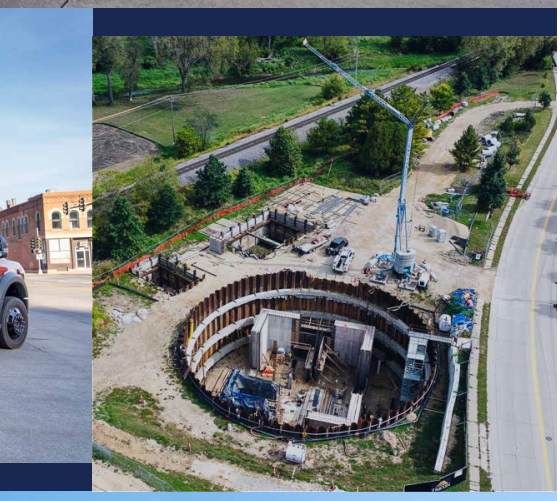














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further the City of Dubuque Goal: Partnership for a Better Dubuque: Building our community that is viable, livable and equitable;
2. Coordinate a downtown revitalization program aimed at the creation and retention of jobs, prevention and elimination of slum and blight, enhancement of the local tax base and the capturing of private investment;
3. Manage Farmer’s Market and Town Clock Festival area;
4. Develop and conduct ongoing public awareness and education programs designed to enhance appreciation of the district's architecture and other assets;
5. Work with appropriate public agencies at the local, state and federal levels to obtain necessary funding for downtown revitalization projects. These may include but not be limited to design assistance, promotional publications, building rehabilitation, parking and public improvements;
6. Utilize the National Trust's Main Street project format, develop and maintain data systems to track the process and progress of the project. These include, but are not limited to, economic data monitoring, individual building files, thorough photographic documentation of all physical changes and information on job creation and business retention;
7. Follow all requirements per City event permitting, to include road closures, law enforcement and EMS;
8. Comply with City Council goals and priorities set forth in Exhibit A; and
9. Support City’s efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes __X__ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes _X_ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes _X_ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

_X_ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
THE FOUNTAIN OF YOUTH PROGRAM

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between City of Dubuque, Iowa (City) and The Fountain of Youth Program (Agency).

WHEREAS, Agency has retained professional staff for the formulation and implementation of programs for the enhancement of equitable conditions and opportunities for low-income individuals in the City of Dubuque; and

WHEREAS, private contributors have allocated funds or other resources for the support of Agency; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the City of Dubuque the services listed in the Memorandum of Understanding, Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION

4.1 City shall pay Agency an amount not to exceed Sixty-Three Thousand Dollars ($63,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City with a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA **THE FOUNTAIN OF YOUTH PROGRAM**

_____ Caprice Jones _____

Brad M. Cavanagh, Mayor Caprice Jones, Executive Director

WITNESS

Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

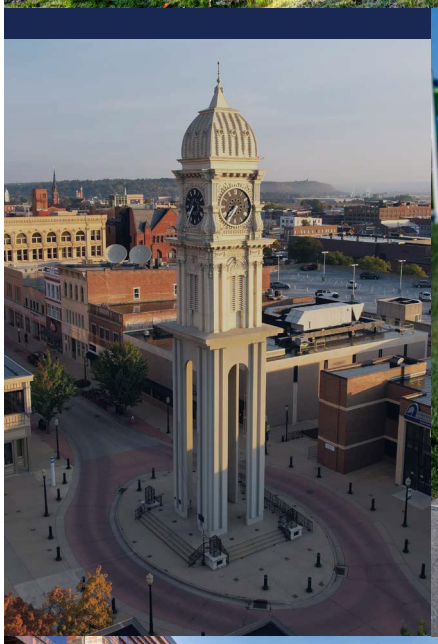
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





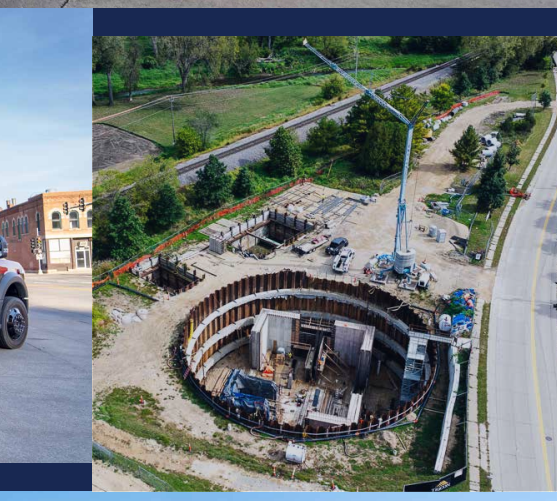














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Serve individuals experiencing generational poverty;
3. Provide one-on-one personal development programming to support individuals from generational poverty achieve their life goals;
4. Provide support group programming centered around cognitive behavioral intervention and the development of mindfulness and critical thinking;
5. Provide support group programming that focuses on personal maturation and sustaining mindset and behavioral change;
6. Provide programming to educate groups/individuals in the community wanting to seek change or learn more about diversity, equity and inclusion
7. Comply with City Council goals and priorities set forth in Exhibit A; and
8. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X_____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes _X_ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes _X_ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

_X_ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BY AND BETWEEN
CITY OF DUBUQUE, IOWA
AND
FOUR MOUNDS FOUNDATION

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between City of Dubuque, Iowa (City) and the Four Mounds Foundation (Agency).

WHEREAS, City desires to engage the services of Agency to furnish professional and technical assistance in connection with Dubuque Winter Farmer's Market as described in Scope of Service set forth herein; and

WHEREAS, Agency has signified its willingness to furnish such services to City.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable; by providing within the City of Dubuque the services listed in the Memorandum of Understanding, Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on the Scope of Service to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for advancing equity and inclusion within Agency and through Agency's work;

(3) Assistance in creating an annual status report that demonstrates the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026 through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Fifteen Thousand ($15,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, the Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City of Dubuque's Reporting and Monitoring requirements by using the following link to submit an annual online report detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-

Performance-Report-208

6.2 The online annual report shall be due on May 15th, 2027. Such report shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

FOUR MOUNDS FOUNDATION

By: MGronen _____
Mary Gronen, Director

ATTEST:

By: _____
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

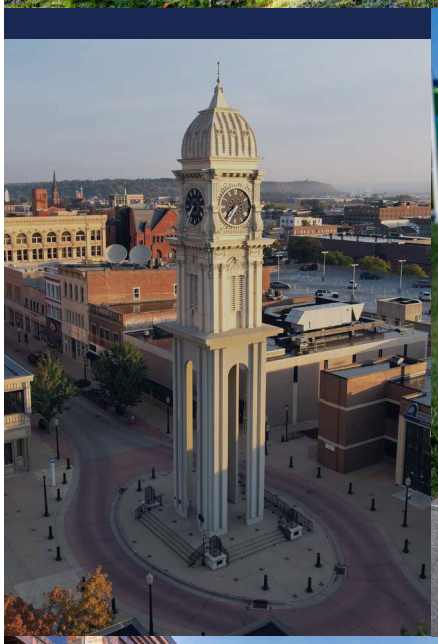
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





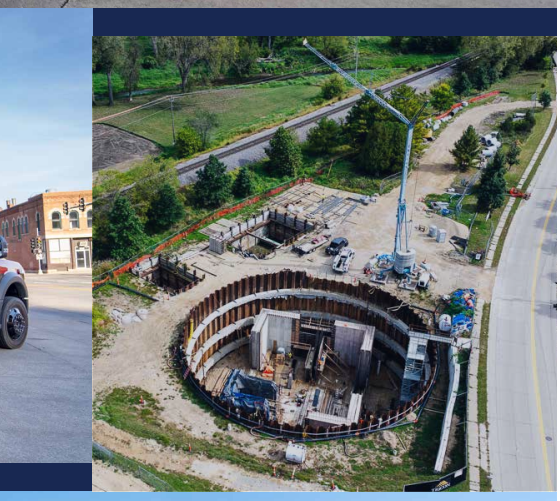














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable;
2. Manage the Winter Farmer's Market;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X_____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes __X__ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes __X__ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

__X__ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
GREATER DUBUQUE DEVELOPMENT CORPORATION

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Greater Dubuque Development Corporation (Agency), a nonprofit Agency, for economic development services.

WHEREAS, Agency has retained professional staff for the formulation and implementation of programs for the enhancement of economic conditions and employment generating opportunities in the City of Dubuque and its environs; and

WHEREAS, the County of Dubuque, Iowa and private contributors have allocated funds or other resources for the support of Agency; and

WHEREAS, Agency represents itself as technically and professionally qualified to provide economic development services.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

1.1 It is an expressed purpose of City to maintain an economically viable community by encouraging private sector development, which produces jobs and expands the local tax base. City seeks the assistance of Agency in being part of a program of coordinated economic development activities which will assure (a) that local firms having potential to expand shall have sites and other resources available to facilitate such expansion; (b) that other resources shall be developed to aid in the recruitment of business and industry, especially those that offer employment opportunities; and that such other activities as may stimulate private sector employment expansion shall be undertaken.

1.2 Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the City of Dubuque the services listed in the Memorandum of Understanding, Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

(2) Downtown Retail & Commercial Development: Forty-Two Thousand Dollars ($42,000) paid quarterly in the amount of Ten Thousand Five Hundred Dollars ($10,500). Such compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

(3) Greater Dubuque: 2027 Campaign: Two Hundred Twenty-One Thousand Five Hundred Dollars ($221,500), which payment shall constitute the fourth of five annual payments for the Greater Dubuque: 2027 Campaign. Such compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

(4) Dubuque Works: One Hundred Twenty Thousand Dollars ($120,000). Such compensation shall be paid by City to River Valley Initiative Foundation within ten (10) days after receipt by City of a requisition for such sum from Agency.

(5) Workforce Solutions Initiative: One Hundred Fifty Thousand Dollars ($150,000). Such compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

(6) Director of Sustainable Innovation position: One Hundred Five Thousand Five Hundred Dollars ($105,500) which shall support the Smarter Sustainable Dubuque Initiative, which payment shall constitute full and complete compensation for such services. Such compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

(7) Housing Initiatives: Twenty-Six Thousand Five Hundred Dollars ($26,500) shall be paid separately in four equal installments of Six Thousand Six Hundred Twenty-Five Dollars ($6,625). Such compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

(8) www.AccessDubuqueJobs.com: Eight Thousand One Hundred Thirty-Five Dollars ($8,135) which payment shall constitute full and complete compensation for such services. Such compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

2.1 City designates the Economic Development Director, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

City shall pay Agency for Fiscal Year 2027 an amount not to exceed Eight Hundred Thirty-Six Thousand One Hundred Thirty-Five Dollars ($836,135) as compensation for the services provided by Agency (described in Exhibit B), which payment shall constitute complete compensation for all services to be rendered, as follows:

(1) General Economic Development Services: One Hundred Fourteen Thousand, Five Hundred Dollars ($114,500) paid quarterly in the amount of Twenty-Eight Thousand Six Hundred Twenty-Five Dollars ($28,625). Such compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

(9) The Dubuque Area Economic Development Promotion, Marketing and Recruitment: Forty-Eight Thousand Dollars ($48,000) shall be paid as follows: City agrees to reimburse Agency for expenses incurred by Agency, either directly or indirectly, related to sales and marketing of City-owned commercial and industrial property. Expenses eligible for reimbursement include but are not limited to; design and production of marketing materials, distribution of marketing materials, sales and marketing consultant services, client contacts and training and staff development related to marketing and sales. Travel expenses will be reimbursed in accordance with City's travel policy attached hereto as Exhibit E. Agency shall provide invoices to the City Economic Development Department, which includes documentation of the expenses incurred and a short description of the specific services provided through the invoiced expenditures. City shall provide reimbursement of qualified expenditures within thirty (30) days of receipt of invoice.

(10) Water Resource & Recovery Center Consulting, including the scope of work outlined in Exhibit F.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds are provided to Agency by City and are subject to audit and performance evaluation to ensure that activities and the expenditures are carried out according to requirements of the Agreement, Agency shall maintain books of account conforming to Generally Accepted Accounting Standards, together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, including records of contracts and solicitations of businesses and industries which may otherwise be subject to rules of confidentiality, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall provide City quarterly reports at a regularly scheduled City Council meeting detailing its activities beginning with the quarter ending September 30, 2026.

6.2 Agency shall comply with the City of Dubuque's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing

Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.3 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.4 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.5 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within 60 days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

6.6 In addition, Agency shall provide to City a copy of any studies, documents, or reports which may be produced under the activities described in Exhibit B, which may be evidence of work performed and which do not otherwise violate the confidentiality of any business or industry contacts that may be developed during the course of this Agreement.

6.7 Agency and City agree that the coordination of efforts, particularly at the staff level, is essential to the success of the scope of activities noted above. Therefore, the City Manager and such other of the City Manager's staff are directed to meet with Agency's Executive Director or other Agency representatives at least once each month to review progress under each of the activities described in Exhibit B.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary

so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. CONFLICT OF INTEREST. No member, officer or employee of City, or their designees or agents, no member of the Dubuque City Council and no other public official of City who exercises any function or responsibilities with respect to the program during such person's tenure, or one year thereafter, shall have any financial interest, direct or indirect, in this Agreement or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement.

SECTION 9. TERMINATION OF AGREEMENT,

9.1 If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

9.2 Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 10. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 11. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

GREATER DUBUQUE DEVELOPMENT AGENCY

Jason White, President & CEO

WITNESS

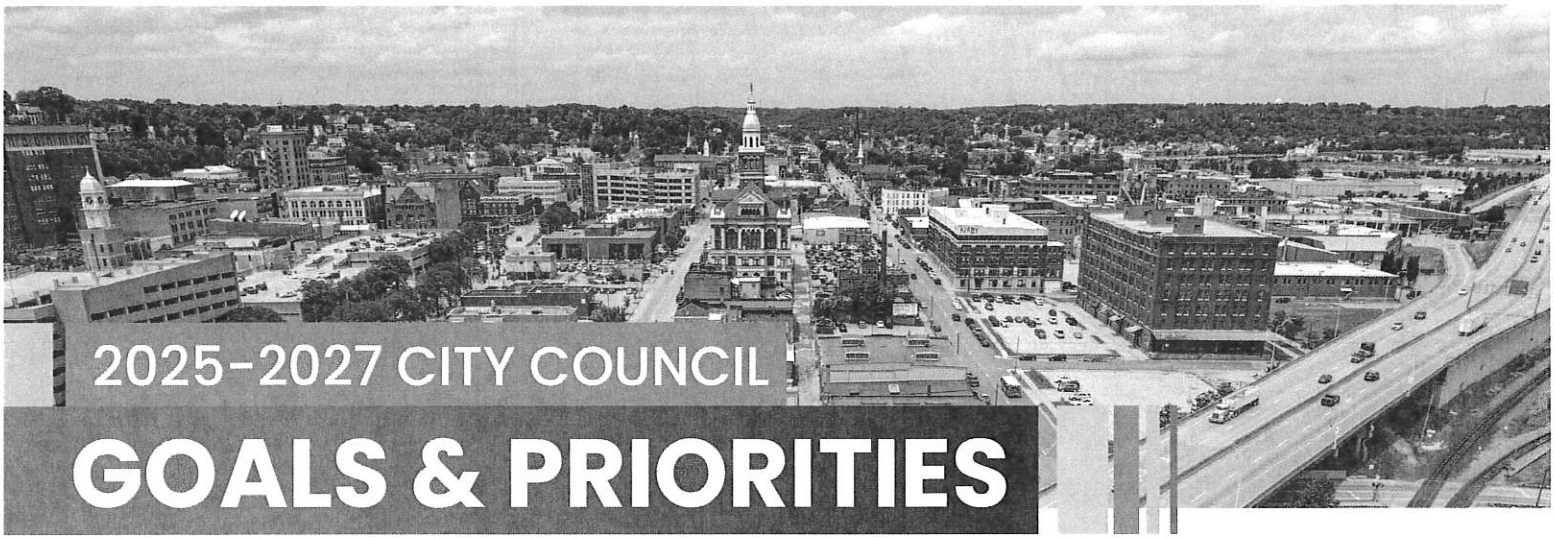
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G
EXHIBIT D	Legal Compliance
EXHIBIT E	City of Dubuque Travel Policy
EXHIBIT F	WRRC Scope of Work

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

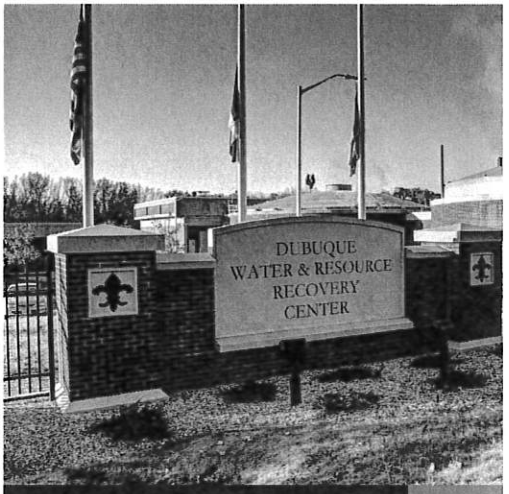
Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

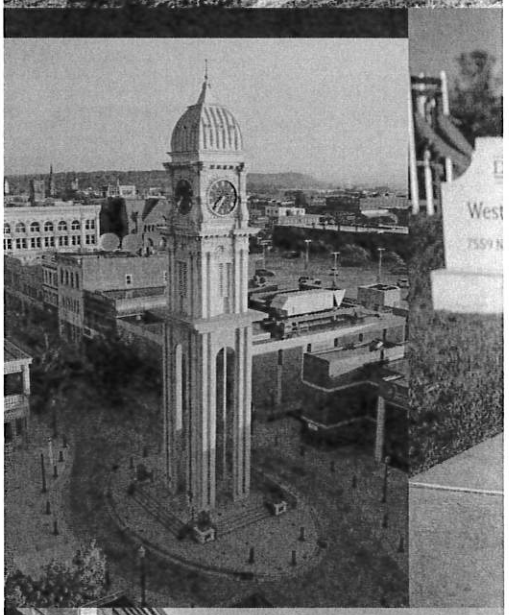
Mission Statement

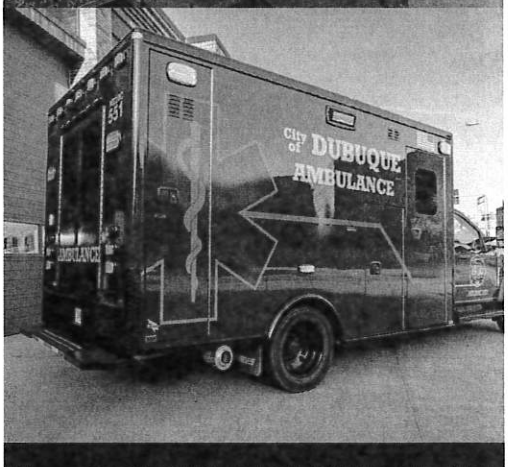
Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:**
  Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
  Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
  Great Place to Live
- **Sustainable Environment:**
  Preserving and Enhancing Natural Resources
- **Connected Community:**
  Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**

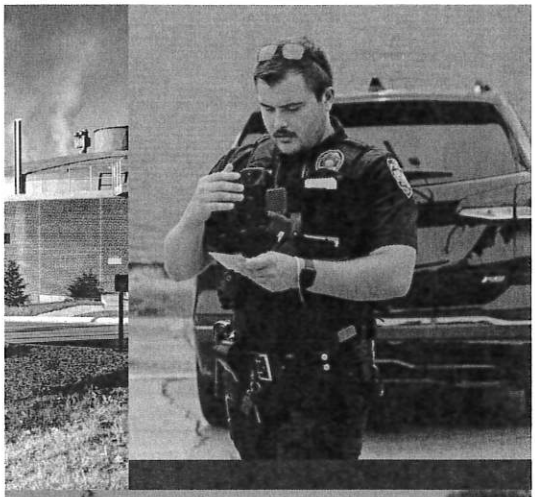


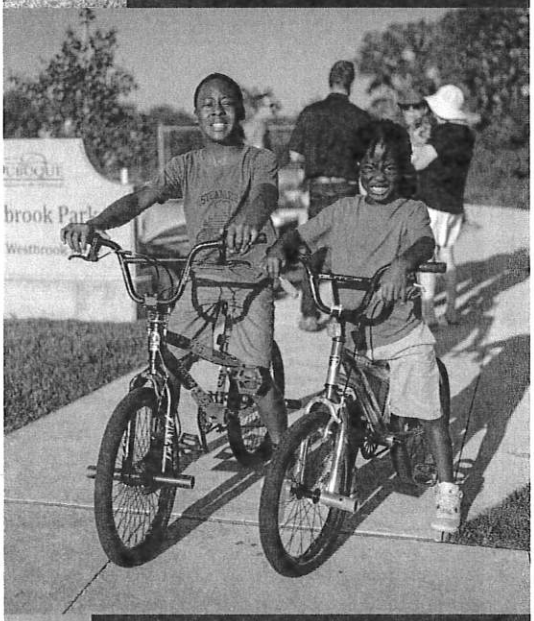


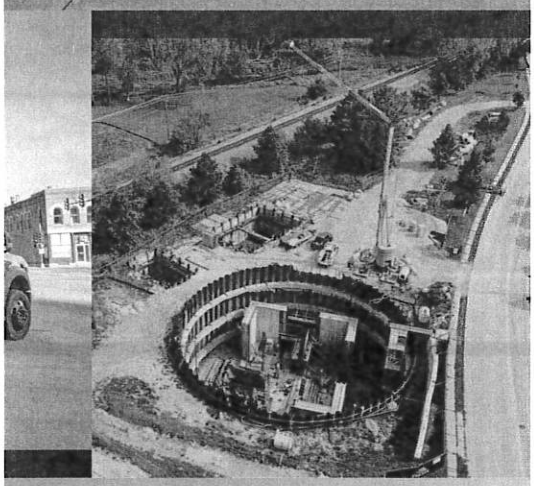




www.cityofdubuque.org/citycouncil









MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



COUN008-102125

EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Comply with City Council goals and priorities set forth in Exhibit A;
3. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants; and
4. Provide all services listed in the scope of work defined on the following pages.

1. GENERAL ECONOMIC DEVELOPMENT SERVICES

Agency Responsibilities

Agency shall respond to inquiries from the public and provide general information regarding available commercial and industrial development. It shall prepare a monthly newsletter for general circulation and shall maintain and regularly update a web-based inventory of available commercial and industrial buildings and sites within the Dubuque area..

City Responsibilities

City shall provide Agency with current information on City financial assistance programs, and proposed terms, and on other matters relating to City's policies and capacity to support business development. City will collaborate with Agency staff on response to business inquiries and related matters. City shall be fully responsible for establishing and negotiating all terms and conditions for City economic development programs in collaboration with Agency.

DOWNTOWN RETAIL & COMMERICAL DEVELOPMENT

Agency Responsibilities

Agency will direct the process of supporting downtown retail and commercial development opportunities within the City of Dubuque. Agency's responsibilities include business recruitment, retention, and expansion; maintaining relationships with property owners, developers, brokers, and business owners; utilizing market and demographic data to support development efforts; coordinating meetings and site visits; supporting redevelopment and adaptive reuse projects; leveraging opportunities associated with major community investments, and tracking the status of leads and projects for reporting to the Board of Directors and the City.

2. GREATER DUBUQUE: 2027 CAMPAIGN

Agency Responsibilities

Agency will secure the financial resources necessary to fund an organization and activities that will achieve measurable outcomes regarding workforce, population, wages, and commercial construction within a five-year period. Agency's responsibilities include: build-on proven ability to be the "go to" resource for private sector businesses; serve as the liaison between existing employers and public

officials to resolve any barriers to growth and/or the creation of jobs; conduct over 250 Info*Action* interviews per year with regional employers and maintain a confidential data base to work with individual companies to track business trends and intelligence; facilitate and assist private-sector employers with converting principles of sustainability into decisions that improve the bottom line and create possible deal flow; continue partnership with the Telegraph Herald and Woodward Communications in the promotion of AccessDubuqueJobs.com, continue to grow partnerships at all regional institutions of higher learning, act as an advocate for both K-12 and higher education, which is critical for economic success; continue to spearhead the nationally-recognized Dubuque Works program, which eliminates duplication and enhances the performance of regional workforce partners and programs; expand Distinctively Dubuque as a powerful tool for newcomers to experience Dubuque; over 100 new employees and top recruits (per year) will be welcomed to our area; expand welcoming program to serve all area employers by providing concierge services to company recruits and newcomers; identify and recruit emerging industries with the highest growth potential; enhance marketing and business development efforts through the strategic use of technology, data, digital communications and targeted outreach, complemented by strong personal relationships and direct employer engagement.

3. DUBUQUE WORKS

Agency Responsibilities

Agency will secure the financial resources necessary to develop, manage and sell a model workforce program, leverage key competencies to promote and market one unified workforce initiative, and lead and support efforts to attract and retain a high qualified workforce.

4. WORKFORCE SOLUTIONS INITIATIVE

Agency Responsibilities

Agency will hire staff who shall be dedicated exclusively to assist with workforce development and such other activities as may be required by area businesses.

5. SMARTER SUSTAINABLE DUBUQUE

Agency Responsibilities

Agency will hire a Director of Sustainable Innovation who shall be dedicated to assist with City staff with work on timely issues as mutually agreed upon by the parties (i.e., childcare, housing, broadband).

6. ACCESSDUBUQUEJOBS.COM

Agency Responsibilities

Agency will provide City unlimited job postings to www.AccessDubuqueJobs.com

7. DUBUQUE AREA ECONOMIC DEVELOPMENT PROMOTION, MARKETING AND RECRUITMENT

Agency Responsibilities

Agency will provide sales and marketing of commercial and industrial properties owned by City. Services will be provided on a best effort basis, with no specific requirements for markets reached, sales leads, or sales closed. Agency will prepare promotion and marketing materials illustrating Dubuque and Dubuque area industrial development opportunities, including acquisition of print materials to provide information on employment development opportunities. Agency shall assemble an industrial development information base, including but not limited to labor force availability, wage rates, industrial site availability and cost, utility capacities, transportation services, medical care, and other information that may be useful in the industrial location process. Agency shall promulgate such materials in response to inquiries and to other opportunities.

The City travels to different locations around the state and county to advance a strategic influence, to build relationships at the legislative and philanthropic arenas and to share the Dubuque story to continue to create a positive brand. When requested by the City, Agency staff will travel with City representatives using funds from the Dubuque Area Economic Development Promotion, Marketing and Recruitment compensation.

City Responsibilities

City, in collaboration with Dubuque Initiatives, will furnish Agency with appropriate graphic materials describing the Dubuque Industrial Center and other projects of special interest to City. City will advise on information to be incorporated in the marketing program, and provide ongoing guidance and input to Agency. City will be fully responsible for establishing and negotiating all terms and conditions for City economic development programs.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X _____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes __X__ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes __X__ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

__X__ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

EXHIBIT E
CITY OF DUBQUE TRAVEL POLICY

**updated forms and rates located at

https://www.cityofdubuque.org/2210/Administrative-Policies-APs

"AP 3_11A Travel Regulations for Out of City Travel Per Diem and Mileage Rates"

EXHIBIT F

SCOPE OF WORK

The City of Dubuque will be redeveloping its plan for the use of sustainable and renewable waste-to-energy at its Water & Resource Recovery Center (WRRC). Greater Dubuque Development Corporation has previously assisted the City with research, planning, and implementation of sustainability and renewable waste-to-energy projects, with a focus on public/private collaboration. To inform redevelopment of systems at the WRRC the City will retain Greater Dubuque Development Corporation to undertake research and analysis into possible economic, environmental, and equity outcomes for the operation of the WRRC.

As part of that effort, Greater Dubuque Development Corporation will retain such consulting services as required for the following work prior to and during the redevelopment of systems at the WRRC Facilities:

- Analysis of the City of Dubuque's Climate Action Plan to maximize integration into the new Facilities Plan.
- Analysis of the City of Dubuque Equitable Poverty Reduction and Prevention Plan to maximize integration into the Facilities Plan.
- Analysis of the Energy and Emission data for the WRRC to:
    - Determine maximum capacity to utilize existing and/or new renewable energy sources at the WRRC.
    - Determine ability to integrate multiple sources of renewable energy.
    - Examine potential costs, savings, and opportunities of reimplementing alternative energy production strategies at the WRRC that could be considered in the redevelopment plan:
        - Overall energy costs.
        - Overall energy production capacity at the site.
        - Ability to reduce the "demand charge" presently incurred by the WRRC.
        - Revenue generation through the sale of renewable energy and/or the credits associated with such energy.
        - Cost savings possible through the use of self-generated energy to replace commercially purchased products.
        - City emission reductions through self-use of its renewable energy resources.
        - Improvements to the processing of high strength waste (HSW).
        - Value-added options for handling post-processing digestate.

    - Potential sources for funding of additional City investment in the WRRC including, but not limited to, state and/or federal grants, tax credits, low interest loans, and investment by private partners.
- On-going consultation with City staff sustainability and technical subject matter experts.
- On-going consultation with the City's private consulting engineer as it relates to informing the redevelopment plan.

AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
DUBUQUE AREA CONVENTION AND VISITORS BUREAU
(a.k.a.TRAVEL DUBUQUE)

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City), and the Dubuque Area Convention and Visitors Bureau (Agency).

WHEREAS, City, as the recipient of certain hotel and motel taxes, is permitted by Iowa Code Chapter 422A to spend such tax receipts for the promotion and encouragement of tourist and convention business in the City of Dubuque; and

WHEREAS, City has agreed to provide certain financial assistance in an amount equivalent to fifty percent (50%) of the hotel/motel tax to enable Agency to carry out such tourist and convention development on behalf of City; and

WHEREAS, City has agreed to provide certain financial assistance on an annual basis as part of City's budget process to fund Sister City activities; and

WHEREAS, Agency represents itself as technically and professionally qualified to provide services to effectively promote and develop the tourist and convention business for City.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICES. Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this

Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate support for equity and inclusion by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for advancing creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

2.3 Sister City Committee.

(1) City will pay an annual membership in the amount of $810.00 to Sister City International.

(2) City will provide two (2) permanent Committee members (a City Council representative and a City staff member).

SECTION 3. TIME OF PERFORMANCE. The term of this agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay to Agency fifty percent (50%) of the hotel and motel tax received by City for the period of January 1, 2025, through December 31, 2025 (total of $1,607,359). Such payment shall constitute full and complete compensation for all services to be rendered including personnel costs, travel, printing and publications, and all other expenses.

4.2 The compensation shall be paid by City to Agency in four quarterly installments of

$401,839.75 upon receipt by City of a requisition for such payment from Agency. Upon receipt of a requisition, such payments shall be due and payable as follows:

First Quarter	The 1st day of July, 2026
Second Quarter	The 1st day of October, 2026
Third Quarter	The 1st day of January, 2027
Fourth Quarter	The 1st day of March, 2027

Earlier payment of the hotel motel tax may be requested by Agency to the City Manager for consideration.

4.3 Sister City Committee. City will provide an annual budget allocation of $7,500 for the Sister City Committee. Such compensation shall be paid by City to Agency within ten (10) days after receipt by City of a requisition for such sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

5.1 Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

5.2 Agency shall provide the Economic Development Director and Chief Financial Officer an annual audit report by electronic or paper document not later than October 1, 2026.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall provide City a status report at a regularly scheduled City Council meeting during the months of September and February detailing its activities beginning with the quarter ending September 30, 2026.

6.2 Agency shall comply with the City of Dubuque's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.3 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.4 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.5 Agency shall provide to City copies of studies, brochures, and other documents, which may be produced to support and/or otherwise promote the work program of Agency.

6.6 To assist in coordinating the activities of Agency with City, City's Mayor, one member of the Dubuque City Council and the City Manager shall be appointed to Agency's Board of Directors.

6.7 Agency shall appoint a Convention and Visitors Bureau Advisory committee comprising of no more than twenty-five (25) members appointed by the Board to one-year terms. The committee members shall include City of Dubuque and Dubuque County employees and representatives of the tourism and convention industry in the City of Dubuque. No City or County elected official, City or County employee or member of the Chamber of Commerce Board of Directors may serve as the chairperson.

6.8 Copies of minutes of all meetings of the Convention and Visitors Bureau Board of Directors, Advisory Committee and Audit Committee shall be filed with the City Manager within ten (10) days after each meeting.

SECTION 7. DISCRIMINATION

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. CONFLICT OF INTEREST. No member, officer, or employee of City or their designees or agents; no member of the Dubuque City Council; and no other public official of City who exercises any function or responsibilities with respect to the program during such person's tenure shall have any interest, direct or indirect, in this Agreement or the proceeds thereof for work to be performed in connection with the program assisted under this Agreement.

SECTION 9. TERMINATION OF AGREEMENT.

9.1 If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

9.2 Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 10. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 11. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, attached as Exhibit C.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

DUBUQUE AREA CONVENTION AND VISITORS BUREAU

By: Keith Rahe
Keith Rahe, President, CEO
Chairperson of the Board

ATTEST

_____
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

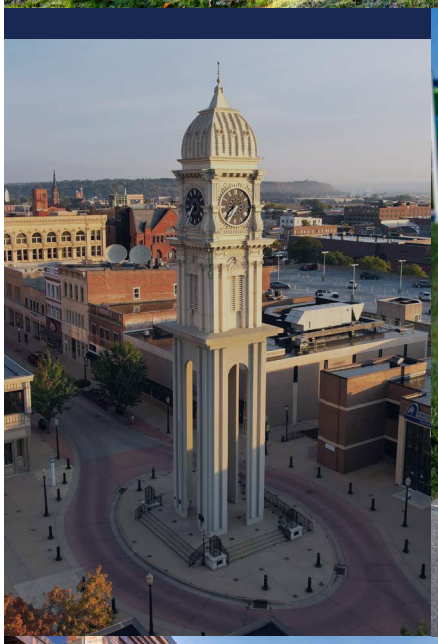
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





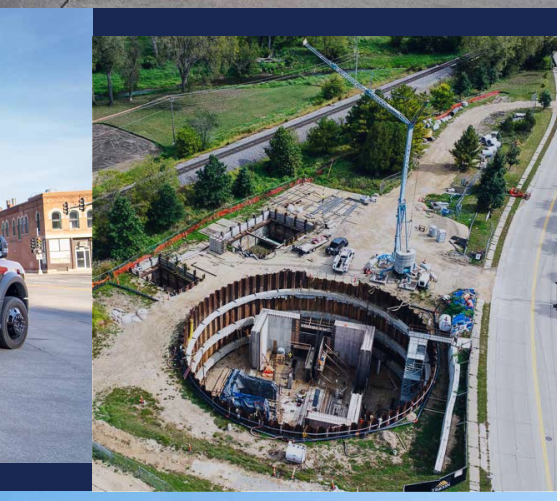














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services.

General Duties. Agency shall:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Undertake such services that are necessary and requisite to carry out a Program of Work as will be described in a Convention and Visitors Bureau Business and Marketing Plan that will be submitted to the City Manager no later than December 31, 2026;
3. Retain competent and qualified staff under appropriate supervision to plan and implement the Program of Work in an efficient and timely manner;
4. Maintain a Tourist Information Center throughout the entire year;
5. Continue marketing conventions at the Grand River Center and Five Flags Center;
6. Continue marketing of the National Mississippi River Museum and Aquarium;
7. Comply with City Council goals and priorities set forth in Exhibit A; and
8. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

Sister City Activities. Agency shall:

1. Establish a Sister City Committee with Five (5) permanent members made up of one executive board member of Dubuque Area Convention and Visitors Bureau and two Dubuque Area Convention and Visitors Bureau staff members, a City Council representative, and a City staff member. Other members may be added as determined by permanent members of the Sister City Committee;
2. Provide staffing to the Sister City Committee;
3. Provide a strategic marketing effort that will allow for growth with community and corporate partners to provide a better understanding of the Sister City Committee and the benefits of having Sister Cities;
4. Undertake such Sister City activities that promote the vision and mission of the City Council with respect to global awareness and engage the mission of Sister Cities International; and
5. Engage and foster current and future Sister City relationships through communications and delegations while preserving an official relation with the City and its officials.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X _____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 20.

ITEM TITLE:	Fiscal Year 2027 Contracted Services Agreements
SUMMARY:	City Attorney recommending approval of the Fiscal Year 2027 Contracted Services Agreements presented by Economic Development Director Jill Conners for the Community Foundation of Greater Dubuque; Envision Dubuque and Project HOPE, and authorizing the Mayor to execute the contracts on behalf of the City.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. CMB Memo Contracted Services Agreements FY2027 for Community Foundation of Greater Dubuque Programs
2. Staff Memo
3. FY2027 Envision Dubuque Service Agreement
4. FY2027 Project HOPE Service Agreement

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: Crenna M Brumwell, City Attorney

SUBJECT: Contracted Services Agreements FY2027 for Community Foundation of Greater Dubuque Programs

DATE: June 10, 2026

Economic Development Director Jill Connors is recommending City Council approval of the attached Contracted Services Agreements with the Community Foundation of Greater Dubuque, authorizing the Mayor to execute the contracts on behalf of the City for Fiscal Year 2027. Both programs listed below further the City of Dubuque Goal: Partnership for a Better Dubuque: Building our community that is viable, livable and equitable.

The adopted Fiscal Year 2027 operating budget reflects a payment of:

- $75,000 to Envision Dubuque,
- $85,000 to Project HOPE

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

CMB:sv
Attachment

cc: 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: Crenna M. Brumwell, Assistant City Attorney

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Contracted Services Agreements FY2027 for Community Foundation of Greater Dubuque Programs

DATE: June 1, 2026

INTRODUCTION
Attached for City Council approval is the Contracted Services Agreements with Envision Dubuque and Project HOPE for Fiscal Year 2027. Both programs further the City of Dubuque Goal: Partnership for a Better Dubuque: Building our community that is viable, livable and equitable.

DISCUSSION
The adopted Fiscal Year 2027 operating budget reflects a payment of:

- $75,000 to Envision Dubuque,
- $85,000 to Project HOPE

Progress reports will be submitted quarterly using a form on the City's website. Audit reports are due within 60 days of audit completion.

RECOMMENDATION/ ACTION STEP
I respectfully recommend City Council approval of the attached Contracted Services Agreements with the Community Foundation of Greater Dubuque, authorizing the Mayor to execute the contracts on behalf of the City.

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
COMMUNITY FOUNDATION OF GREATER DUBUQUE

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between City of Dubuque, Iowa (City) and the Community Foundation of Greater Dubuque (Agency).

WHEREAS, City desires to engage the services of Agency to furnish professional and technical assistance in connection with Inclusive Dubuque as described in Exhibit A (Scope of Work); and

WHEREAS, Agency has signified its willingness to furnish such services to City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable by providing within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of the Agency and any employees working on services covered by this Agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026 through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Seventy-Five Thousand Dollars ($75,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, the Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with the City of Dubuque's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-

Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 30th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit B.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

COMMUNITY FOUNDATION OF GREATER DUBUQUE

By: Nancy Van Milligen CEO
~~Jason Adams, CFO~~
Nancy Van Milligen

ATTEST:

By: _____
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**



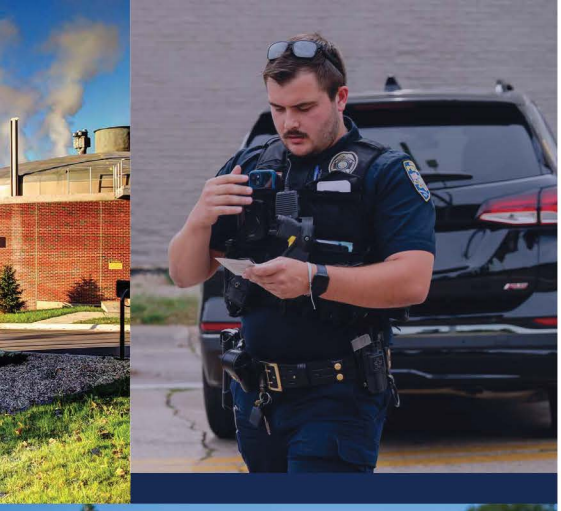








www.cityofdubuque.org/citycouncil









MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable
2. Comply with City Council goals and priorities set forth in Exhibit A; and
3. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.
4. Provide all services listed in the scope of work defined on the following pages.

ENVISION DUBUQUE
SCOPE OF WORK
FY27

Envision Dubuque was formally known as the Inclusive Dubuque program, and the name was changed due to state requirements. Our partnership with the City of Dubuque was established in 2012 as a network of local organizations coming together to build on the idea that our strength is grounded in our ability to work together. Over the past twelve years, the Community Foundation of Greater Dubuque has convened meetings and led programming throughout the city to connect our residents of Dubuque to good-paying jobs, a vibrant community, and livable neighborhoods. This includes being a key source of information, training, and engagement, as well as working to promote a more welcoming community within Dubuque.

Envision 2030

Envision 2030 was a community engagement program designed to gather the input and priorities of Dubuque residents from all backgrounds. Building off the success of Envision 2010 – which helped lead directly to achievements like the establishment of Crescent Community Health Center – Envision 2030 solicited thousands of proposed projects and recommendations from Dubuque residents. Then, through the help of community members, the number was narrowed to 10 priority initiatives that can shape the future of Dubuque. In FY27, Envision Dubuque will partner with working groups of local residents who are driving progress on these 10 priority initiatives, working to turn the concepts into reality for our community.

Immigration (Better Together Committee)

The Community Foundation convenes the Better Together Committee (BTC), a collective impact group focused on reducing barriers faced by local immigrant populations. The BTC is currently pursuing six projects related to empowering and supporting our local immigrant communities:

1. Assisting local businesses in hiring and retaining employees from immigrant populations;
2. Supporting and retaining international students;
3. Training local community members in medical interpretation;
4. Distributing to immigrant families in Dubuque through a network of community connectors information crafted by local public health and immigration policy experts;
5. Encouraging youth leadership within local immigrant populations; and
6. Conducting research with local immigrant residents in order to update needs and priorities.

Immigrant Families

The Community Foundation will administer a fund for immigrants to provide individual assistance to immigrant families regarding their health and its determinants, including housing. In addition, the Better Together Committee will partner with local stakeholders, including the City of Dubuque, to improve the distribution of quality, trusted information to local immigrant families through community connectors. This pilot program, called the Trusted Information Initiative, will focus on sharing expert public health and legal information, translated into languages like Spanish and Marshallese.

Local News Accessibility

Envision Dubuque will spearhead an effort to ensure local news is available broadly throughout our community. This will be based off of an assessment of the local news ecosystem that we conducted previously for our region. We will continue to provide grants to support local news organizations and concepts. In addition, Envision Dubuque will explore implementing community journalism trainings, looking to elevate underserved voices like those from our immigrant populations. Lack of access to local news can limit our community's ability to be well-informed and up-to-date on important news, such as in the case of weather alerts and other emergencies. We can ensure strong local news coverage by understanding gaps in access to local information and empowering communities to fill those gaps.

City Partnerships

One of our primary efforts will be partnering with aligned departments within the City of Dubuque to further shared goals and priorities. This includes a close partnership with the Office of Community Impact & Neighborhood Support, and the Housing & Community Development Department.

Data

Envision Dubuque will gather and share important data from local research on affordable housing, economic mobility, poverty, education and more that highlights the barriers and opportunities facing Dubuque residents. This includes hosting an annual Data Walk focused on a key issue to inspire community conversations and empower collective action. Envision Dubuque also regularly presents community-level data to nonprofit organizations and local groups, emphasizing an understanding of the experiences of Dubuque residents.

Education and Local College Access

We will champion academic success for students in need through Every Child Reads and the Attendance Counts Local College Access Network focused on reducing chronic absenteeism. This is especially important given existing data outlining differences in school outcomes, such as how 44% of Black students and 50% of Pacific Islander students in the Dubuque Community School District are considered chronically absent. Our efforts include the Grad Partnership project out of Johns Hopkins that builds school capacity to drive attendance and student success, tutoring for students with dyslexia, and convening partners around summer learning.

Environment

Envision Dubuque will continue to build upon efforts to convene nonprofits and funders around environmental topics such as water quality and green technology investments. Iowa has been lagging behind other states in its ability to attract funding to support environmental initiatives, and through improving regional collaboration Envision Dubuque will look to attract more national investment in local climate resilience and environmental protection efforts.

Activating Funding

Through our close partnerships and networks with local stakeholders, we will continue to support local entities and nonprofit organizations in bringing funding into our region to reduce pollutants and increase wealth building.

Community Events

Envision Dubuque will host and fund network and community events, including cultural celebrations such as the Juneteenth Celebration, Pride Festival, Latinx Fiesta, Marshallese Constitution Day, and the Fiesta Guatemalteco. This also includes continuing events such as our recent International Student Event held at the National Mississippi River Museum & Aquarium, which are designed to encourage individuals and families to choose Dubuque as a destination for long-term careers, recreation, and entertainment.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 as amended.

CoverageA	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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes __X__ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes __X__ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes __X__ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

__X__ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
COMMUNITY FOUNDATION OF GREATER DUBUQUE

THIS AGREEMENT, dated for reference purposes the 1st day of July, 2026, is made and entered into by and between City of Dubuque, Iowa (City) and the Community Foundation of Greater Dubuque (Agency).

WHEREAS, City desires to engage the services of Agency to furnish professional and technical assistance in connection with Project HOPE (Helping Our People Excel) as described in attached Exhibit B, the Memorandum of Understanding; and

WHEREAS, Agency has signified its willingness to furnish such services to City.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the City of Dubuque the services listed in the Memorandum of Understanding.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(1) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;

(2) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(3) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, 2026 through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Eighty-Five Thousand Dollars ($85,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, the Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City of Dubuque's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-

Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and July 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying out the services under this Agreement, Agency 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.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

7.3 Agency is responsible for compliance with all applicable laws, statutes, rules, regulations, and ordinances which may apply to the performance of Lessee's obligations under this Agreement, including but not limited to the laws outlined in Exhibit D, and hereby represents and warrants that Lessee is in compliance with the same as of the Commencement Date and further represents that during the Term Lessee will remain in compliance. Lessee shall require all contractors and subcontractors providing services under this Agreement shall also certify compliance with this Section.

7.4 Agency further represents and warrants that Agency will obtain 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 Agency performs the Services, and Agency agrees to maintain, at Agency's sole expense, such required permits and licenses for the duration of the term(s) of this Agreement.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

COMMUNITY FOUNDATION OF GREATER DUBUQUE

By: Nancy Vail
~~Jason Adams, CFO~~
Nancy Van Milligen, CEO

ATTEST:

By: _____
Trish L. Gleason, Assistant City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT D Legal Compliance

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**



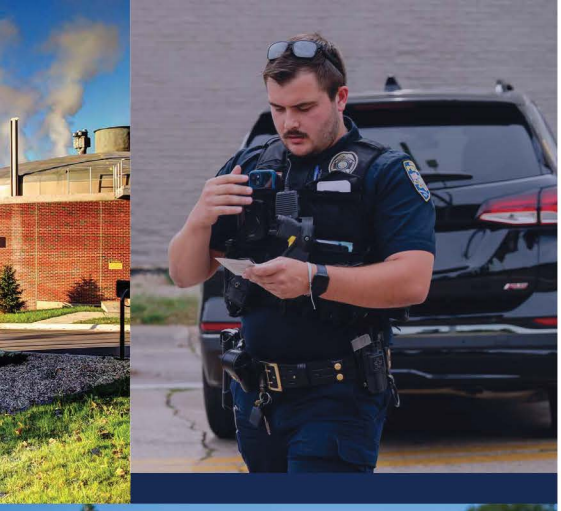








www.cityofdubuque.org/citycouncil









MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Comply with City Council goals and priorities set forth in Exhibit A;
3. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants; and
4. Provide all services listed in the scope of work defined on the following pages.

PROJECT HOPE
SCOPE OF WORK
FY27

Project HOPE (Helping Our People Excel) is an initiative led by the Community Foundation that unites key stakeholders in a collaborative effort to tackle systemic issues faced by individuals living in poverty. Project HOPE aims to enhance access to economic opportunities for all community members by addressing barriers related to education, employment, housing, brain health, and other vital elements of economic mobility.

Project HOPE Steering Committee

The Project HOPE Steering Committee will be a collaboration of community partners (government agencies, businesses, educational institutions, and nonprofit organizations) who will meet regularly with the intent to assess and address community needs (brain health, financial security, college access, community engagement, and creating strong referral networks for community leaders).

- The Committee serves as an advisory council to the City's Office of Community Impact & Neighborhood Support.
- This contributes to the City's goal of a "Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity" as well as "Livable Neighborhoods and Housing: Great Place to Live."
- Opportunity Dubuque, a partnership initially led by Project HOPE, connects underemployed community members with free job training.

Office of Community Impact & Neighborhood Support

One of the primary efforts of Project HOPE is partnering with the Office of Community Impact & Neighborhood Support to lead the effort around creating a new economic mobility framework for the City in order to help local residents thrive.

Affordable Housing

We will support access to affordable housing for low-to-moderate-income households throughout Dubuque through the efforts of the Northeast Iowa Community Investment Fund and through the development of the Greater Dubuque Housing Trust. We will also work with local housing support and homeless support providers to address gaps in our affordable housing and homeless support system.

Support for Grassroots Efforts and Organizations

Research by the Community Foundation has identified a significant lack of connected, sufficiently resourced, and sustainable organizations operating within low-income communities. To better support these organizations, we will use a newly developed Project HOPE Playbook for Capacity Building with Grassroots Partners, a document collaboratively created by Project HOPE and City of Dubuque staff as part of a yearlong collaboration through the Urban Institute's Mobility Action Learning Network. This playbook serves as a tool for Project HOPE to build relationships with grassroots organizations, assess priority and long-term needs, provide ongoing support and resources, and connect these organizations to leadership and advocacy opportunities. Project HOPE has already initiated engagement with four grassroots partners.

Data

Project HOPE staff will continue to share community-level data on a wide variety of economic mobility topics in order to support an evidence-based approach to addressing economic growth and poverty reduction. Project HOPE will also host an annual Data Walk to provide new data and insights for local leaders and residents about important regional issues. For FY27 the Data Walk will focus on affordable housing and homelessness.

Food Provider Network

Through a collaboration with local nonprofits, we will convene Dubuque's Food Provider Network, which offers support and coordination to organizations tackling food insecurity.

Volunteer Tax Assistance

Through a collaboration with the City, HACAP, and other local partners and dedicated volunteers, we will provide free volunteer income tax assistance and Earned Income Tax Credit help through the VITA program.

Restorative Justice

In partnership with NAMI Dubuque the Community Foundation will conduct a restorative justice program in Dubuque that provides young people accused of a crime with an alternative to the juvenile justice system which helps them avoid adding to their criminal record by engaging with the impacted individuals, providing restitution for their offenses, and facilitating their reintegration into the community. This program will work in parallel with justice-based programs being run through the Office of Community Impact & Neighborhood Support. With state legislation cutting state funding for restorative justice programs in FY27, the emphasis for the coming year will be on ensuring the sustainability and continuation of the program.

Brain Health

Project HOPE will provide systems-level support with community stakeholders regarding brain health, including assisting the City's crisis intervention team (CIT) staff when necessary.

Disaster Prevention

The Community Foundation will continue to convene and support the local Community Organizations Active in Disaster (COAD) group to assist storm victims and their families with funds to meet their needs.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 as amended.

CoverageA	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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X_____ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes __X__ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes __X__ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

__X__ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

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.).

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 21.

ITEM TITLE:	Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements
SUMMARY:	City Manager recommending approval of the Fiscal Year 2027 Purchase of Service Agreements as recommended by the Community Development Advisory Commission (CDAC) at their May 20, 2026, meeting with Catholic Charities of the Archdiocese of Dubuque, Community Solutions of Eastern Iowa, Opening Doors Emergency Shelter Program, Opening Doors Extended Stay Program, and Opening Doors Transitional Housing Program, and authorizing the Mayor to execute the contracts on behalf of the City. **RESOLUTION** Authorizing Execution of FY27 Purchase of Services Grant Agreement to Catholic Charities of the Archdiocese of Dubuque **RESOLUTION** Authorizing Execution of FY27 Purchase of Services Grant Agreement to Community Solutions of Eastern Iowa **RESOLUTION** Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Emergency Shelter Program **RESOLUTION** Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Extended Stay Program **RESOLUTION** Authorizing Execution of FY27 Purchase of Services Grant Agreement to Opening Doors Transitional Housing Program
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements
2. Staff Memo
3. Resolution- Catholic Charities
4. FY27 Purchase of Service Agreement- Catholic Charities
5. Resolution- Community Solutions of Eastern Iowa
6. FY27 Purchase of Service Agreement- Community Solutions of Eastern Iowa

7. Resolution- Opening Doors- Emergency Shelter Program
8. FY27 Purchase of Service Agreement- Opening Doors- Emergency Shelter Program
9. Resolution- Opening Doors- Extended Stay Program
10. FY27 Purchase of Service Agreement- Opening Doors- Extended Stay Program
11. Resolution- Opening Doors- Transitional Housing Program
12. FY27 Purchase of Service Agreement- Opening Doors- Transitional Housing Program

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: Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements

DATE: June 10, 2026

Housing & Community Development Director Madeline Haverland is recommending City Council approval, and authorization for the Mayor to execute the agreements on behalf of the City, of the Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements as approved by the Community Development Advisory Commission (CDAC) at their May 20, 2026, meeting.

The CDAC recommends funding for the following applications:

Organization	Program	Funded
Catholic Charities of the Archdiocese of Dubuque	Jail & Prison Reentry Services Program	$20,000.00
Community Solutions of Eastern Iowa	Intake Coordinator for Housing Helpline	$20,000.00
Opening Doors	Emergency Shelter Program	$20,000.00
Opening Doors	Extended Stay Program	$20,000.00
Opening Doors	Transitional Housing Program	$20,000.00

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Madeline Haverland, Housing and Community Development Director

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: Madeline C. Haverland, Housing and Community Development Director

SUBJECT: Fiscal Year 2027 Purchase of Services Grant Recommendations & Agreements

DATE: June 8, 2026

Introduction
This memorandum transmits the Fiscal Year 2027 Purchase of Services Grant funding recommendations as proposed by the Community Development Advisory Commission (CDAC). Purchase of Service Grant recipients partner with the City of Dubuque to provide support for human service programs in the City of Dubuque that further the City's goals, objectives, and priorities.

Background
The Fiscal Year 2027 budget provides $100,000 in general funds for the Purchase of Services Grant competition to fund human service programs and activities.

The city received twenty four applications for funding, requesting a combined total of $505,839. All CDAC members, along with two City staff members, reviewed and scored the Purchase of Service applications. In total, each application received scores from five reviewers. On Wednesday, May 20, 2026, the CDAC met and approved funding recommendations for the Purchase of Service applicants, awarding a total of $100,000.

Discussion
Grant recipients agree to use Purchase of Services Grant resources to further goals identified by the City Council.

The CDAC recommends funding for the following applications:

Organization	Program	Funded
Catholic Charities of the Archdiocese of Dubuque	Jail & Prison Reentry Services Program	20,000.00
Community Solutions of Eastern Iowa	Intake Coordinator for Housing Helpline	20,000.00

Opening Doors	Emergency Shelter Program	20,000.00
Opening Doors	Extended Stay Program	20,000.00
Opening Doors	Transitional Housing Program	20,000.00

Recommendation
I respectfully request the City Council approve the attached Purchase of Services Grant Agreements with the recommended organizations and authorize the Mayor to execute the agreements on behalf of the City.

Prepared by: Mary Bridget Corken-Deutsch, Community Development Grants Monitor

Prepared by Mary Bridget Corken-Deutsch, Community Development Grant Monitor, 350 W. 6th St, Dubuque, IA 52001, (563) 690-6094
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ____-2026

RESOLUTION AUTHORIZING EXECUTION OF FY27 PURCHASE OF SERVICES GRANT AGREEMENT TO CATHOLIC CHARITIES OF THE ARCHDIOCESE OF DUBUQUE.

Whereas, Catholic Charities of the Archdiocese of Dubuque prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2027 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 20, 2026; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2026 for Purchase of Services Grant to Catholic Charities of the Archdiocese of Dubuque be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 15th day of June 2026.

Attest

_____
Brad M. Cavanagh, Mayor

_____
Adrienne Breitfelder, City Clerk

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
CATHOLIC CHARITIES OF THE ARCHDIOCESE OF DUBUQUE

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Catholic Charities of the Archdiocese of Dubuque (Agency).

WHEREAS, the City desires to engage the services of the Agency to provide Jail & Prison Reentry Services; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Community Development Grants Monitor to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(A) The opportunity to be active and engaged participants in peer-learning opportunities and strategic efforts;

(B) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(C) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Twenty Thousand Dollars ($20,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Community Development Grants Monitor.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit D.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

CATHOLIC CHARITIES OF THE ARCHDIOCESE OF DUBUQUE

Tracy Morrison, Executive Director

WITNESS

_____

Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

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POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

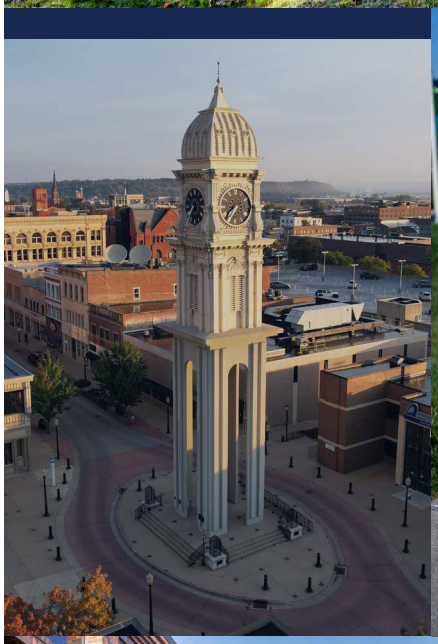
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:**
  Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
  Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
  Great Place to Live
- **Sustainable Environment:**
  Preserving and Enhancing Natural Resources
- **Connected Community:**
  Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**



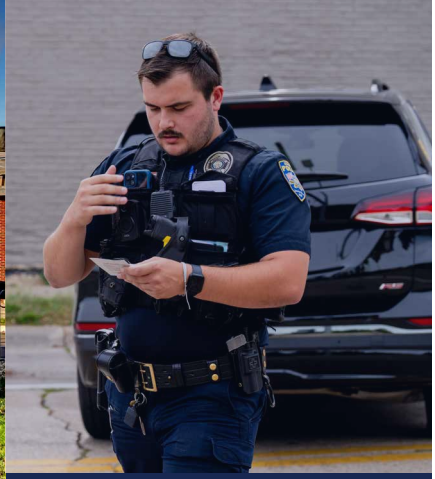




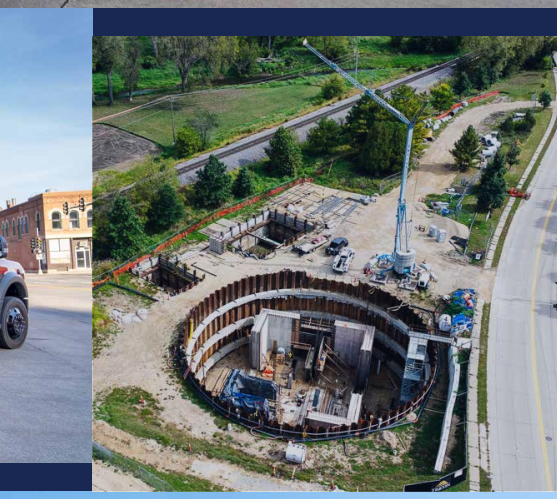














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
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- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
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- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Jail and Prison Reentry Services Program
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Prepared by Mary Bridget Corken-Deutsch, Community Development Grant Monitor, 350 W. 6th St, Dubuque, IA 52001, (563) 690-6094
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ____-2026

RESOLUTION AUTHORIZING EXECUTION OF FY27 PURCHASE OF SERVICES GRANT AGREEMENT TO COMMUNITY SOLUTIONS OF EASTERN IOWA.

Whereas, Community Solutions of Eastern Iowa prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2027 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 20, 2026; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2026 for Purchase of Services Grant to Community Solutions of Eastern Iowa be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 15th day of June 2026.

_____
Attest Brad M. Cavanagh, Mayor

_____
Adrienne Breitfelder, City Clerk

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
COMMUNITY SOLUTIONS OF EASTERN IOWA

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Community Solutions of Eastern Iowa (Agency).

WHEREAS, the City desires to engage the services of the Agency to provide an Intake Coordinator; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Community Development Grants Monitor to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(A) The opportunity to be active and engaged participants in peer-learning opportunities and strategic efforts;

(B) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(C) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Twenty Thousand Dollars ($20,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Community Development Grants Monitor.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit D.

CITY OF DUBUQUE	**COMMUNITY SOLUTIONS OF EASTERN IOWA**
_____	Mae Hingtgen
Brad M. Cavanagh, Mayor	Mae Hingtgen, Executive Director

WITNESS

_____

Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

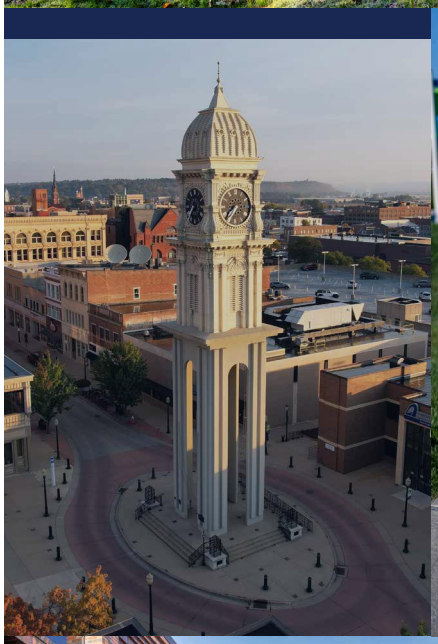
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





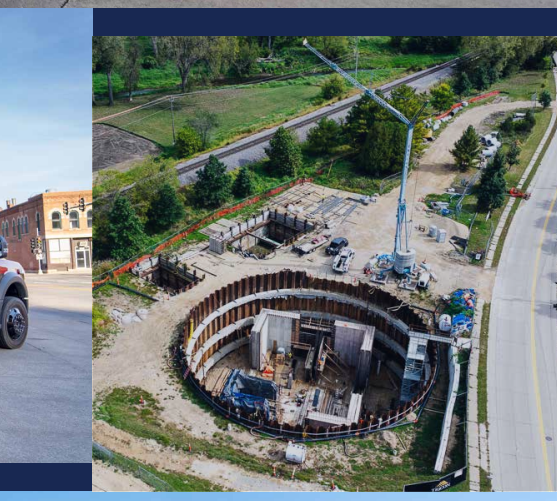














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
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Management in Progress

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- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhoods and Housing: Great Place to Live;
2. Provide an Intake Coordinator for CSEI helpline;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Prepared by Mary Bridget Corken-Deutsch, Community Development Grant Monitor, 350 W. 6th St, Dubuque, IA 52001, (563) 690-6094
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ____-2026

RESOLUTION AUTHORIZING EXECUTION OF FY27 PURCHASE OF SERVICES GRANT AGREEMENT TO OPENING DOORS EMERGENCY SHELTER PROGRAM.

Whereas, Opening Doors prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2027 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 20, 2026; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2026 for Purchase of Services Grant to Opening Doors- Emergency Shelter Program be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 15th day of June 2026.

_____
Attest Brad M. Cavanagh, Mayor

_____
Adrienne Breitfelder, City Clerk

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
OPENING DOORS

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Opening Doors (Agency).

WHEREAS, the City desires to engage the services of the Agency to provide an Emergency Shelter Program; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Community Development Grants Monitor to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(A) The opportunity to be active and engaged participants in peer-learning opportunities and strategic efforts;

(B) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(C) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Twenty Thousand Dollars ($20,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Community Development Grants Monitor.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit D.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

OPENING DOORS

Jessica Schlader, Executive Director

WITNESS

_____
Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities
EXHIBIT B Memorandum of Understanding
EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

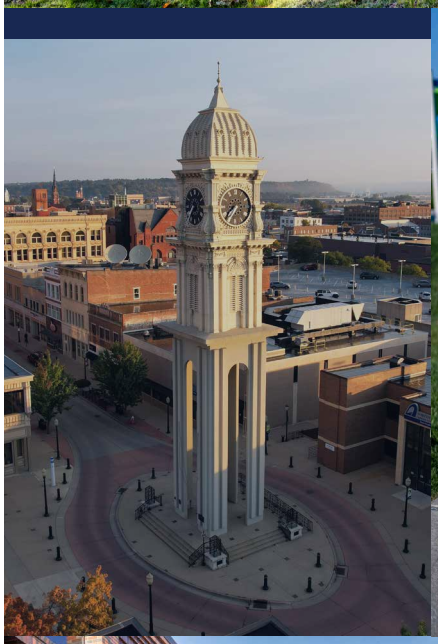
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





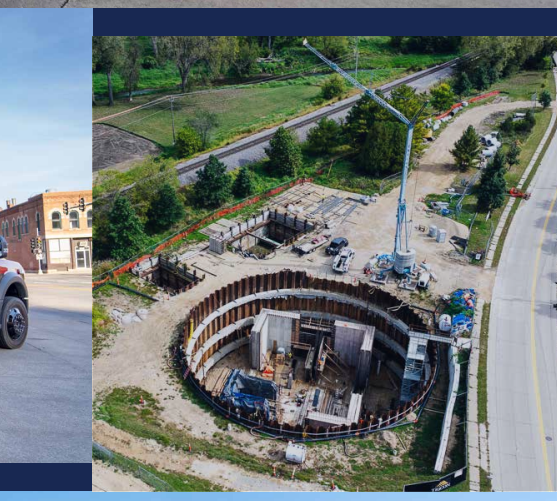














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
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- Historic Millwork District Green Space Plan
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CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Prepared by Mary Bridget Corken-Deutsch, Community Development Grants Monitor, 350 W. 6th St, Dubuque, IA 52001, (563) 690-6094
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ____-2026

RESOLUTION AUTHORIZING EXECUTION OF FY27 PURCHASE OF SERVICES GRANT AGREEMENT TO OPENING DOORS EXTENDED STAY PROGRAM.

Whereas, Opening Doors prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2027 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 20, 2026; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2026 for Purchase of Services Grant to Opening Doors- Extended Stay Program be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 15th day of June 2026.

Attest

_____
Brad M. Cavanagh, Mayor

_____
Adrienne Breitfelder, City Clerk

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
OPENING DOORS

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Opening Doors (Agency).

WHEREAS, the City desires to engage the services of the Agency to provide an Extended Stay Program; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Community Development Grants Monitor to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(A) The opportunity to be active and engaged participants in peer-learning opportunities and strategic efforts;

(B) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(C) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Twenty Thousand Dollars 00/100 ($20,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Community Development Grants Monitor.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit D.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

WITNESS

OPENING DOORS

Jessica Schlader, Executive Director

_____
Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

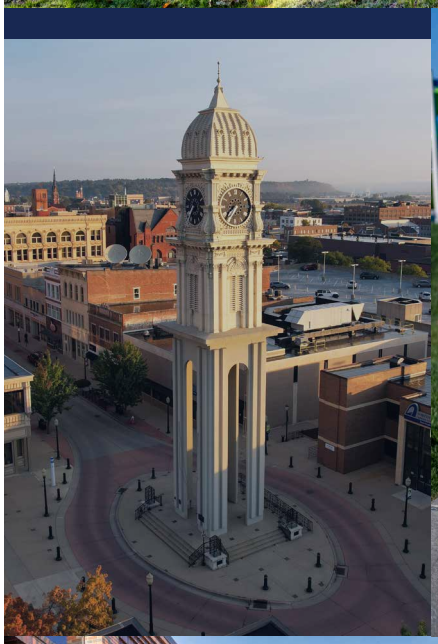
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





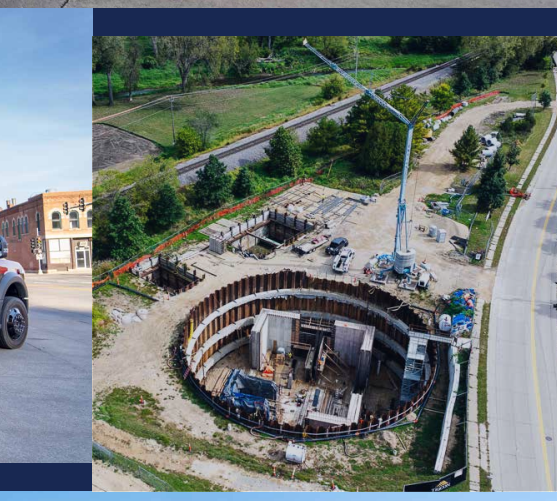














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Extended Stay Program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

B. WORKERS' COMPENSATION & EMPLOYERS LIABILITY

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Coverage A	Statutory – State of Iowa	
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	Policy Limit – Disease	$500,000

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C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$2,000,000
Policy Aggregate	$4,000,000

1) Policy to include job site and transportation coverage.

2) Include additional insured for:
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INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Prepared by Mary Bridget Corken-Deutsch, Community Development Grants Monitor, 350 W. 6th St, Dubuque, IA 52001, (563) 690-6094
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. ____-2026

RESOLUTION AUTHORIZING EXECUTION OF FY27 PURCHASE OF SERVICES GRANT AGREEMENT TO OPENING DOORS TRANSITIONAL HOUSING PROGRAM.

Whereas, Opening Doors of the Archdiocese of Dubuque prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2027 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 20, 2026; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2026 for Purchase of Services Grant to Opening Doors- Transitional Housing Program be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 15th day of June 2026.

Attest

_____
Brad M. Cavanagh, Mayor

_____
Adrienne Breitfelder, City Clerk

AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
OPENING DOORS

THIS AGREEMENT, dated for reference purposes the 1st day of July 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and the Opening Doors (Agency).

WHEREAS, the City desires to engage the services of the Agency to provide an Transitional Housing Program; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 City designates the Community Development Grants Monitor to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

(A) The opportunity to be active and engaged participants in peer-learning opportunities and strategic efforts;

(B) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

(C) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2026, through June 30, 2027.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Twenty Thousand Dollars 00/100 ($20,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208

6.2 The online quarterly reports shall be due on October 15th, 2026, January 15th, 2027, April 15th, 2027, and June 15th, 2027. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Community Development Grants Monitor.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency 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.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit D.

CITY OF DUBUQUE

Brad M. Cavanagh, Mayor

OPENING DOORS

Jessica Schlader, Executive Director

WITNESS

_____
Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES



2025-2027 CITY COUNCIL
GOALS & PRIORITIES

The Dubuque City Council completed its annual goal-setting sessions on Thursday, Sept. 25, 2025. Over the course of three evening sessions, City Council members affirmed the 15-year vision statement and mission statement and identified seven five-year goals for the city. They also identified top and high priorities for a 2025-2026 policy agenda as well as in-progress projects and capital projects for 2025-2026.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2025 - 2027 Top Priorities *(in alphabetical order)*

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer
  - Cooper Place/Maiden Lane Project
  - Grove Terrace Project
  - Harvard Street Project
  - Hempstead Street Project
  - Sanitary Sewer Force Main Stabilization Project
  - Sanitary Sewer Consent Decree Compliance
  - Terminal Street Lift Station and Force Main
  - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation:
  - 17th and Elm Street Stormwater Project
  - 17th and Locust Street Stormwater Project
  - Bee Branch Gate & Pump Station Project
  - Detention Ponds Maintenance
  - Individual Neighborhood Investments
  - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

2025 - 2027 High Priorities *(in alphabetical order)*

- Continued Implementation of Central Avenue Revitalization Plan
- Downtown Master Plan Update
- Dubuque Law Enforcement Center (DLEC) Short-Term Facility Enhancements and Future Plan
- East-West Corridor/Roundabouts Projects
- Next Phases of Chaplain Schmitt Island Development
- Parks and Recreation Master Plan Adoption and Implementation
- Water Resource and Recovery Center Facility and Process Improvements and Odor Reduction



VISION & MISSION

2040 Vision Statement

Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome. Dubuque 2040 has preserved our Masterpiece on the Mississippi, has a strong, diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyles; have choices of quality, affordable, livable neighborhoods; have an abundance of diverse, fun things to do; and are successfully and actively engaged in the community.

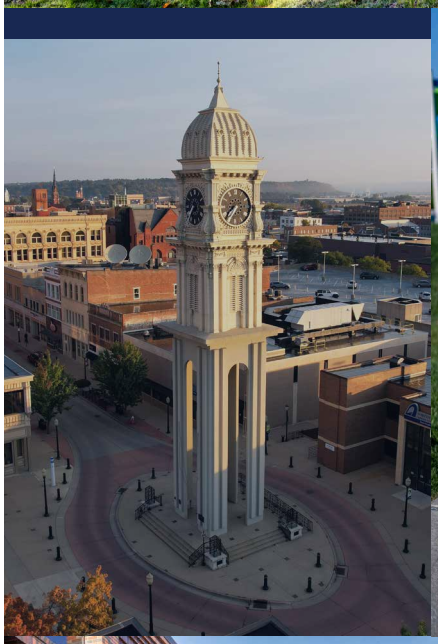
Mission Statement

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.

FIVE-YEAR GOALS

- **Healthy and Safe Community**
- **Financially Responsible, High-Performance City Organization:** Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:** Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:** Great Place to Live
- **Sustainable Environment:** Preserving and Enhancing Natural Resources
- **Connected Community:** Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**





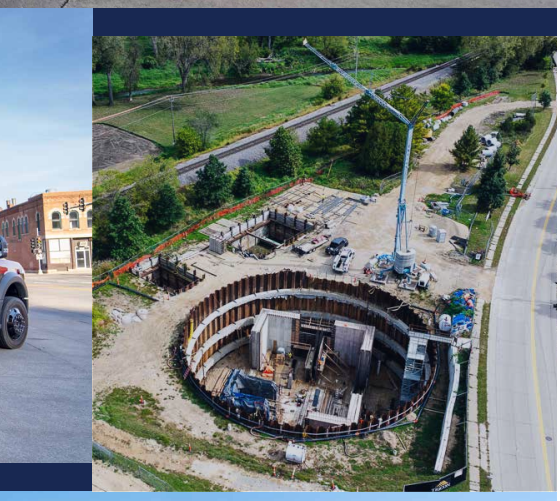














MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Healthy and Safe Community

Management in Progress

- Access, Belonging and Community Action Plans
- Community Risk Reduction Program Implementation
- Fire Explorer Program Development
- License Plate Reader Camera Deployments
- New Emergency Responder Computer-Aided Dispatch (CAD) System Implementation
- Police Radios Upgrade Implementation
- Public Health Preparedness Emergency Response Plan Update
- Traffic and Security Camera Deployments and Upgrades

Major Projects

- Fire Stations Improvement Projects
- Crescent Community Health Center Facilities and Services Expansion

Financially Responsible, High-Performance City Organization

Management in Progress

- Adopt-A-Spot/Volunteer Management Hub Site GIS Application
- City Bond Rating: Updated Credit Rating and Bond Sale
- City Departments Safety Program: Funding for OSHA Compliance
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations
- City Website ADA Compliance
- Enterprise Asset Management System and Work Order System Funding and Implementation Plan
- Enterprise Resource Planning (ERP) Software Implementation
- Federal Legislative Advocacy Agenda and Action Plan
- Historic Federal Building Upgrades
- Human Resources Information System (HRIS) Implementation
- Multicultural Family Center Management and Staffing Review
- Organizational Culture Continuous Improvement: Exit Interviews
- State Legislative Advocacy Agenda and Action Plan 2026
- Succession Plan for Intergovernmental Relations Position

Major Projects

- Multicultural Family Center Elevator
- City Data Center Phase 2

Robust Local Economy

Management in Progress

- Business Incentives Policies and Processes Review
- Chaplain Schmitt Island Development: Hotel Project
- Comprehensive Hotel Attraction/Incentive Policy

(Continued on page 4.)

- Electronic Bidding Software Implementation
- Field of Dreams: Next Steps for City Support
- Minority and/or Women-owned Business Enterprise (MWBE) Procurement Policy
- Port of Dubuque New Hotel Development: City Actions
- Poverty Prevention and Reduction Plan Update
- River Cruise Ship Docking Project

Livable Neighborhoods and Housing

Management in Progress

- Unified Development Code Update and Adoption
- Historic Millwork District Development Update
- Neighborhood Associations Development: Activation/ Expansion
- Terminus Software Implementation for City Permits
- Permitting and Inspection Software Implementation
- New Housing Development Status Updates

Sustainable Environment

Management in Progress

- Electric Bus Acquisition and Charging Station
- Emerald Ash Borer Recovery: Funding for Stump Removal, Planting, and Related Sidewalk Replacement
- Green Alley Maintenance and Performance Evaluation
- Sewer System Infrastructure Asset Master Plan Development and Adoption
- Branching Out Dubuque Tree Planting Program
- Water Department 2025 Consumer Confidence Report
- Water and Resource Recovery Center (WRRC) 2025 Explosion Recovery Completion
- WRRC Fats, Oils, and Greases (FOG) Program Review
- WRRC High-Strength Waste Receiving and Storage Project
- WRRC HVAC Mini-Split System Installation
- WRRC State-Certified Lab Expansion

Major Projects

- Auburn St. and Custer St. Water Main, Sanitary Sewer, and Street Reconstruction
- City-Wide Fiber Project: Water Department Pump, Stations, Tanks, and Towers
- Green Alley Project: 15th St. to 17th St. between Iowa St. and Central Ave.
- Lead Water Service Lines Replacement Phase 1
- N. Cascade Rd./Southwest Arterial Water and Sewer Main Extensions from Edval Ln. to N. English Mill Rd.
- Rockdale Rd. Stormwater Project
- Water Department Deep Well No. 7 Rehabilitation
- Water Department New Deep Well No. 11 (part of PFAS Remediation Plan)
- Water Department SCADA (Supervisory Control and Data Acquisition) Overhaul
- Water Main Creek Crossing Restoration Project

Connected Community

Management in Progress

- Jule Federal Transportation Administration Areas of Persistent Poverty Planning Grant
- Parking System and Technology Upgrade and Installation
- Smart Parking and Mobility Study Implementation
- STREETS (Smart Traffic Routing with Efficient and Effective Traffic System) Program Funding and Implementation

Major Projects

- 14th St. Railroad Overpass and 16th St. Corridor Complete Streets Improvements
- Airport General Aviation Apron Reconstruction
- Airport Taxiway Alpha Construction
- Chaplain Schmitt Island Trail Project (Federal Community Project Grant)
- Fiber Optic Connections to Data Center
- Relocation of Fiber Optics on Julien Dubuque Bridge
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 20/Northwest Arterial Intersection Iowa DOT Project
- Wildwood Dr. Bridge Replacement

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Comiskey Park Phase 2 Upgrades: Parking and Amenities
- Community Cultural Experiences and Programming
- Historic Millwork District Green Space Plan
- Eagle Point Park Historic Structures Assessment and Report
- Friends of Eagle Point Park Organization Development
- Eagle Point Park Fall 2025 Clean-Up

Major Projects

- Jackson Park Restrooms
- ImOn Ice Arena Dehumidification System
- Rustic Point Park Completion
- South Pointe Park Completion
- Eagle Point Park Water Tower Destruction
- Chaplain Schmitt Island Amphitheater



EXHIBIT B

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Transitional Housing Program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C

INSURANCE SCHEDULE G

CITY OF DUBUQUE INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa, for the coverage required in Exhibit I prior to contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated: July 1, 2026.

2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each certificate shall be furnished to: City of Dubuque, Finance Department, 50 W. 13th Street, Dubuque, Iowa, 52001.

4. The Vendor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.

5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

6. All required endorsements shall be attached to certificate.

7. Whenever a specific ISO form is listed, the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The Vendor must identify or list in writing all deviations and exclusions from the ISO form.

8. If Vendor's limits of liability are higher than the required minimum limits then the Vendor's limits shall be this agreement's required limits.

9. Vendor shall require all subcontractor's and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City of Dubuque may request a copy of such certificates from the Vendor.

10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.

11. All certificates of insurance must include 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 written mutual agreement of the parties.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

EXHIBIT I

A. COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$2,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence	$1,000,000
Fire Damage Limit (any one occurrence)	$50,000
Medical Payments	$5,000

1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners 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 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.

CITY OF DUBUQUE INSURANCE SCHEDULE G

(continued)

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 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.

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.

C. POLLUTION LIABILITY

Coverage Required: _____ Yes X___ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Coverage	$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).

INSURANCE - SCHEDULE G

(continued)

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

Coverage Required: _____ Yes X____ No

If the required policy provides claims-made coverage:

1) The retroactive date must be shown and must be before the date of the agreement.

2) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the work or services.

3) If coverage is cancelled or non-renewed and no 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 services.

E. CYBER LIABILITY/BREACH $1,000,000

Coverage Required: _____ Yes X____ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

F. UMBRELLA/EXCESS $1,000,000

X____ Yes _____ No

The General Liability, Automobile Liability, and Employers 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 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 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. 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 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)

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 22.

ITEM TITLE:	Approval of Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2026 – Period 12
SUMMARY:	City Manager recommending approval of the suggested proceedings approving a transfer of funds for capital projects and other expense reimbursements. Iowa Administrative Rules Code 545-2.5(5), which implements Iowa Code Section 384.18, was amended to require that all transfers of moneys from one budgeted fund to another budgeted fund must be approved by a resolution beginning April 13, 2019. **RESOLUTION** Authorizing the Chief Financial Officer to make the Appropriate Interfund Transfers of Sums and Record the same in the Appropriate Manner for the FY 2026 for the City of Dubuque, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. FY26 Period 12 Transfer_MVM Memo_2026_06_10
2. FY26 Budgeted Transfer Period 12 Staff Memo_2026_06_8
3. FY26 Period 12 Transfer Resolution_2026_06_05

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Approving Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2026 – Period 12

DATE: June 10, 2026

Chief Financial Officer Jennifer Larson recommends City Council approval of the suggested proceedings approving a transfer of funds for capital projects and other expense reimbursements. Iowa Administrative Rules Code 545-2.5(5), which implements Iowa Code Section 384.18, was amended to require that all transfers of moneys from one budgeted fund to another budgeted fund must be approved by a resolution beginning April 13, 2019.

In Fiscal Year 2026, $51,833,350.31 in capital projects and other obligations were budgeted and it is recommended to transfer from the funds that were budgeted to pay the expenses.

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

SUBJECT: Resolution Approving Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2026 – Period 12

DATE: June 10, 2026

INTRODUCTION
The purpose of this memorandum is to recommend approval of the fund transfers for Fiscal Year 2026 resolution.

BACKGROUND
Iowa Administrative Rules Code 545-2.5(5), which implements Iowa Code Section 384.18, was amended to require that all transfers of moneys from one budgeted fund to another budgeted fund must be approved by a resolution beginning April 13, 2019. The transfer resolution must include the following items:

1. Statement of where the money is coming from and going to.
2. The exact amount of money being transferred.
3. A clearly stated reason why the transfer is being made.

These resolution items will also need to be included as part of the budget adoption resolution passed each March if transfers are shown in the adopted budget. For utility surplus transfers, as defined in Administrative Rules Code 545-2.5(5), a clear calculation proving the existence of the proposed surplus in the utility must also be included in the transfer resolution.

DISCUSSION
Capital projects and other obligations have transfers budgeted from other funds. Throughout the fiscal year, funds are transferred to reimburse these obligations. The total transfer budgeted from the various funds to reimburse these obligations is $51,833,350.31
.

RECOMMENDATION

I respectfully recommend the adoption of the enclosed resolution approving the transfer of funds for capital projects and other obligations.

JML

RESOLUTION NO. -26

A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE THE APPROPRIATE INTERFUND TRANSFERS OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR THE FY 2026 FOR THE CITY OF DUBUQUE, IOWA

Whereas, Iowa Administrative Rules Code Section 545-2.5(5) implements Iowa Code Section 384.18 and provides that the City Council shall approve all transfers of moneys from one budgeted fund to another budgeted fund as provided in Iowa Administrative Rules Code Section 545-2.5(5).

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

Section 1. Authorize the Chief Financial Officer to Transfer Funds. That the Chief Financial Officer be and is hereby authorized by the City Council to make the appropriate interfund transfer of sums and record the same in the appropriate manner for FY 2026.

Section 2. Transfer of Funds. That the Chief Financial Officer will transfer the following sums and to record the same in the appropriate manner:

1. Transfer from General Fund to the Section 8 Fund $231,327.00 for the deficit related to HUD administrative funding.
2. Transfer from General Fund to Transit Fund $2,062,040.00 for the Transit Levy.
3. Transfer from the Tort Liability Fund to the General Fund $1,524,218.86 for the cost of liability insurance.
4. Transfer from the Trust & Agency Fund to the General Fund $2,977,380.94 for the cost of employee benefits.
5. Transfer from the Dubuque Industrial Center Tax Increment Financing Fund to the General Fund $652,265.09 for the reimbursement of Tax Increment Financing eligible expenses.
6. Transfer from the Greater Downtown Tax Increment Financing Fund to the General Fund $299,652.62 for the reimbursement of Tax Increment Financing eligible expenses.
7. Transfer from Dubuque Industrial Center TIF fund to the General Construction Fund $371,500.00 for Tax Increment financing eligible construction projects.
8. Transfer from Greater Downtown TIF Fund to Parking Operations Fund $2,412,375.00 for debt service on downtown ramps.
9. Transfer from Greater Downtown TIF Fund to Housing Trust Fund $63,330.00 for reimbursement of Tax Increment Financing eligible construction projects.
10. Transfer from Sanitary Sewer Operating Fund to General Fund $2,409,098.00 for recharge of administrative overhead.

11. Transfer from Sanitary Sewer Operating Fund to Sanitary Sewer Capital Fund $4,000,000.00 for capital construction.
12. Transfer from Stormwater Operating Fund to General Fund $2,189,810.00 for recharge of administrative overhead.
13. Transfer from Stormwater Operating Fund to Stormwater Construction Fund $3,000,000.00 for capital construction.
14. Transfer from Parking Operating Fund to General Fund $365,604.00 for recharge of administrative overhead.
15. Transfer from Water Operating Fund to General Fund $2,358,085.00 for recharge of administrative overhead.
16. Transfer from Water Operating Fund to Water Construction Fund $7,000,000.00 for capital construction.
17. Transfer from Refuse Operating Fund to General Fund $1,876,821.00 for recharge of administrative overhead.
18. Transfer from Refuse Operating Fund to Refuse Construction Fund $600,000.00 for capital construction.
19. Transfer from Landfill Fund to General Fund $646,477.00 for recharge of administrative overhead.
20. Transfer from General Fund to the Debt Service Fund $48,500.00 for annual debt service payments.
21. Transfer from Dubuque Industrial Center Tax Increment Financing Fund to the Debt Service Fund $920,866.00 for annual debt service payments.
22. Transfer from Greater Downtown Tax Increment Financing Fund to the Debt Service Fund $2,273,401.00 for annual debt service payments.
23. Transfer from Road Use Tax Special Revenue Fund to the Debt Service Fund $65,313.00 for annual debt service payments.
24. Transfer from Street Construction Fund to the Debt Service Fund $232,383.00 for annual debt service payments.
25. Transfer from Sales Tax Increment Special Revenue Fund to the Debt Service Fund $5,603,712.00 for annual debt service payments.
26. Transfer from Sales Tax Construction Fund to the Debt Service Fund $1,803,599 for annual debt service payments.
27. Transfer from Sales Tax Construction Fund to the Stormwater Operating Fund $530,009.00. for stormwater subsidies related to tax exempt entities, farms, and half rate for income qualified.
28. Transfer from the General Fund to the Refuse Fund $61,000.00 for reimbursement of 50% rate reduction.
29. Transfer from the General Fund to the Sanitary Sewer Operating Fund $53,000.00 for reimbursement of 50% rate reduction.
30. Transfer from the General Fund to the Water Operating Fund $37,000.00 for reimbursement of 50% rate reduction.
31. Transfer from the Greater Downtown Tax Increment Financing Fund to the Transit Enterprise Fund $282,100.00 for the reimbursement of Tax Increment Financing eligible debt service expenses.
32. Transfer from the Sales Tax Special Revenue Fund to the Transit Enterprise Fund $66,222.00 for the reimbursement of debt service expenses.

33. Transfer from Road Use Tax Fund to Street Construction Fund $2,271.00 for capital construction.
34. Transfer from the Special Assessments Special Revenue Fund to the General Fund $7,514,58 to reimburse previously assessed sidewalk improvements.
35. Transfer from Special Assessments Special Revenue Fund to the Street Construction Fund $10,443.71 to reimburse previously assessed street improvements.
36. Transfer from Special Assessments Special Revenue Fund to the Road Use Tax Fund $1,588.73 to reimburse previously assessed street improvements.
37. Transfer from the Special Assessments Special Revenue Fund to the Sales Tax Increment Fund $26,547.84 to reimburse previously assessed street improvements.
38. Transfer from Special Assessments Special Revenue Fund to the Sanitary Sewer Capital Enterprise Fund $148.79 to reimburse previously assessed water improvements.
39. Transfer from Special Assessments Special Revenue Fund to the Stormwater Capital Enterprise Fund $229.26 to reimburse previously assessed stormwater improvements.
40. Transfer from General Construction Fund to Street Construction Fund $25,120.00 for capital construction.
41. Transfer from General Fund to General Construction Fund $310,000.00 for capital construction.
42. Transfer from the Greater Downtown Tax Increment Financing Fund to the General Construction Fund $1,672,617.01 for the reimbursement of Tax Increment Financing eligible expenses.
43. Transfer from the Greater Downtown Tax Increment Financing Fund to the Street Construction Fund $292,108.00 for the reimbursement of Tax Increment Financing eligible expenses.
44. Transfer from the English Ridge Housing Tax Increment Financing Fund to the General Construction Fund $68,642.00 for the reimbursement of Tax Increment Financing eligible expenses.
45. Transfer from the English Ridge Housing Tax Increment Financing Fund to the Water Construction Fund $774,000.64 for the reimbursement of Tax Increment Financing eligible expenses.
46. Transfer from the South Pointe Housing Tax Increment Financing Fund to the Water Construction Fund $95,703.58 for the reimbursement of Tax Increment Financing eligible expenses.
47. Transfer from the South Pointe Housing Tax Increment Financing Fund to the Water Construction Fund $95,703.58 for the reimbursement of Tax Increment Financing eligible expenses.
48. Transfer from the Rustic Point Housing Tax Increment Financing Fund to the General Construction Fund $452,892.48 for the reimbursement of Tax Increment Financing eligible expenses.
49. Transfer from General Fund to Airport Construction Fund $5,760.00 for capital construction.

50. Transfer from Sales Tax Construction Fund to Airport Construction Fund $82,400.00 for capital construction.
51. Transfer from General Fund to Debt Service Fund $179,857.00 for Airport passenger facility charge abated debt service.

Passed, approved and adopted this 15th day of June 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 23.

ITEM TITLE:	Public Works Concrete Banding and Crack Sealing Project Acceptance of Public Improvement
SUMMARY:	City Manager recommending accepting the public improvements and giving authorization for the payment of the final contract amount of $178,120.00 to Eastern Iowa Asphalt Maintenance, Inc., for the Public Works Concrete Banding and Crack Sealing Project. **RESOLUTION** Accepting the Public Works Concrete Banding and Crack Sealing Project and Authorizing Final Payment to the Contractor
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Public Works Concrete Banding and Crack Sealing Project Acceptance of Public Improvement
2. 2026-06-08_PennLorasPaveRehab-AcceptanceMemo
3. Acceptance Resolution_PennLorasPaveRehab Project
4. CertificateOfCompletion_PennLorasPaveRehab Project

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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 Acceptance of Public Improvement

DATE: June 11, 2026

Assistant Public Works Director-Project Manager, Max O'Brien is recommending City Council adopt the attached resolution accepting the public improvements and give authorization for the payment of the final contract amount of $178,120.00 to Eastern Iowa Asphalt Maintenance, Inc., for the Public Works Concrete Banding and Crack Sealing 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
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

SUBJECT: Public Works Concrete Banding and Crack Sealing Project
Acceptance of Public Improvement

DATE: June 8, 2026

INTRODUCTION
The enclosed resolution provides for the acceptance of the construction contract for the Public Works Concrete Banding and Crack Sealing Project.

BACKGROUND
This project included 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. The project was awarded by City Council to Eastern Iowa Asphalt Maintenance, Inc. of Farley Iowa, in the bid amount of $178,120.00 on May 4, 2026.

DISCUSSION
The Public Works Concrete Banding and Crack Sealing Project was completed on May 28, 2026 by Eastern Iowa Asphalt Maintenance in the final contract amount of $178,120.00.

BUDGET IMPACT

The summary of project costs for the Public Works Concrete Banding and Crack Sealing Project is as follows:

Description	Cost Estimate	Award	Final
Construction	$ 228,494.00	$ 178,120.00	$ 178,120.00
Contingency (10%)	$ 22,849.40	$ 17,812.00	$ 0.00
Engineering (10%)	$ 22,849.40	$ 17,812.00	$ 17,812.00
Total Project Cost	**$ 274,192.80**	**$ 213,744.00**	**$ 195,932.00**

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
5521000034-301-67990	Pave Press Joint Seal	$200,000.00

ACTION STEP

The City Council is requested to adopt the attached resolution accepting the public improvements and to authorize the payment of the final contract amount of $178,120.00 to Eastern Iowa Asphalt Maintenance, Inc., for the Public Works Concrete Banding and Crack Sealing Project.

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

ACCEPTING THE PUBLIC WORKS CONCRETE BANDING AND CRACK SEALING PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR

WHEREAS, the Public Works Concrete Banding and Crack Sealing Project (the Project) provided for 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 consisted 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 was provided; and

WHEREAS, the Public Improvement Contract for the Project has been completed by the contractor, to Eastern Iowa Asphalt Maintenance, Inc. (Contractor), and the Public Works Department has examined the work and recommends that the Project be accepted; and

WHEREAS, the final contract amount for the Project is $178,120.00;

WHEREAS, the Contractor has previously been paid $172,776.40, leaving a balance of $5,343.60; and

WHEREAS, the City Council finds that the recommendation of the Public Works Department should be accepted.

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

Section 1. The recommendation of the Assistant Public Works Director – Project Manager is approved and the Project is hereby accepted.

Section 2. The Chief Financial Officer is hereby directed to pay the balance of the retainage of $5,343.60 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 15th day of June 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

CERTIFICATE OF FINAL COMPLETION OF THE PUBLIC WORKS CONCRETE BANDING AND CRACK SEALING PROJECT

The undersigned Assistant Public Works Director – Project Manager of the City of Dubuque, Iowa, hereby certifies that the Public Works Concrete Banding and Crack Sealing Project has been inspected and work has been performed in compliance with the terms of the Public Improvement Contract, and that the total cost of the completed work is $195,932.00.

Dated this 8th day of June, 2026.

_____
Max O'Brien, PE, Assistant Public Works Director – Project Manager

Filed in the office of the City Clerk on the _____ day of _____, ____.

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 24.

ITEM TITLE:	Acceptance of Grant of Easement for Sanitary Sewer Utility across Joel Callahan (CCI5, LLC) Property at 150 Cedar Cross Road in Dubuque
SUMMARY:	City Manager recommending acceptance of the Grant of Easement for Sanitary Sewer Utility from CCI5, LLC (developer Joel Callahan) for a public sanitary sewer extension as part of the Joel Callahan apartment complex development on Cedar Cross Road (known as The Landings on Cedar Cross). **RESOLUTION** Accepting a Grant of Easement for Sanitary Sewer Utility Through, Under, and Across Part of Lot 1 Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Acceptance of Grant of Easement for Sanitary Sewer Utility across Joel Callahan (CCI5, LLC) Property at 150 Cedar Cross Road in Dubuque
2. 1 memo accept ease molo san sewer
3. 2 resolution accept ease molo san sewer
4. 3 easement signed by callahan
5. 4 CC AREA MAP callahan EASEMENT

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Acceptance of Grant of Easement for Sanitary Sewer Utility across Joel Callahan (CCI5, LLC) Property at 150 Cedar Cross Road in Dubuque

DATE: June 8, 2026

City Engineer Gus Psihoyos is recommending City Council adopt the resolution accepting the Grant of Easement for Sanitary Sewer Utility from CCI5, LLC (developer Joel Callahan) for a public sanitary sewer extension across Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa, as part of the Joel Callahan apartment complex development on Cedar Cross Road (known as The Landings on Cedar Cross).

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
Nate Kieffer, CE III, PE/PLS

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TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Acceptance of Grant of Easement for Sanitary Sewer Utility across Joel Callahan (CCI5, LLC) Property at 150 Cedar Cross Road in Dubuque

DATE: June 1, 2026

INTRODUCTION

The purpose of this memorandum is to seek acceptance of a grant of easement for sanitary sewer utility from CCI5, LLC (developer Joel Callahan) for a public sanitary sewer extension across Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa, as part of the Joel Callahan apartment complex development on Cedar Cross Road (known as The Landings on Cedar Cross).

BACKGROUND

Per the Development Agreement between the City of Dubuque and CCI5, LLC, approved by the City Council via Resolution 175-25, the parties wished to set forth terms for the extension of a proposed public sanitary sewer utility thru parts of Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa (CCI 5, LLC property). Per said agreement CCI5, LLC was to grant to the City of Dubuque, a public sanitary sewer utility easement through the CCI5, LLC property for the City's ownership and maintenance of the public sanitary sewer extension improvements.

DISCUSSION

The attached Grant of Easement shows the new sanitary sewer easement across Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa. CCI5, LLC has executed the Grant of Easement which allows the City to own, access, and maintain the sanitary sewer improvements. The easement has been executed by the property owner. A copy of the executed easement is attached.

Once constructed, inspected and approved, the City of Dubuque will own and maintain the public sanitary sewer utility extension.

RECOMMENDATION

I recommend accepting the Grant of Easement for Sanitary Sewer Utility through, under and Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa, as shown on Exhibit A on the attached Grant of Easement.

ACTION TO BE TAKEN

I respectfully request acceptance of the Grant of Easement for Sanitary Sewer Utility from CCI5, LLC through the adoption of the enclosed resolution.

Prepared by Nate Kieffer, CE III, PE/PLS

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270

RESOLUTION NO. -26

ACCEPTING A GRANT OF EASEMENT FOR SANITARY SEWER UTILITY THROUGH, UNDER, AND ACROSS PART OF LOT 1 CEDAR RIDGE COMMERCIAL PARK, IN THE CITY OF DUBUQUE, IOWA

Whereas, per the Development Agreement between the City of Dubuque and CCI5, LLC, approved by the City Council via Resolution 175-25, the parties wished to set forth terms for the extension of a proposed public sanitary sewer utility thru parts of Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa (CCI5, LLC Property); and

Whereas, CCI5, LLC has executed a Grant Easement for Sanitary Sewer Utility through, over and across Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa.

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

Section 1. The City Council of the City of Dubuque, Iowa, hereby approves of, accepts and consents to the Grant of Easement for Sanitary Sewer Utility through, over and across Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa from CCI5, LLC a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Passed, approved and adopted this 15th day of June, 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270

GRANT OF EASEMENT FOR SANITARY SEWER UTILITY

For and in consideration of the Ten and 00/100's Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, CCI5, LLC, ("Grantor"), of Dubuque County, State of Iowa, for themselves, their heirs and assigns, do hereby grant, sell and convey to the CITY OF DUBUQUE, IOWA, ("Grantee"), a municipal corporation, its agents and contractors, from the date hereof, rights of ways and easements through, under and across the following described real estate situated in Dubuque, Iowa, to wit:

> Part of Lot 1 Cedar Ridge Commercial Park, in the City of Dubuque, Iowa, as shown on Exhibit A attached hereto and by reference made a part hereof.

Said easement shall be as shown on the attached Exhibit A for the purpose of constructing and maintaining a sanitary sewer utility and other appurtenances, along with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove said improvements. Said easement shall also include the right to cut, trim or remove trees, bushes and roots as may be required incident to rights given herein.

Together with the right to enter upon said property during the period of construction until the project is accepted by City Council.

It is understood and agreed that the Grantee herein shall restore the disturbed area due to the construction, maintenance or repair of said sanitary sewer and appurtenances.

Grantor shall not erect any structure over or within the easement area without obtaining the prior written approval of the City Engineer. Grantor shall not change the grade, elevation, and contour or perform any construction or excavation that will diminish the lateral support or integrity of said improvements without obtaining the prior written consent of the City Engineer.

To have and to hold unto the said City of Dubuque, Iowa, forever, and the undersigned do hereby expressly covenant that they are the owners in fee of said real estate and have good right to execute this agreement, and that the Grantee, its agents or contractors, shall at all times have free access to and egress from and over said real estate to maintain or repair said sanitary sewer utility thereon or therein.

Dated at Dubuque, Iowa this 1st day of June, 2026.

CCI5, LLC

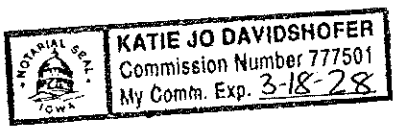
By: Joel Callahan
Joel M. Callahan, President

NOTARY PUBLIC

STATE OF IOWA,

COUNTY OF DUBUQUE, SS:

On this 1st day of June, A.D., 2026 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Joel Callahan to me known to be the identical person(s) named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

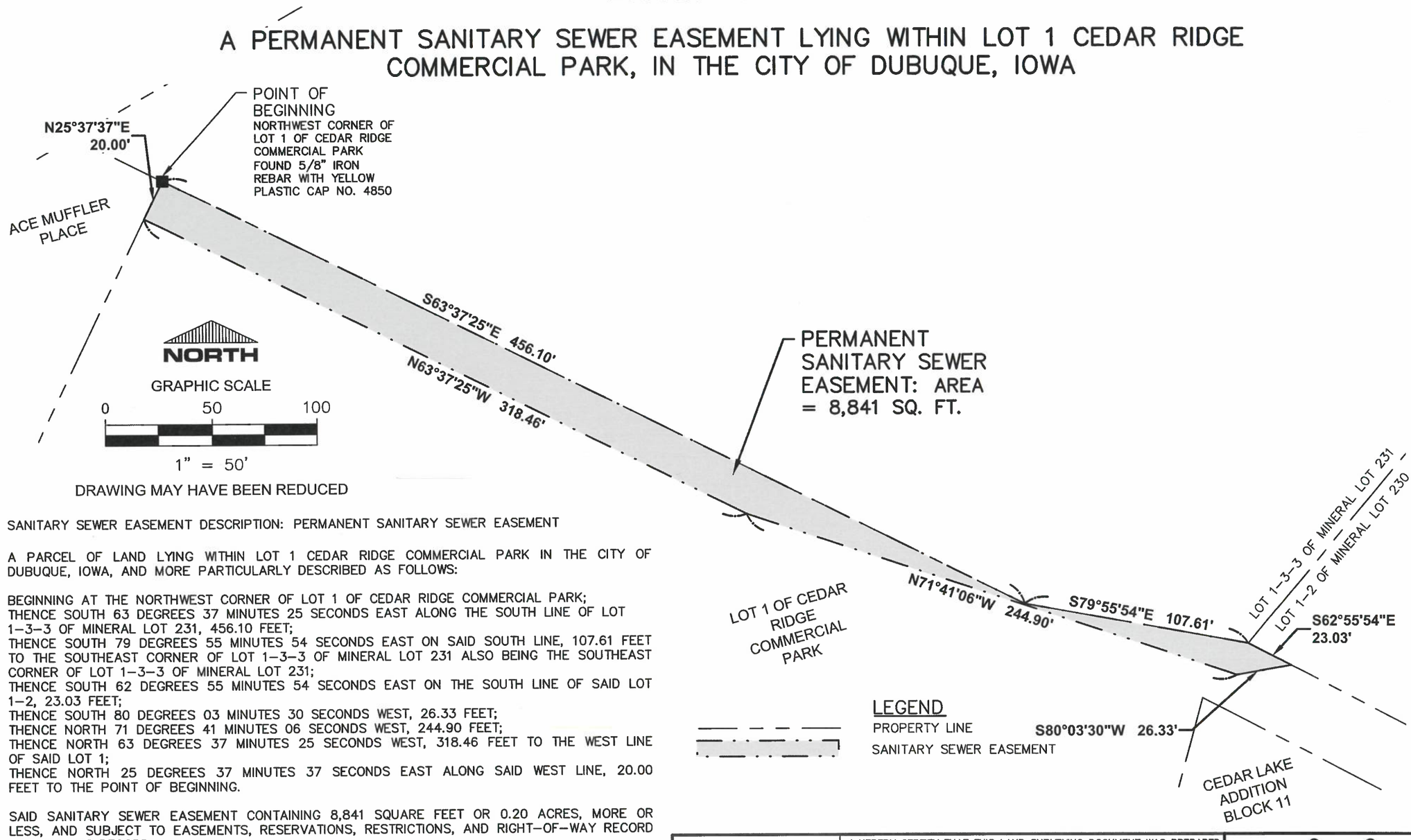


Katie Jo Davidshofer
Notary Public In and For Said State

EXHIBIT A

A PERMANENT SANITARY SEWER EASEMENT LYING WITHIN LOT 1 CEDAR RIDGE COMMERCIAL PARK, IN THE CITY OF DUBUQUE, IOWA

FOR RECORDER USE



SANITARY SEWER EASEMENT DESCRIPTION: PERMANENT SANITARY SEWER EASEMENT

A PARCEL OF LAND LYING WITHIN LOT 1 CEDAR RIDGE COMMERCIAL PARK IN THE CITY OF DUBUQUE, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CEDAR RIDGE COMMERCIAL PARK;
THENCE SOUTH 63 DEGREES 37 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1-3-3 OF MINERAL LOT 231, 456.10 FEET;
THENCE SOUTH 79 DEGREES 55 MINUTES 54 SECONDS EAST ON SAID SOUTH LINE, 107.61 FEET TO THE SOUTHEAST CORNER OF LOT 1-3-3 OF MINERAL LOT 231 ALSO BEING THE SOUTHEAST CORNER OF LOT 1-3-3 OF MINERAL LOT 231;
THENCE SOUTH 62 DEGREES 55 MINUTES 54 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 1-2, 23.03 FEET;
THENCE SOUTH 80 DEGREES 03 MINUTES 30 SECONDS WEST, 26.33 FEET;
THENCE NORTH 71 DEGREES 41 MINUTES 06 SECONDS WEST, 244.90 FEET;
THENCE NORTH 63 DEGREES 37 MINUTES 25 SECONDS WEST, 318.46 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 25 DEGREES 37 MINUTES 37 SECONDS EAST ALONG SAID WEST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

SAID SANITARY SEWER EASEMENT CONTAINING 8,841 SQUARE FEET OR 0.20 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY RECORD AND NOT OF RECORD.

DATE OF SURVEY:
FEBRUARY 4, 2025
TOTAL AREA SURVEYED:
0.20 ACRES
(8,841 SQUARE FEET)

Index Legend	
Location:	LOT 1 OF CEDAR RIDGE COMMERCIAL PARK CITY OF DUBUQUE DUBUQUE COUNTY, IOWA
Proprietor:	CCI5, LLC
Requestor:	JOEL CALLAHAN
Surveyor:	DANIEL L MARTI (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

LICENSED PROFESSIONAL LAND SURVEYOR
DANIEL L. MARTI
22021
IOWA

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

FOR ORIGIN DESIGN CO.

Daniel L Marti 4/29/2026
DANIEL L. MARTI DATE

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

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY

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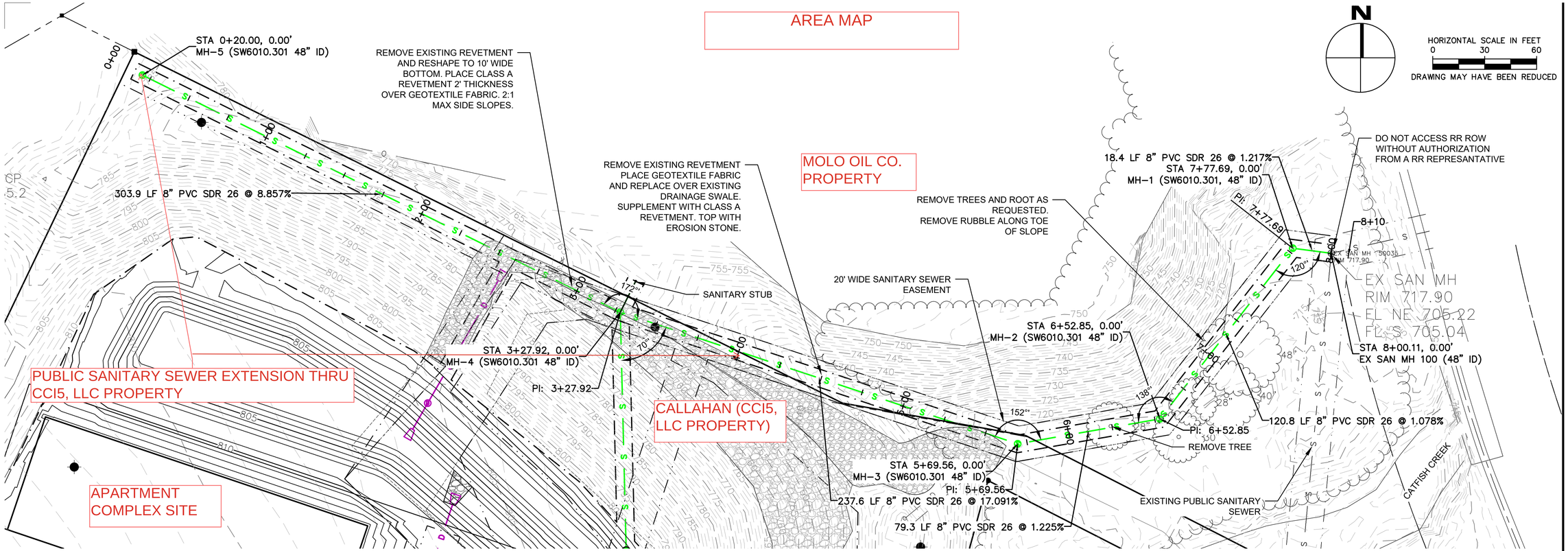
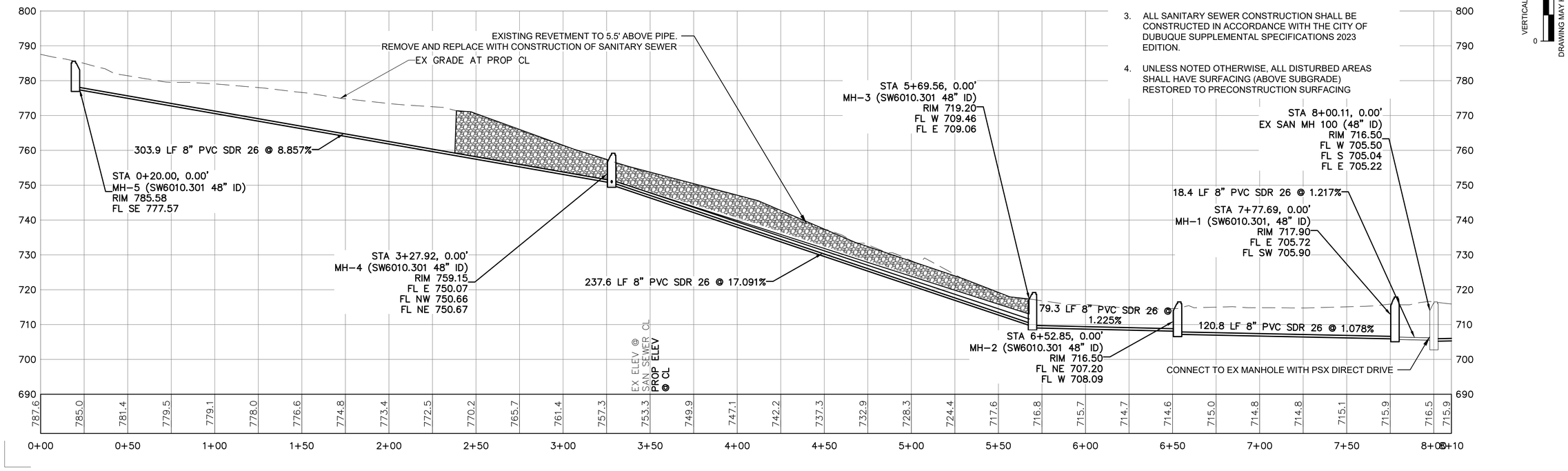
DRAWN	DLM	PLAT NO.	11-IA-26
CHECKED	GSB	PROJ. NO.	23173
DATE	4-23-2026	SHEET	1 of 1

P:\23\173\DRAWINGS\SURVEY\23173 SANITARY SEWER EASEMENT

AREA MAP





NOTE:

1. MANHOLES 3, 2, AND 1 SHALL HAVE FRAMES BOLTED TO THE TOP SECTION AND LIDS BOLTED TO THE FRAMES AND INTERNAL CHIMNEY SEALS.
2. CONNECT TO EXISTING MANHOLE VIA CORE DRILL AND BOOT. ADD SITE FILLET OR SAW FILLET AS REQUIRED
3. ALL SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DUBUQUE SUPPLEMENTAL SPECIFICATIONS 2023 EDITION.
4. UNLESS NOTED OTHERWISE, ALL DISTURBED AREAS SHALL HAVE SURFACING (ABOVE SUBGRADE) RESTORED TO PRECONSTRUCTION SURFACING

origin design
WORKING ON TOMORROW.
origindesign.com
800 556-4491
© Origin Design Co.

Client Name
CALLAHAN CONSTRUCTION, INC.

Project Name
CEDAR CROSS RD DEVELOPMENT

Location / Description
380 CEDAR CROSS RD, DUBUQUE, IA

Revisions

Rev	Description	Date
	Issued For Bidding:	
	Issued For Construction:	

Project Number 23173
Project Manager
P:\23\173\DRAWINGS\CIVIL\23173 Z2-05 P.DWG 3/19/2025 7:30 PM CODY AUSTIN

Sheet Title

SANITARY SEWER PLAN & PROFILE

C5.30

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 25.

ITEM TITLE:	Well No. 7 Rehabilitation Project 2024 - Phase 2 Project Acceptance
SUMMARY:	City Manager recommending accepting the improvements and authorize the final payment for the Well No.7 Rehabilitation Project 2024 – Phase 2 to Peerless Well & Pump in the amount of $308,115. **RESOLUTION** Accepting the Well No.7 Rehabilitation 2024 - Phase 2 Project and Authorizing Final Payment to the Contractor
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Well No 7 Rehabilitation Project 2024 - Phase 2
2. Well No. 7 Rehabilitation Phase 2 - ACCEPTANCE memo 6-9-2026
3. Well No. 7 Rehabilitation Phase 2 - Mgr Compl Cert
4. Well No. 7 Rehabilitation Phase 2 - Acceptance 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: Well No. 7 Rehabilitation Project 2024 - Phase 2
Acceptance and Authorization of Final Payment

DATE: June 11, 2026

Water Department Director Christopher Lester is recommending City Council adopt the attached resolution to accept the improvements and authorize the final payment for the Well No.7 Rehabilitation Project 2024 – Phase 2 to Peerless Well & Pump through the adoption of the attached resolution in the amount of $308,115.

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
Eldon Schneider, Water Project Supervisor
Nick Connolly, Water Operations Supervisor

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: Christopher Lester, Water Department Director

DATE: June 9, 2026

SUBJECT: Well No. 7 Rehabilitation Project 2024 - Phase 2
Acceptance and Authorization of Final Payment

INTRODUCTION
The attached resolution provides for the acceptance and final payment of the Well No. 7 Rehabilitation Project 2024 – Phase 2.

BACKGROUND
The improvements to Well No. 7 were associated with routine well maintenance. The work included repairs and rehabilitation associated with the City's groundwater supply (wells, pumps, and motors).

Well No. 7 was pumping below its design capacity and pumping sand, which can lead to premature wear and tear of pump impellers, possible plugging of the well transmission main and increased overall electricity expenses.

During Phase 1 of the project, the well was taken out of service and inspected by Cahoy Pump Service in December 2022, to determine what rehabilitation may be necessary along with a completion of a condition assessment of the column piping, pump, and motor.

The Phase 2 final project scope and bidding documents were prepared based on the condition assessment, and the project was publicly bid in August 2024. The scope included a pumping drawdown test to determine the well capacity, final pump and motor design, Iowa DNR permitting, followed by installation of a replacement pump, motor and well appurtenances. The sediment removal portion of the project was bid as an alternative.

DISCUSSION
The successful bidder was Peerless Well & Pump of Dubuque, IA. They were awarded the project in the base bid amount of $253,434, plus Alternative work A for sediment removal in the amount of $38,552, for a total bid amount of $291,986.

During the final specification of the well pump and motor, there were concerns that the sediment could not be successfully removed or during removal the equipment could cause damage to the well casing and therefore was not performed. Notably, the overall well capacity was able to be

restored with the new pump to 2.0 MGD, however the presence of sand would be need to be evaluated at a later phase due to permitting and the operational need to bring the well back online. The sand separator design will be completed under a third phase of the Well No. 7 rehabilitation project.

One change order was approved for additional column piping and appurtenances associated with the new pump and the installation of the pump at new lower set point in the well to reduce pump cavitation. The change order also included additional costs due to increased tariffs on goods. Alternative A for the removal of sediment was unused, and the sand separator was not installed due to permitting and will be bid separately.

BUDGET IMPACT

The project cost and final payment The estimate of probable cost for the project is summarized as follows:

Description	Award	Final
Construction Contract: Base Bid	$253,434	$240,464
Construction Contract: Alternative A	$38,552	$0
Change Order No. 1	$0	$67,651
Contract Admin / Construction Engineering	$0	$0
Total Project Cost	**$291,986**	**$308,115**

The construction administration and construction engineering (inspection) was completed with Water Department staff, therefore, those costs were not incurred on the project.

The funding summary is:

CIP	Funding Source	Amount
4281000006	Wells/Well Field Rehab	$308,115
Total Project Funding		**$ 308,115**

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the attached resolution to accept the improvements and authorize the final payment for the Well No.7 Rehabilitation Project 2024 – Phase 2 to Peerless Well & Pump through the adoption of the attached resolution in the amount of $308,115.

cc: Jennifer Larson, Chief Financial Officer
Eldon Schneider, Water Project Supervisor
Nick Connolly, Water Operations Supervisor

WATER DEPARTMENT MANAGER'S CERTIFICATE OF FINAL COMPLETION OF, THE WELL NO.7 REHABILITATION 2024 - PHASE 2 PROJECT

The undersigned Water Department Manager of the City of Dubuque, Iowa, hereby certifies that he has inspected the Well No. 7 Rehabilitation 2024 - Phase 2 Project and that work has been performed in compliance with the terms of the Public Improvement Contract, and that the total cost of the completed work including all change orders and adjustments is $308,115.00.

Dated this 10th day of June 2026.

Christopher J. Lester

_____

Christopher Lester
Water Department Director

Filed in the office of the City Clerk on the _____ day of _____, ____.

_____

Adrienne N. Breitfelder, City Clerk

Prepared by Christopher Lester, City of Dubuque Water Department,1902 Hawthorne St. 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.

ACCEPTING THE WELL NO.7 REHABILITATION 2024 - PHASE 2 PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR

WHEREAS, the Well No. 7 Rehabilitation 2024 - Phase 2 Project (the Project) scope included sediment removal from the well; conducting a pumping drawdown test to determine the well capacity; and installation of a replacement pump, motor, and well appurtenances; and

WHEREAS, the Public Improvement Contract for the Project has been completed by the contractor, Peerless Well & Pump (Contractor), and the Water Department Manager has examined the work and recommends that the Project be accepted; and

WHEREAS, the final contract amount of $308,115.00 is due in full;

WHEREAS, the City Council finds that the recommendation of the Water Department Manager should be accepted.

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

Section 1. The recommendation of the Water Department Manager is approved, and the Project is hereby accepted.

Section 2. The Finance Director is hereby directed to pay to the Contractor the balance of the final payment $308,115.00 as provided in Iowa Code chapter 573.

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

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

WATER DEPARTMENT MANAGER'S CERTIFICATE OF FINAL COMPLETION OF, THE WELL NO.7 REHABILITATION 2024 - PHASE 2 PROJECT

The undersigned Water Department Manager of the City of Dubuque, Iowa, hereby certifies that he has inspected the Well No. 7 Rehabilitation 2024 - Phase 2 Project and that work has been performed in compliance with the terms of the Public Improvement Contract, and that the total cost of the completed work including all change orders and adjustments is $308,115.00.

Dated this _____ day of _____ 2026.

_____
Christopher Lester
Water Department Director

Filed in the office of the City Clerk on the _____ day of _____, ____.

_____
Adrienne N. Breitfelder, City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 26.

ITEM TITLE:	Final Plat of Tamarack S.E. Fifth Subdivision Approval
SUMMARY:	Zoning Advisory Commission recommending approval of the Plat of Survey of Tamarack S.E. Fifth Subdivision as submitted, subject to waiving the street frontage requirement for Lot 2. **RESOLUTION** Authorizing Approval of the Plat of Survey of Tamarack S.E. Fifth Subdivision, Dubuque County, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Staff Memo
3. Resolution
4. Application
5. Vicinity Map
6. Plat of Survey of Tamarack S.E. Fifth Subdivision
7. Imagery

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

June 8, 2026

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

Applicant: Kevin Kirpes – KRK Properties of DBQ LLC
Location: 10431 and 10435 Bronzewood Drive
PINs 1514451003 and 1514451004
Description: To approve the Final Plat of Tamarack S.E. Fifth Subdivision

Dear Mayor and City Council Members:

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

Discussion
Rose Schneider, Schneider Land Surveying, 906 1st St N, Farley, spoke on behalf of the applicant. She explained that this plat needs a waiver of the street frontage requirement for Lot 2.

Staff detailed the staff report, noting the submitted Plat of Survey of Tamarack S.E. Fifth Subdivision takes two existing lots and divides a 30' wide section off of Lot 1 and joins it to Lot 2. Staff said this is for the purpose of parking vehicles on Lot 2. Staff noted that Lot 2 requires a waiver of the street frontage requirement.

Commissioners asked about how access is provided to Lot 2. Staff noted that Lot 2 is accessed via an existing 30' access easement across Lot 1.

Commissioners asked about when Lot 2 was created, and Ms. Schneider replied that KRK Properties platted it in 1998.

There were no public comments.

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

Recommendation
By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the Plat of Survey of Tamarack S.E. Fifth Subdivision as submitted, subject to waiving the street frontage requirement for Lot 2.

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

Respectfully submitted,



Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments
cc: Dave Schneider – Schneider Land Surveying, Farley IA
KRK Properties of DBQ LLC c/o Kevin Kirpes, 1000 Century Circle, Dubuque, IA

THE CITY OF DUBUQUE
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Dubuque All-America City NATIONAL CIVIC LEAGUE 2007★2012★2013 2017★2019

TO: Zoning Advisory Commission

FROM: Jason Duba, Assistant Planner

DATE: May 26, 2026

SUBJECT: Plat of Survey of Tamarack S.E. Fifth Subdivision,
10431 and 10435 Bronzewood Drive,
PINs 1514451003 and 1514451004

INTRODUCTION

The Plat of Survey of Tamarack S.E. Fifth Subdivision is located in the Tamarack Business Park in unincorporated Dubuque County. It is southeast of the intersection of the Southwest Arterial (US Highway 52) and US Highway 61/151. It is within the City's two-mile extraterritorial jurisdiction.

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

DISCUSSION

The Plat of Survey of Tamarack S.E. Fifth Subdivision would reconfigure two lots by dividing a portion of land from Lot 1 and joining it to Lot 2. The following is a description of the proposed lots:

- Lot 1 is a 3.949-acre lot and has access from Bronzewood Drive and existing 30' wide access easement to Lot 2. A 30' wide section will be divided from Lot 1 and joined to Lot 2 in the location where there is an existing 25' wide parking easement.
- Lot 2 is a 1.339-acre lot that is having a 30' wide section joined to it from Lot 1 for parking. Lot 2 includes an access easement from Lot 1, as it does not have frontage along a street. A waiver of the street frontage requirement is needed for this lot.

Lot 1 has frontage and direct access to Bronzewood Drive. Lot 2 has a 30' wide access easement but does not have frontage on a platted public or private street.

The UDC categorizes the proposed plat as a Simple Subdivision. Pursuant to UDC Chapter 11-14, the Zoning Advisory Commission and City Council are the reviewing authorities for Simple Subdivisions. Lot 2 does not have frontage on a platted public or

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

private street and therefore requires a waiver of the minimum street frontage requirement. The proposed plat is otherwise in substantial conformance with the UDC. The Zoning Advisory Commission shall review the plat to determine whether the plat is in substantial conformance with the Unified Development Code.



Subject properties with proposed transfer of land

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Plat of Survey of Tamarack S.E. Fifth Subdivision and recommends approval of the subdivision plat subject to waiving minimum street frontage for Lot 2.

Attachments

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

RESOLUTION NO. - 26

A RESOLUTION AUTHORIZING APPROVAL OF THE PLAT OF SURVEY OF TAMARACK S.E. FIFTH SUBDIVISION, DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Plat of Survey of Tamarack S.E. Fifth Subdivision, Dubuque County, Iowa that is within the City's 2-mile extraterritorial jurisdiction; and

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

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

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

Section 1. That Section 11-14(B) of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding required lot frontage for Lot 2 of Tamarack S.E. Second Subdivision.

Section 2. That the Plat of Survey of Tamarack S.E. Fifth Subdivision, Dubuque County, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Plat of Survey.

Passed, approved and adopted this day of June , 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____

Trish Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Dubuque All-America City 2017*2019

City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
Fax: 563-589-4221

APPLICATION FORM

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

Zoning Board of Adjustment
- ☐ Conditional Use Permit
- ☐ Special Exception
- ☐ Variance
- ☐ Appeal

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

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

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

A. Property Information

Site Location/Address: 10431 and 10435 Bronzewood Drive

Legal Description/Parcel ID#/Subdivision: PIN 1514451004 and PIN 1514451003

Existing Zoning: County Proposed Zoning: County Site Area (square feet/acres): 1.339 acres & 3.949 acres

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

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

Simple subdivision requesting a waiver of the bulk regulations for Lot 2 which does not have the required of frontage on a public street or approved private street.

C. Applicant/Agent Information c/o KEVIN KIRPES

KRK Kevin Kirpes

Name: KRK PROPERTIES OF DBQ LLC Phone: 563-599-6080

Address: 1000 CENTURY CIRCLE City: DBQ

State: IA Zip: 52002 Email: mecoequip@gmail.com.

D. Property Owner(s) Information

JASON

Name(s): JASON HOOKS - MFC Investments Phone: 563-542-6623

Address: 10431 Bronzewood City: Dubuque

State: IA Zip: 52003 Email: Jasonhooks@tste.net

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: _____

Property Owner(s): _____ Date: _____

FOR OFFICE USE ONLY

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



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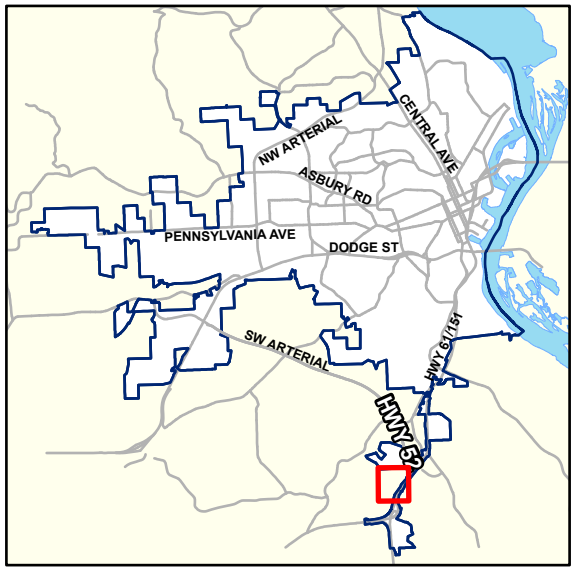
Vicinity Map



Applicant: KRK Properties of DBQ LLC

Location: 10431 and 10435 Bronzewood Drive
PINs 1514451003 and 1514451004

Type: Simple Subdivision

Description: Plat of Survey of Tamarack S.E. Fifth Subdivision

Subject Property

City Limits

0 150 300 600
Feet

N

1:5,000

RECORDER'S INDEX

LOCATION:	LOT 1 OF 2 & 2 OF 2, TAMARACK S.E. SECOND SUBDIVISION SE1/4, SECTION 14, T88N, R2E DUBUQUE COUNTY, IOWA
REQUESTOR:	KEVIN KIRPES
PROPRIETOR:	M&C INVESTMENTS, LLC AND KRK PROPERTIES OF DUBUQUE, LLC
SURVEYOR:	DAVID P. SCHNEIDER
SURVEYOR COMPANY:	SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO:	DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA PH#563-744-3631 daves@yousq.net

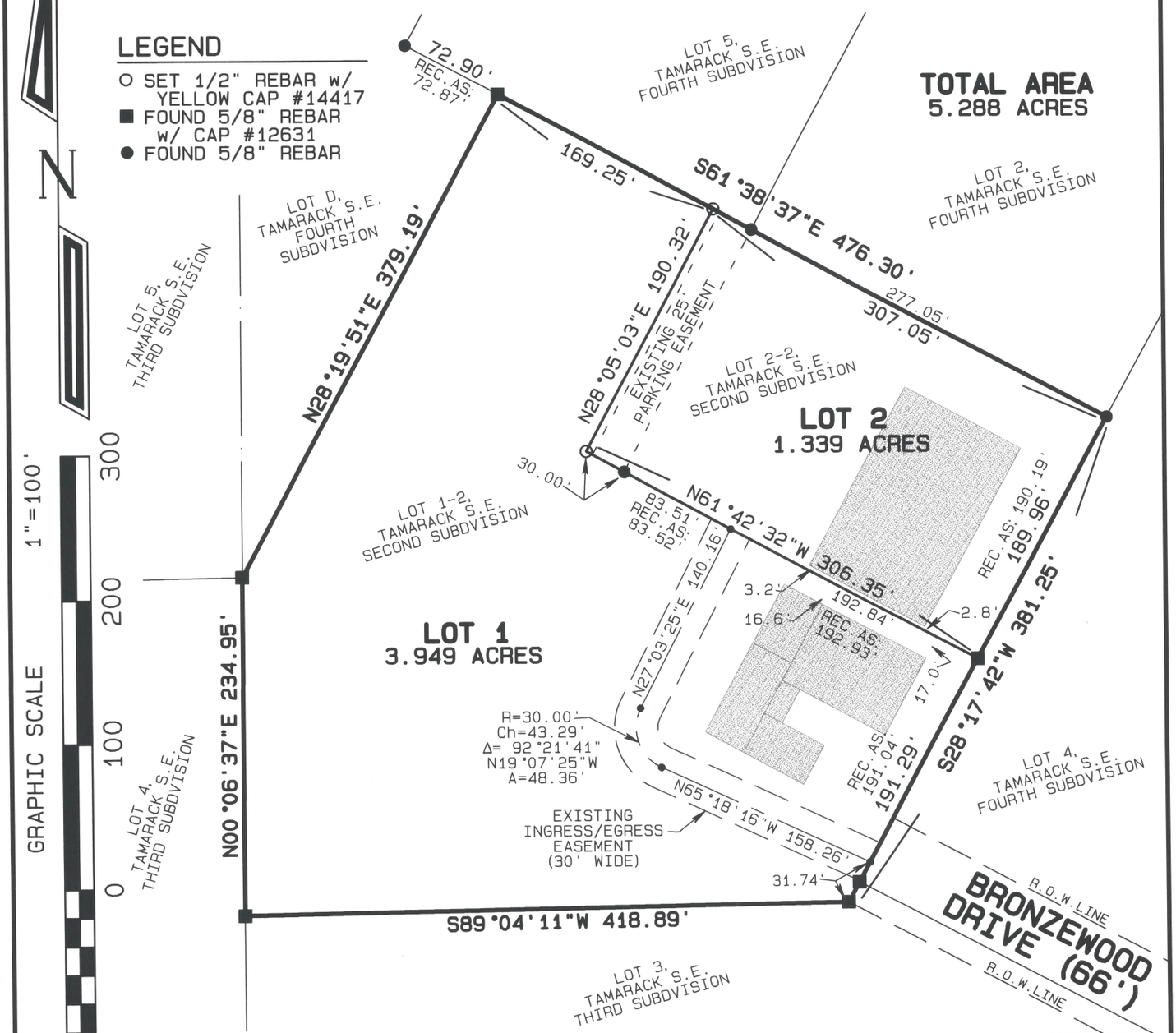
PLAT OF SURVEY

TAMARACK S.E. FIFTH SUBDIVISION, DUBUQUE COUNTY, IOWA

LOT 1 OF LOT 2 AND LOT 2 OF LOT 2 OF TAMARACK S.E.
SECOND SUBDIVISION, DUBUQUE COUNTY, IOWA

LEGAL DESCRIPTION:

LOT 1 OF LOT 2 AND LOT 2 OF LOT 2 OF TAMARACK S.E. SECOND SUBDIVISION, BEING IN TABLE MOUND TOWNSHIP, DUBUQUE COUNTY, IOWA.



LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

4/28/2026

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

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 3094
Survey Date: 4/21/2026
Sheet: 1 of 7

OWNER'S CONSENT

_____, Iowa _____, 2026

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

KRK Properties of Dubuque, LLC

_____
Kevin R. Kirpes, Managing Member

State of Iowa)
) ss:
County of Dubuque)

This record was acknowledged before me on this_____ day of _____, 2026, by Kevin R. Kirpes, as Managing Member of KRK Properties of Dubuque, LLC.

_____
Notary Public in the State of Iowa
My Commission Expires_____

MORTGAGE HOLDER'S ACKNOWLEDGMENT

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

Bank_____ City_____

President_____ V.P._____

State of Iowa)
) ss:
County of Dubuque)

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

_____
Notary Public in the State of Iowa
My Commission Expires_____

OWNER'S CONSENT

_____, Iowa _____, 2026

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

M&C Investments, LLC

_____
Jason P. Hooks, Managing Member

State of Iowa)
) ss:
County of Dubuque)

This record was acknowledged before me on this_____ day of _____, 2026, by Jason P. Hooks, as Managing Member of M&C Investments, LLC.

_____
Notary Public in the State of Iowa
My Commission Expires_____

MORTGAGE HOLDER'S ACKNOWLEDGMENT

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

Bank_____ City_____

President_____ V.P._____

State of Iowa)
) ss:
County of Dubuque)

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

_____
Notary Public in the State of Iowa
My Commission Expires_____

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city)_____, Dubuque County, Iowa have examined the abstract of title to the land included within **Tamarack S.E. Fifth Subdivision, Dubuque County, Iowa,** said abstract has been prepared in its entirety by the _____Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2026, at the hour of _____ o'clock _M.
My examination of said abstract shows good and merchantable title on the date and hour of certification to be in KRK Properties of Dubuque, LLC; and M&C Investments, LLC, Dated at _____, Iowa in said County, this_____ day of _____, 2026.

_____
Signature Attorney at Law

Name (printed)_____

Address_____

_____

Phone number_____

DUBUQUE COUNTY TREASURER

Dubuque, Iowa _____, 2026

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

_____
County Treasurer of Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

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

_____
County Assessor of Dubuque County, Iowa

COUNTY ENGINEER

Dubuque, Iowa _____, 2026

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

_____
County Engineer of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

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

_____
Dubuque County Board of Health

COUNTY PLATS OFFICER

Dubuque, Iowa _____, 2026

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

_____
County Plats Officer of Dubuque County, Iowa

CITY OF DUBUQUE ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 2026

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

City of Dubuque Zoning Advisory Commission

_____
Chairperson

CITY COUNCIL APPROVING PLAT

Dubuque, Iowa _____, 2026

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

_____
Brad M. Cavanagh – Mayor

_____
Adrienne N. Breitfelder- City Clerk

State of Iowa)
) ss:
County of Dubuque)

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

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

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

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

_____
Dubuque County Planning & Zoning Commission
Chairperson

DUBUQUE COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa _____, 2026

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

_____
Chairperson

Attest_____
Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa

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

_____
County Auditor of Dubuque County, Iowa

COUNTY RECORDER

Dubuque, Iowa

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

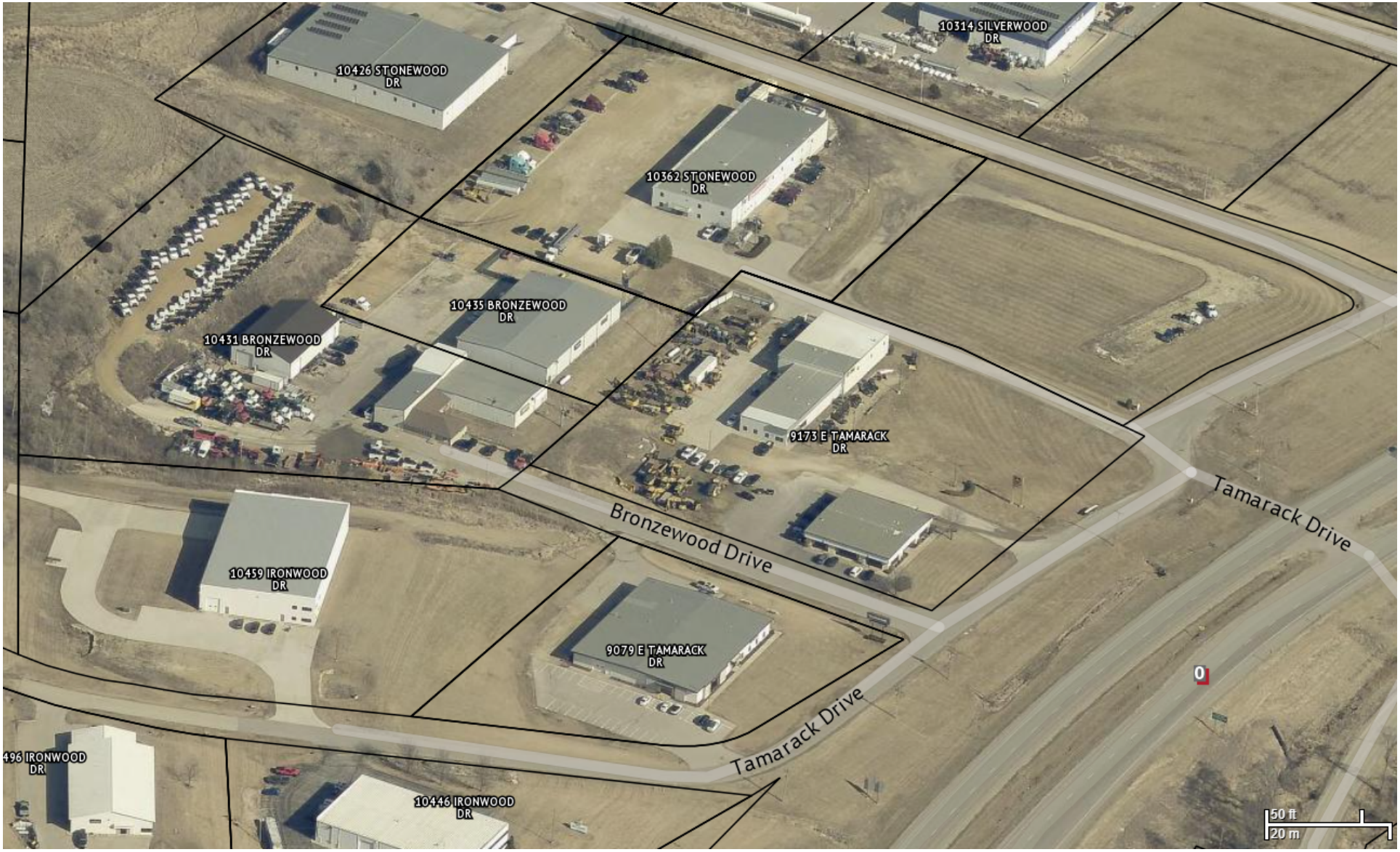
_____
County Recorder of Dubuque County, Iowa

Plat of Survey of Tamarack SE Fifth Subdivision



Oblique view of subject properties, March 2025 Eagleview imagery

Plat of Survey of Tamarack SE Fifth Subdivision



Oblique view of subject properties, March 2025 Eagleview imagery

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 27.

ITEM TITLE:	Final Plat of Bucks Run Subdivision Approval
SUMMARY:	Zoning Advisory Commission recommending approval of the Final Plat of Bucks Run Subdivision as submitted, subject to waiving the lot frontage requirement for Lots 2 and 3. **RESOLUTION** Authorizing Approval of the Final Plat of Bucks Run Subdivision, Dubuque County, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Staff Memo
3. Resolution
4. Application
5. Vicinity Map
6. Final Plat of Bucks Run Subdivision
7. Cert Pages
8. Final Plat - Color

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

June 8, 2026

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

Applicant: Daniel L. Marti – Origin Design
Location: 391 W. 12th Street, PIN 1024414007
Description: To approve the Final Plat of Bucks Run Subdivision

Dear Mayor and City Council Members:

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

Discussion

Gabe Bonn, Origin Design, 137 Main Street, spoke on behalf of the application. He said the properties were approved to be rezoned residential by Dubuque County Zoning for Lots 1, 2, and 3, but Lot 4 is remaining agricultural. He said Bucks Run Drive is a private lane and there are access easements for Lots 2 and 3.

Staff detailed the staff report, noting the submitted Final Plat of Bucks Run Subdivision divides two lots into four. Staff noted that Lot 1 is flag lot, and Lots 2 and 3 have easements for access and utilities. Staff noted this property is in the two-mile extraterritorial jurisdiction. Staff said that a waiver of the lot frontage requirement will be needed for Lots 2 and 3.

Commissioners asked to see an aerial photo of the lots, and staff displayed one.

There were no public comments.

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

Recommendation

By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Bucks Run Subdivision as submitted, subject to waiving the lot frontage requirement will for Lots 2 and 3

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

Respectfully submitted,



Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments
cc: Daniel L. Marti – Origin Design, 137 Main Street, Dubuque, IA 52001

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Zoning Advisory Commission

FROM: Travis Schrobilgen, Assistant Planner

DATE: May 26, 2026

SUBJECT: Final Plat of Bucks Run Subdivision - Whitetop Road, PINs 1508426002 and 1508400001

INTRODUCTION

The Final Plat of Bucks Run Subdivision is located at the western terminus of Oakland Farms Road along Whitetop Road and about a mile south of the Southwest Arterial. The property is currently made up of two large lots. The proposed subdivision is in the county but is within the 2-mile extraterritorial jurisdiction of the city. The property is C-shaped and is currently row crops and timber.

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

DISCUSSION

The Final Plat of Bucks Run Subdivision would reconfigure two large lots to a total of four (4) lots. The following is a description of the proposed lots:

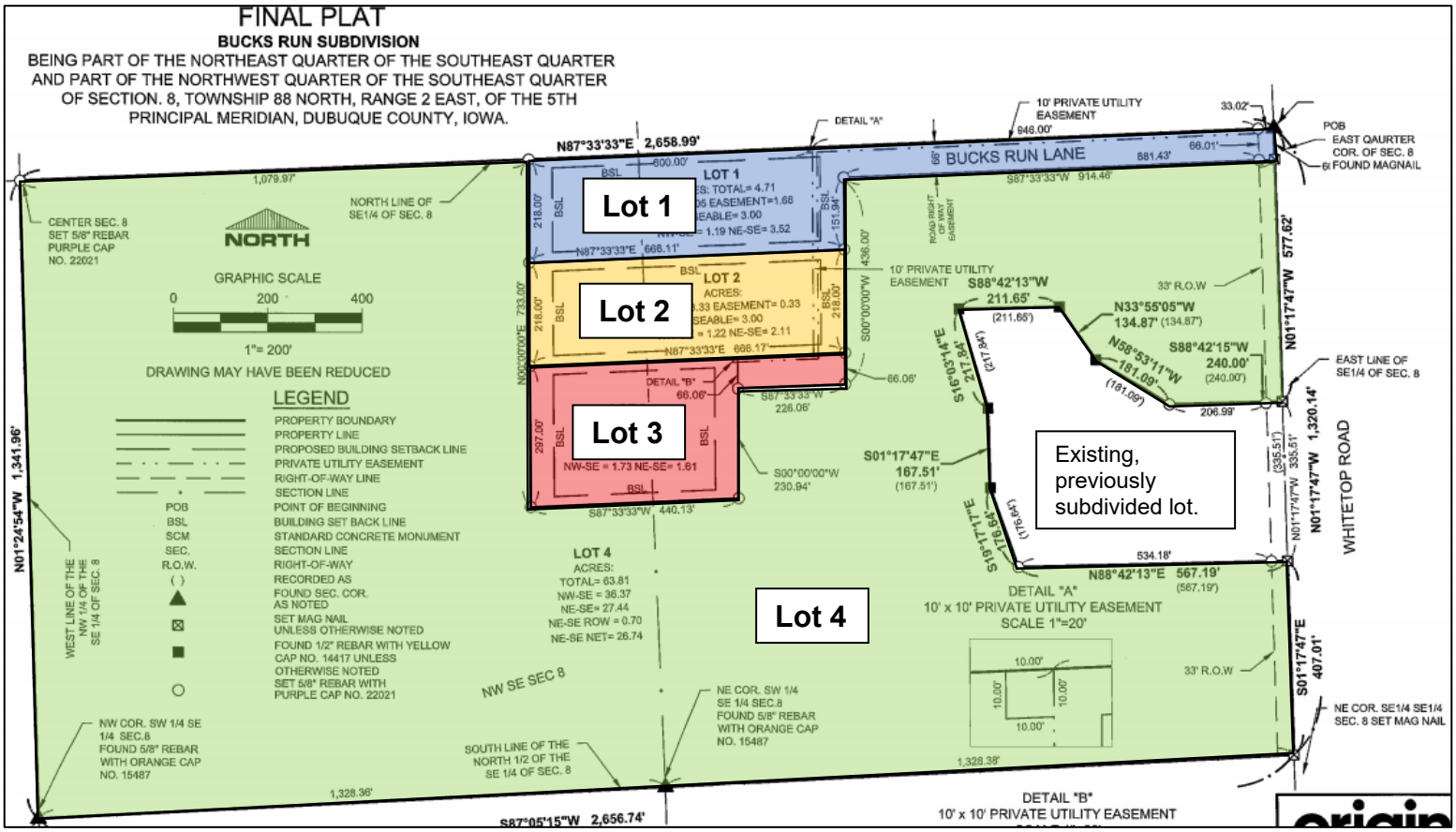
- Lot 1 is a 4.1-acre flag lot and will include the physical access and 66’ wide access easement and 10’ utility easement from Whitetop Road to Lot 2. The easements benefit Lot 1, Lot 2, and Lot 3.
- Lot 2 is a 3.3-acre rectangular-shaped lot and includes a utility easement and access easement to Lot 3 and Lot 4. A waiver of minimum lot frontage is required for this lot.
- Lot 3 is a 3.34-acre flag lot and includes the terminus of the 10’ utility easement and a 66’ wide access easement. A waiver of minimum lot frontage is required for this lot.
- Lot 4 is the consolidated balance of the original large lots. Lot 4 has frontage along Whitetop Road.

Lots 1 and 4 have frontage and direct access to Whitetop Road. Lots 2 and 3 would both have access and utilities via a 66’ wide access easement which includes a 10’ utility easement within it, however neither lot has frontage on a platted public or private street.

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

Lots 1, 2, and 3 all benefit from the proposed 66’ access easement and 10’ utility easement.

Final Plat of Bucks Run Subdivision



The UDC categorizes the proposed plat as a Minor Subdivision. Pursuant to UDC Chapter 11-14, the Zoning Advisory Commission and City Council are the reviewing authorities for Minor Subdivisions. Lots 2 and 3 do not have frontage on a platted public or private street and therefore require a waiver of the minimum street frontage requirement. The proposed plat is otherwise in substantial conformance with the UDC. The Zoning Advisory Commission shall review the plat to determine whether the plat is in substantial conformance with the Unified Development Code.

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Bucks Run Subdivision and recommends approval of the subdivision plat subject to waiving minimum street frontage for Lots 2 and 3.

Attachments

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

RESOLUTION NO. - 26

A RESOLUTION AUTHORIZING APPROVAL OF THE FINAL PLAT OF BUCKS RUN SUBDIVISION, DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Final Plat of Bucks Run Subdivision, Dubuque County, Iowa that is within the City's 2-mile extraterritorial jurisdiction; and

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

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

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

Section 1. That Section 11-14(B) of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding required lot frontage for Lot 2 and Lot 3 of Bucks Run Subdivision.

Section 2. That the Final Plat of Bucks Run Subdivision, Dubuque County, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Final Plat.

Passed, approved and adopted this day of June , 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Trish Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

APPLICATION FORM

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

Zoning Board of Adjustment
- ☐ Conditional Use Permit
- ☐ Special Exception
- ☐ Variance
- ☐ Appeal

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

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

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

A. Property Information

Site Location/Address: NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 Sec. 8 T88N R2E

Legal Description/Parcel ID#/Subdivision: 1508426002 and 1508400001

Existing Zoning: R1 Proposed Zoning: _____ Site Area (square feet/acres): 75.19 acres

Historic District: _____ Landmark: ☐ Yes ☐ No

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

Mr Oberbroeckling would like to subdivide three, 3 acrea parcels to build homes on. The 4th lot being the remainder of the property.

C. Applicant/Agent Information

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

Address: 137 Main Street City: Dubuque

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

D. Property Owner(s) Information

Name(s): Richard Oberbroeckling Phone: _____

Address: 11784 Oakland Farms Rd City: Dubuque

State: IA Zip: 52001 Email: ronni_o@rocketmail.com

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

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

Applicant/Agent: Daniel L Marti Date: 5-5-2026

Property Owner(s): _____ Date: _____

FOR OFFICE USE ONLY

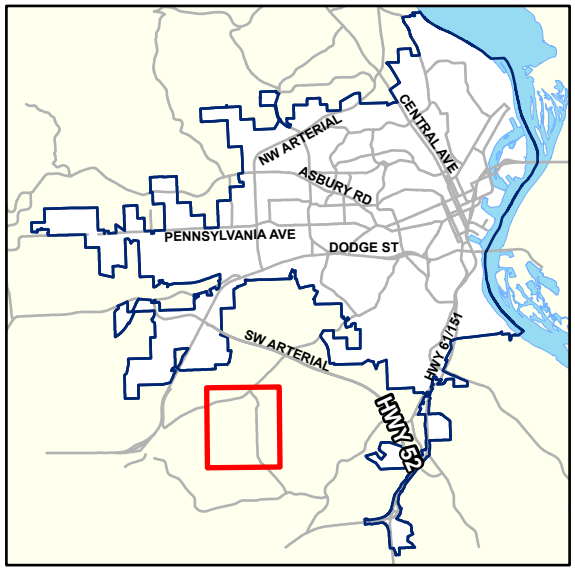
Fee $ 540 Ck# 73175 ☐CC ☐Cash Received by _____ Date 5/11/26



THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

Vicinity Map



Applicant: Daniel L. Marti, Origin Design

Location: Whitetop Road, PINs 1508426002 and 1508400001

Type: Minor Subdivision

Description: Final Plat of Bucks Run Subdivision

Subject Property

City Limits

0 500 1,000 2,000
Feet

N

1:12,000

FINAL PLAT

BUCKS RUN SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION. 8, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA.

FOR RECORDER USE

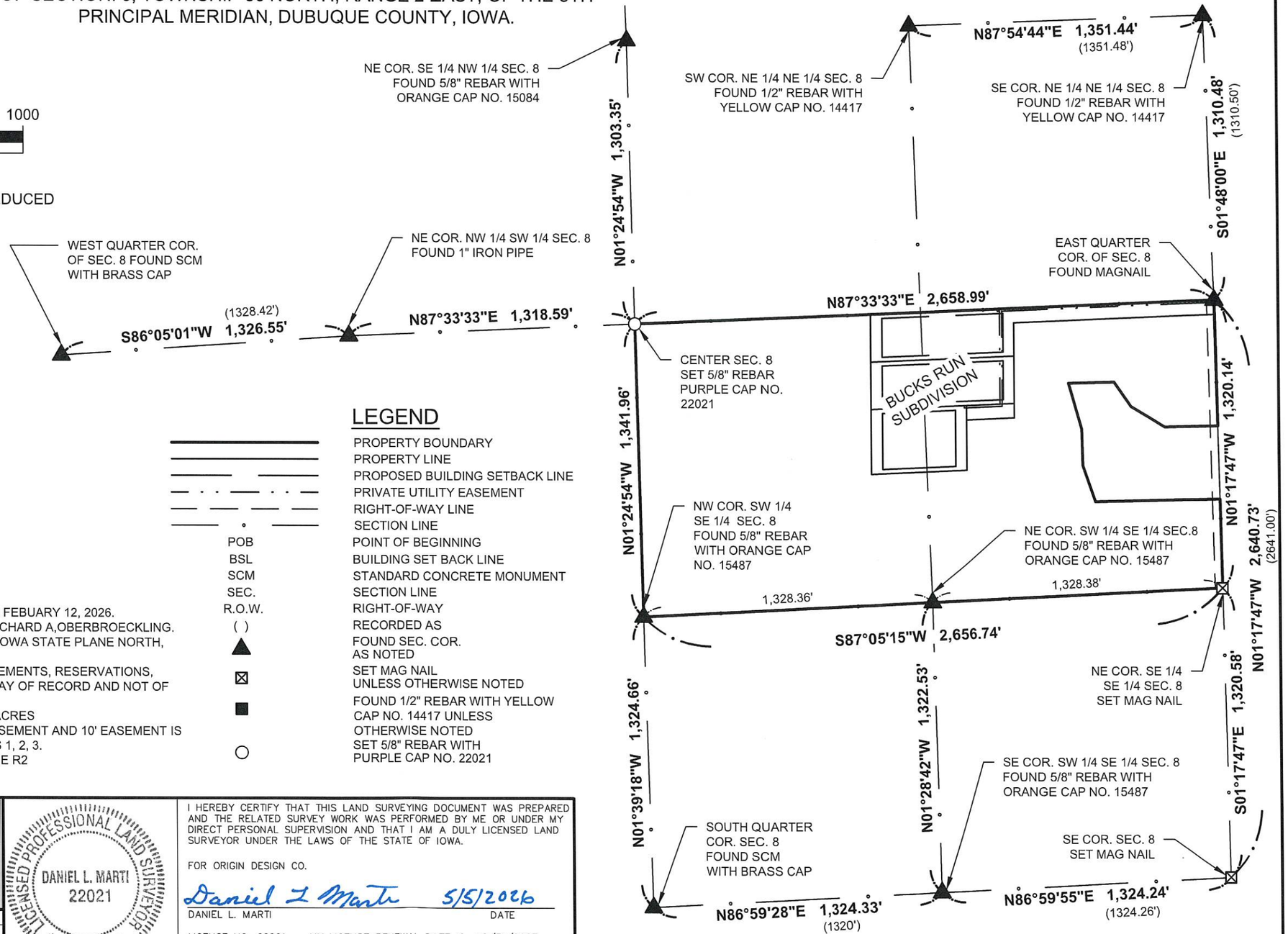
NORTH

GRAPHIC SCALE

0 500 1000

1"= 500'

DRAWING MAY HAVE BEEN REDUCED



LEGEND

	PROPERTY BOUNDARY
	PROPERTY LINE
	PROPOSED BUILDING SETBACK LINE
	PRIVATE UTILITY EASEMENT
	RIGHT-OF-WAY LINE
	SECTION LINE
POB	POINT OF BEGINNING
BSL	BUILDING SET BACK LINE
SCM	STANDARD CONCRETE MONUMENT
SEC.	SECTION LINE
R.O.W.	RIGHT-OF-WAY
( )	RECORDED AS
▲	FOUND SEC. COR. AS NOTED
⊠	SET MAG NAIL UNLESS OTHERWISE NOTED
■	FOUND 1/2" REBAR WITH YELLOW CAP NO. 14417 UNLESS OTHERWISE NOTED
○	SET 5/8" REBAR WITH PURPLE CAP NO. 22021

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON FEBUARY 12, 2026.
2. SURVEY WAS COMPLETED FOR RICHARD A,OBERBROECKLING.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 75.19 ACRES
6. 66' PRIVATE INGRESS/EGRESS EASEMENT AND 10' EASEMENT IS RESERVED FOR THE USE OF LOTS 1, 2, 3.
7. BUILDING SETBACK LINE FOR ZONE R2
   FRONT/REAR 50'
   SIDE 20'

Index Legend

Location:	BUCKS RUN SUBDIVISION SECTION 8, TOWNSHIP 88 NORTH, RANGE 2 EAST 5TH PRINCIPAL, DUBUQUE COUNTY, IOWA
Proprietor:	Richard Oberbroeckling
Requestor:	Toby Moeggenberg
Surveyor:	Daniel L Marti (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

origin design®

800 556-4491 origindesign.com

DRAWN	MCN	PLAT NO.	2-IA-26
CHECKED	DLM	PROJ. NO.	26702
DATE	4-1-26	SHEET	1 of 4

P:\26\700\702\DRAWINGS\SURVEY\26702 PLAT-PARCELS

LICENSED PROFESSIONAL LAND SURVEYOR
DANIEL L. MARTI
22021
IOWA

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

FOR ORIGIN DESIGN CO.

Daniel L Marti 5/5/2026

DANIEL L. MARTI DATE

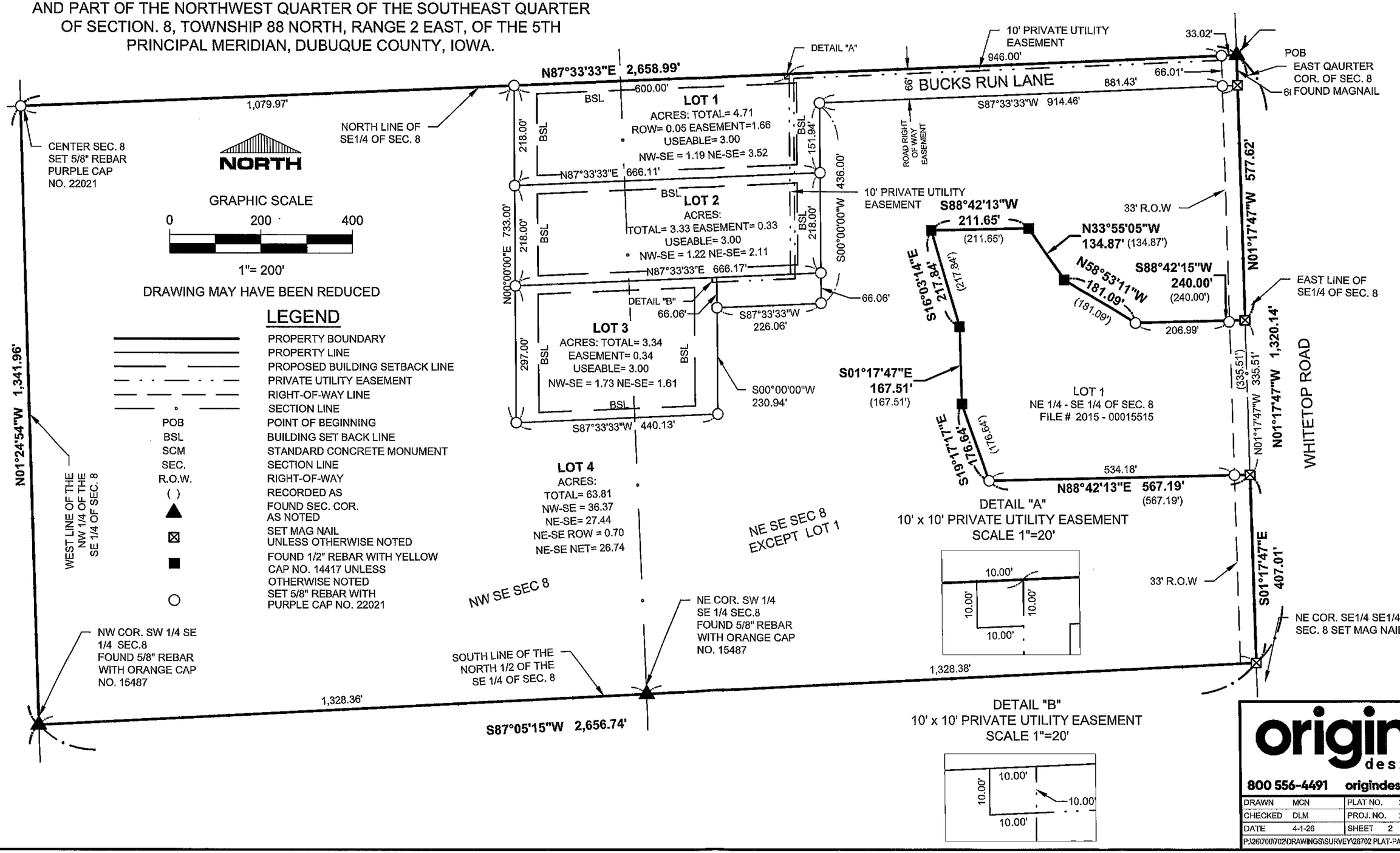
LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL 1 OF 4

FINAL PLAT

BUCKS RUN SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION. 8, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA.



LEGEND

	PROPERTY BOUNDARY
	PROPERTY LINE
	PROPOSED BUILDING SETBACK LINE
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	RIGHT-OF-WAY LINE
	SECTION LINE
POB	POINT OF BEGINNING
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SEC.	SECTION LINE
R.O.W.	RIGHT-OF-WAY
( )	RECORDED AS
▲	FOUND SEC. COR. AS NOTED
⊠	SET MAG NAIL UNLESS OTHERWISE NOTED
■	FOUND 1/2" REBAR WITH YELLOW CAP NO. 14417 UNLESS OTHERWISE NOTED
○	SET 5/8" REBAR WITH PURPLE CAP NO. 22021

PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556-2464

origin design®
800 556-4491 origindesign.com

DRAWN	MCN	PLAT NO.	2-IA-26
CHECKED	DLM	PROJ. NO.	26702
DATE	4-1-26	SHEET	2 of 4

P:\26700\702\DRAWINGS\SURVEY\26702 PLAT-PARCELS

FINAL PLAT

BUCKS RUN SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION. 8, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA.

BUCKS RUN SUBDIVISION, BEING PART OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA MORE PARTICULARLY DESCRIBE AS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8: THENCE SOUTH 01° 17' 47' WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, 577.62 FEET TO THE NORTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8. THENCE SOUTH 88° 42' 15" WEST ON SAID NORTH LINE, 240.00 FEET; THENCE NORTH 58° 53' 11" WEST ON SAID NORTH LINE, 181.09 FEET: THENCE NORTH 33° 55' 05" WEST ON SAID NORTH LINE, 134.87 FEET; THENCE SOUTH 88° 42' 13" WEST ON SAID NORTH LINE, 211.65 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 16° 03' 14" EAST ON SAID WEST LINE, 217.84 FEET; THENCE SOUTH 01° 17' 47" EAST ON SAID WEST LINE, 167.51 FEET; THENCE SOUTH 19° 17' 17" EAST ON SAID WEST LINE 176.64 FEET; TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88° 42' 13" EAST ON SAID SOUTH LINE, 567.19 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 8. THENCE SOUTH 01° 17' 47" EAST ON SAID EAST LINE, 407.01, FEET TO THE SOUTH LINE OF NORTH ONE - HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 87° 05' 15" WEST ON SAID SOUTH LINE, 2,656.74 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8. THENCE NORTH 01° 24' 54" WEST ON SAID WEST LINE, 1,341.96 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8. THENCE NORTH 87° 33' 33" EAST ON SAID NORTH LINE, 2,658.99 FEET TO THE POINT OF BEGINNING.
SAID PARCEL IS 75.19 ACRES MORE OF LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

origin design®
800 556-4491 origindesign.com

DRAWN	MCN	PLAT NO.	2-IA-26
CHECKED	DLM	PROJ. NO.	26702
DATE	3-24-26	SHEET	3 of 4

P:\26700\702\DRAWINGS\SURVEY\26702 PLAT-PARCELS

SURVEYOR'S CERTIFICATE

I, **Daniel L Marti**, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit: Being part of the northeast quarter of the southeast quarter and part of the northwest quarter of the southeast quarter of Section 8, Township 88 North, Range 2 East, of the 5th Principal Meridian, Dubuque County, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **Bucks Run Subdivision.**

Containing 75.19 acres, more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded.

OWNER'S CONSENT

_____, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision**, to the Dubuque County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

By_____

By_____

UNIVERSAL NOTARY CERTIFICATE

STATE OF _____)

COUNTY OF _____)

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

(Notary Seal) _____
(Sign in blue ink)

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

CAPACITY CLAIMED BY SIGNER
_____ INDIVIDUAL
_____CORPORATE OFFICER(S)
_____(Title)

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

SIGNER IS REPRESENTING

_____

STATE OF _____)

COUNTY OF _____)

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

(Notary Seal) _____
(Sign in blue ink)

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

CAPACITY CLAIMED BY SIGNER
_____ INDIVIDUAL
_____CORPORATE OFFICER(S)
_____(Title)

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

SIGNER IS REPRESENTING

_____

COUNTY ENGINEER

Dubuque, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision** in Dubuque County, Iowa, has been reviewed for compliance with current Dubuque County Platting and Subdivision regulations and has been approved by the County Engineer of Dubuque County, Iowa, this _____ day of _____, 2026.

_____
Todd Kinney
Dubuque County Engineer

COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision** is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

_____

_____
Dubuque County Board of Health

ROAD NAMING COMMITTEE

Dubuque, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision** has been reviewed by the Dubuque County Road Naming Committee and the street name **Bucks Run Lane** is established and approved. Approval of street names does not indicate an acceptance of said streets or roads as a part of the public street system.

_____
Dubuque County Road Naming Committee

PLATS OFFICER

Dubuque, Iowa _____, 2026

I, the undersigned, Tammy Henry, Dubuque County Plats Officer, have reviewed and examined for compliance with the Dubuque County Platting and Subdivision Ordinance the foregoing plat of
Bucks Run Subdivision and have found said plat to be acceptable.

_____
Tammy Henry
Dubuque County Plats Officer

COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision** is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.

_____
Dubuque County Planning and Zoning Commission

COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa _____, 2026

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

Dubuque County Board of Supervisors

_____
Chairperson

ATTEST: _____
Keith Lucy,
Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa _____, 2026

The foregoing plat **Bucks Run Subdivision** was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

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

_____

_____
Keith Lucy
County Auditor of Dubuque, Iowa

COUNTY TREASURER

Dubuque, Iowa _____, 2026

I, the undersigned, Michael Clasen, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against the Northeast Quarter of the Southeast Quarter except Lot 1 and Northwest Quarter of the Southeast Quarter All in Section 8, Township 88 North, Range 2 East of the 5th Principal Meridian have been paid and said real estate is free and clear of all taxes as of this date.

_____
Michael Clasen
Dubuque County Treasurer

CITY ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 2026

The foregoing plat in the City of Dubuque, Iowa, is hereby approved by the City of Dubuque Zoning Advisory Commission and approval of said plat by the City Council of the City of Dubuque, Iowa, is hereby recommended.

_____

_____
Chairman, Dubuque Zoning Advisory Commission

CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2026

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat in the City of Dubuque, Iowa, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

_____
Brad M. Cavanagh
Mayor of the City of Dubuque

_____
Adrienne Breitfelder
Clerk of the City of Dubuque

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2026

The foregoing plat of **Bucks Run Subdivision** in the County of Dubuque, 2026 has been reviewed by the Dubuque County Recorder.

_____
Ann Sweeney
Dubuque County Recorder

ATTORNEY'S OPINION

Dubuque, Iowa _____,
2026

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering northeast quarter of the southeast quarter and part of the northwest quarter of the southeast quarter of Section 8, Township 88 North, Range 2 East, of the 5th Principal Meridian, Dubuque County, Iowa according to the plats thereof covering the period from government entry to

_____

certified on that date by

_____

and find that said abstract shows good and merchantable title to said real estate in

_____

_____

_____

free and clear of all liens and encumbrances and shows taxes paid including taxes for the year

_____

_____

_____

_____
Attorney At Law

CONSENT TO PLAT

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

By_____

By_____

State of Iowa)
) ss:
County of)

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

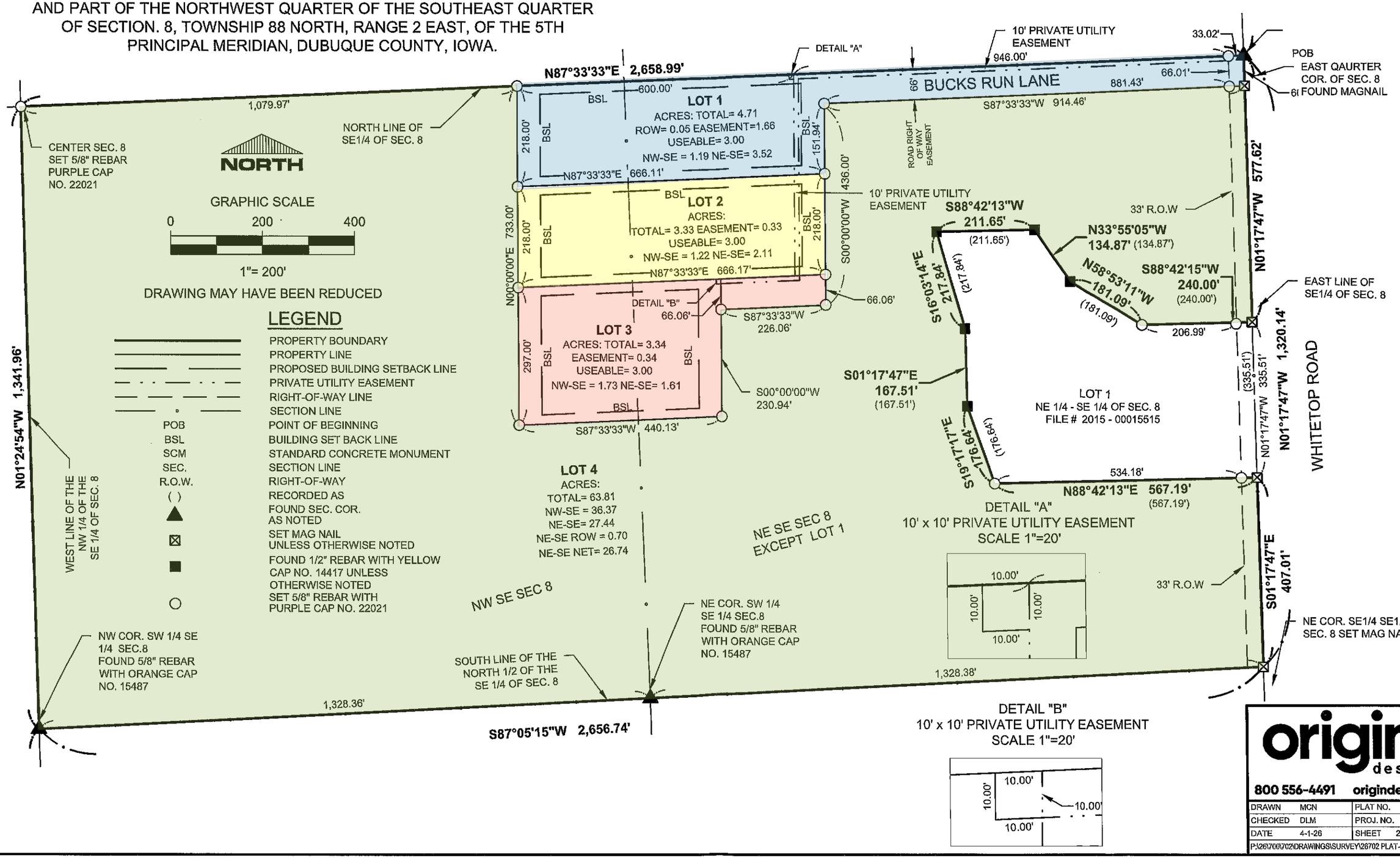
_____
Notary Public in the State of Iowa

My Commission Expires _____

FINAL PLAT

BUCKS RUN SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION. 8, TOWNSHIP 88 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA.



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DRAWN	MCN	PLAT NO.	2-IA-26
CHECKED	DLM	PROJ. NO.	26702
DATE	4-1-26	SHEET	2 of 4

P:\26700\702\DRAWINGS\SURVEY\26702 PLAT-PARCELS

PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556-2464

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 28.

ITEM TITLE:	Final Plat of Bluff Strokes Approval
SUMMARY:	Zoning Advisory Commission recommending approval of the Final Plat of Bluff Strokes subject to waiving the minimum lot size and front yard setback requirements for Lot 1 and the front and side yard setbacks and maximum lot coverage requirements for Lot 2. **RESOLUTION** Authorizing Approval of the Final Plat of Bluff Strokes in the City of Dubuque, Iowa
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Staff Memo
3. Resolution
4. Application
5. Vicinity Map
6. Final Plat of Bluff Strokes
7. Cert Pages

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

June 8, 2026

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

Applicant: Daniel L. Marti – Origin Design
Location: 391 W. 12th Street, PIN 1024414007
Description: To approve the Final Plat of Bluff Strokes

Dear Mayor and City Council Members:

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

Discussion

Gabe Bonn, Origin Design, 137 Main Street, spoke on behalf of the application. He said the plat divides off Lot A for city right-of-way and in order to sell off Lot 2.

Staff detailed the staff report noting that the submitted Final Plat of Bluff Strokes is a minor subdivision. Staff stated that the plat will split the lot into three – one for the existing single-family residence, one for the former church building which now is occupied by Bluff Strokes, and one for the city right-of-way. Staff explained that no new development is planned. Staff stated a 10' sanitary sewer easements runs across Lot 1. Staff said that Lot 1 requires a waiver for minimum lot size and front yard setbacks, and Lot 2 requires a waiver for front and side yard setbacks and maximum lot coverage.

Commissioners asked about the encroachment into the right-of-way, and Staff said that encroachments into the public right-of-way would be addressed through either a revocable or nonrevocable license, which would be determined and issued through the Engineering Department.

Commissioners asked about what is located to the north of the property, and staff responded that it's a five-unit residential structure.

There were no public comments.

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

Recommendation
By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Bluff Strokes subject to waiving the minimum lot size and front yard setback requirements for Lot 1 and the front and side yard setbacks and maximum lot coverage requirements for Lot 2.

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

Respectfully submitted,



Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments
cc: Daniel L. Marti – Origin Design, 137 Main Street, Dubuque, IA 52001

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Zoning Advisory Commission

FROM: Shena Moon, Associate Planner

DATE: May 20, 2026

SUBJECT: Final Plat of Bluff Strokes

INTRODUCTION

The Final Plat of Bluff Strokes impacts property located at the corner of Bluff Street, West 12th Street, and Locust Street. The property contains two structures including a single-family residence and a former church structure that is now home to Bluff Strokes Art Center.

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

DISCUSSION

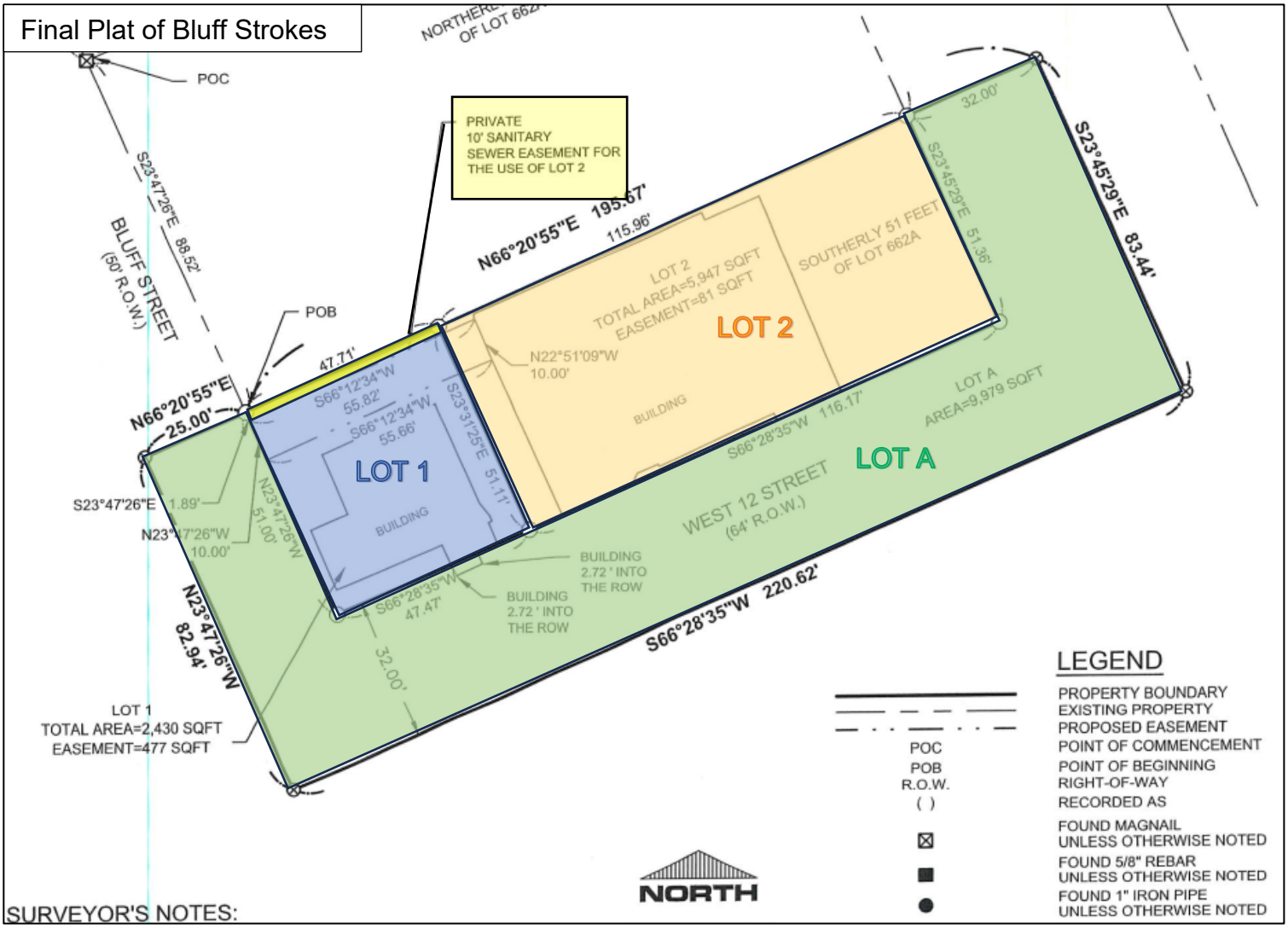
The Final Plat of Bluff Strokes would create a total of three (3) lots. The following is a description of the proposed lots:

- Lot 1 is 2,430 square feet in area and will contain the existing single-family residence. Lot 1 will be substandard with respect to minimum lot size (5,000 sq. ft. required). Additionally, the front yard setback along Bluff Street and West 12th Street will be less than the minimum 20 ft. required along each street. Consequently, Lot 1 will require approval of a waiver for lot size and minimum front yard setbacks.
- Lot 2 is 5,947 square feet in area and will contain the Bluff Strokes Art Center building. Lot 2 will be substandard with respect to front and side yard setbacks (minimum 20 ft. and 3 ft. required, respectively) and lot coverage (59% where 50% maximum is allowed). Consequently, Lot 2 requires a waiver for the front and side yard setbacks and lot coverage standards.
- Lot A is 9,979 square feet in area and will be dedicated to the City of Dubuque and utilized as public right-of-way for portions of Locust Street, West 12th Street, and Bluff Street.

Lots 1 and 2 would both have adequate frontage along a public street, and the plat includes a 10’ wide easement across the north edge of Lot 1 for the sanitary sewer extension that serves Lot 2. Lot 1 requires a waiver for lot size and front yard setback for

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

the existing single-family residence and Lot 2 requires a waiver of front and side yard setbacks and maximum lot coverage for the existing Bluff Strokes Art Center building.



The UDC categorizes the proposed plat as a Minor Subdivision. Pursuant to UDC Chapter 11-14, the Zoning Advisory Commission and City Council are the reviewing authorities for Minor Subdivisions and for subdivisions which require a waiver of bulk regulations. The Zoning Advisory Commission shall review the plat to determine whether it is in substantial conformance with the Unified Development Code.

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Bluff Strokes and recommends approval of the subdivision plat subject to waiving the minimum lot size and required front yard setback for Lot 1 and waiving of required front and side yard setbacks and maximum lot coverage for Lot 2.

Attachments

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

RESOLUTION NO. - 26

A RESOLUTION AUTHORIZING APPROVAL OF THE FINAL PLAT OF BLUFF STROKES IN THE CITY OF DUBUQUE, IOWA

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

Whereas, upon said final plat appear public streets to be known Bluff Street, West 12th Street, and Locust Street (Lot A), and which the owner by said final plat has dedicated to the public forever for street and public utility purposes; and

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

Whereas, said final plat has been reviewed by the City Planner and his approval has been endorsed thereon, subject to the owner's agreeing to the conditions specified herein; and

Whereas, said final plat has been examined by the City Council and the City Council finds the final plat conforms to the applicable statutes and ordinances.

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

Section 1. That Section 5-7-7 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding the minimum required lot size and required front yard setback for Lot 1 and the required front and side yard setbacks and maximum lot coverage for Lot 2 of the Final Plat of Bluff Strokes.

Section 2. That the dedication of public right-of-way for portions of Bluff Street, West 12th Street, and Locust Street (Lot A), as it appears on the said final plat, to the City of Dubuque for street and public utility purposes, be and the same hereby accepted;

Section 3. That the Final Plat of Bluff Strokes is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa, upon said final plat, provided the owners of said property herein named, execute their written acceptance of any attached conditions.

Section 4. That the Final Plat of Bluff Strokes, in the City of Dubuque, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Plat of Survey.

Passed, approved and adopted this day of 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Trish Gleason, Assistant City Clerk

ACCEPTANCE OF RESOLUTION NO. - 26

I, the undersigned, Rachel K. Daack, representing Pigeon Art Center, Inc., having read the terms and conditions of the Resolution No. - 26 and being familiar with the conditions thereof hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, Iowa this day of 2026.

By_____
Rachel K. Daack
Pigeon Art Center, Inc.

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____ 20___, before me, a Notary Public in and for said state, personally appeared Rachel K. Daack, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

_____
Notary Public in the State of Iowa

My Commission expires:_____

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

APPLICATION FORM

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

Zoning Board of Adjustment
- ☐ Conditional Use Permit
- ☐ Special Exception
- ☐ Variance
- ☐ Appeal

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

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

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

A. Property Information

Site Location/Address: 391 W 12 Street, Dubuque, IA 52001

Legal Description/Parcel ID#/Subdivision: S 51' of City Lot 662A/ 1024414007

Existing Zoning: C Proposed Zoning: C Site Area (square feet/acres): 18,356 or 0.42

Historic District: ☐ Landmark: ☐ Yes ☐ No

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

To divide the two buildings to be on there own lots, also to dedicate the street Right of Way to the City of Dubuque.

C. Applicant/Agent Information

Name: Origin Design Phone: 563-556-2464

Address: 139 Main Street Suite 100 City: Dubuque

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

D. Property Owner(s) Information

Name(s): Pigeon Art Center Inc Dba Bluff Strokes Art Phone:

Address: 2225 Creek Wood Dr City: Dubuque

State: IA Zip: 52003 Email:

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

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

Applicant/Agent: Daniel L Marti Date: 4-29-2026

Property Owner(s): Date:

FOR OFFICE USE ONLY

Fee $520 Ck# 73171 ☐CC ☐Cash Received by [signature] Date 5/4/26



THE CITY OF DUBUQUE

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Vicinity Map



Applicant: Daniel L. Marti, Origin Design

Location: 391 W. 12th Street, PIN 1024414007

Type: Minor Subdivision

Description: Final Plat of Bluff Strokes

Subject Property

City Limits

0 62.5 125 250

Feet

N

1:2,000

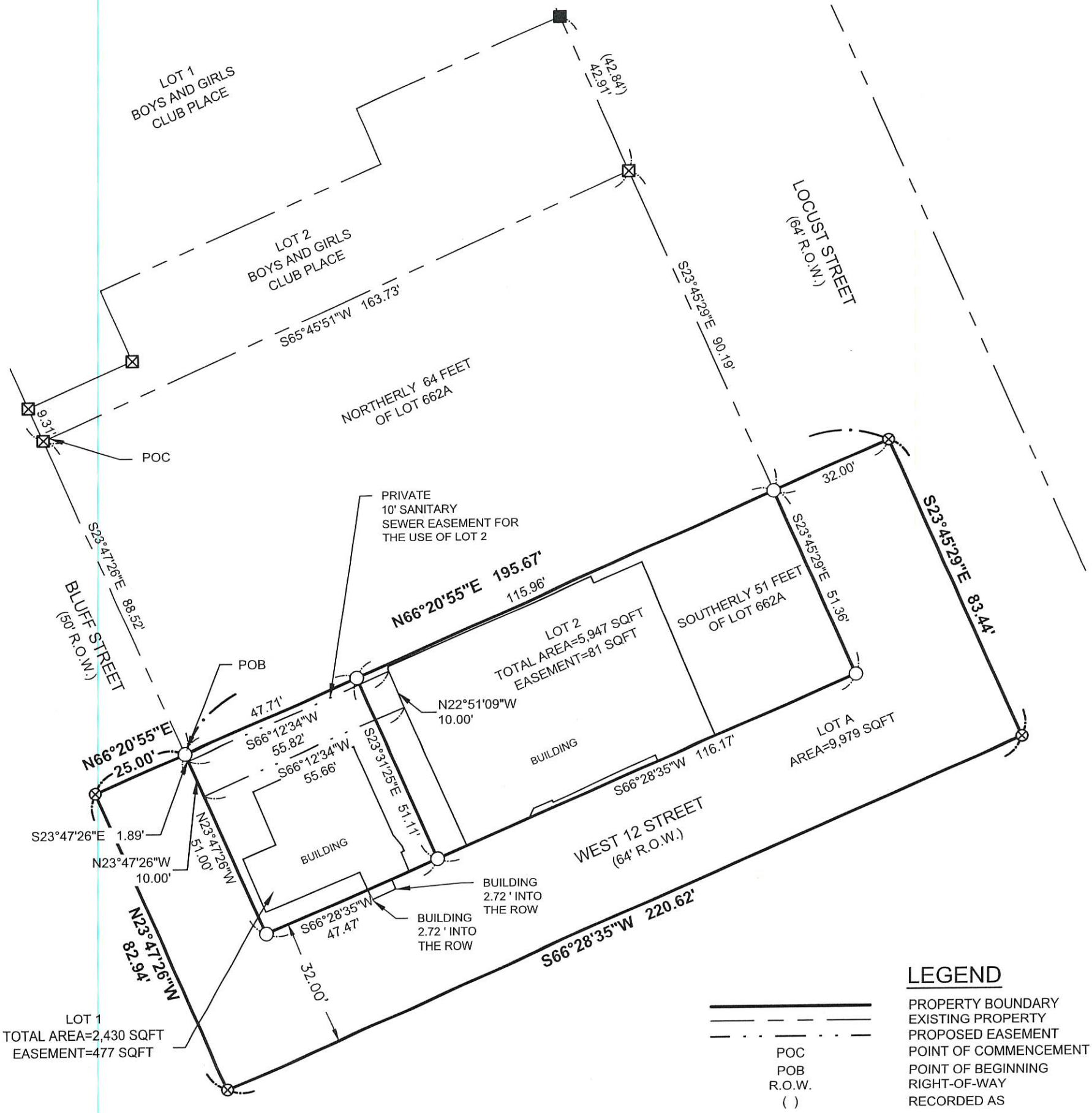
Index Legend	
Location:	SOUTHERLY 51 FEET OF CITY LOT 662A CITY OF DUBUQUE
Proprietor:	PIGEON ART CENTER INC DBA BLUFF STROKES ART CENTER
Requestor:	RACHEL DAACK
Surveyor:	DANIEL L MARTI (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

FINAL PLAT OF SURVEY

BLUFF STROKES

BEING THE SOUTHERLY 51 FEET OF LOT 662A IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA



LEGEND

	PROPERTY BOUNDARY
	EXISTING PROPERTY
	PROPOSED EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
( )	RECORDED AS
⊠	FOUND MAGNAIL UNLESS OTHERWISE NOTED
■	FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
●	FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
○	SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021
⊗	SET CUT "X"

NORTH

GRAPHIC SCALE

0 30 60

1"= 30"

DRAWING MAY HAVE BEEN REDUCED

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON DECEMBER 15, 2025.
2. SURVEY WAS COMPLETED FOR RACHEL DAACK.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 0.42 ACRES OR 18,356 SQFT

LICENSED PROFESSIONAL LAND SURVEYOR
DANIEL L. MARTI
22021
IOWA

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

FOR ORIGIN DESIGN CO.

Daniel L Marti 4/29/2026

DANIEL L. MARTI DATE

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

PAGES OR SHEETS COVERED BY THIS SEAL Pages 1–3

origin design®

800 556-4491 origindesign.com

DRAWN	DLM	PLAT NO.	9-IA-26
CHECKED	GSB	PROJ. NO.	25721
DATE	4-8-2026	SHEET	1 of 3

P:\25\700\721\DRAWINGS\25721 FINAL PLAT

FINAL PLAT OF SURVEY

BLUFF STROKES

BEING THE SOUTHERLY 51 FEET OF LOT 662A IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA

BLUFF STROKES: BEING THE SOUTHERLY 51 FEET OF LOT 662A IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHERLY 64 FEET OF LOT 662A IN THE CITY OF DUBUQUE; THENCE SOUTH 23°47'26" EAST, 88.52 FEET TO THE NORTH LINE OF SAID SOUTHERLY 51 FEET OF LOT 662A ALSO THE POINT OF BEGINNING; THENCE NORTH 66°20'55" EAST ON SAID NORTH LINE, 195.67 FEET; THENCE SOUTH 23°45'29" WEST, 83.44 FEET; THENCE SOUTH 66°28'35" WEST 220.62 FEET; THENCE NORTH 23°47'26" WEST, 82.94 FEET TO SAID NORTH LINE; THENCE NORTH 66°20'55" EAST ON SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.42 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

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DRAWN	DLM	PLAT NO.	9-IA-26
CHECKED	DLM	PROJ. NO.	25721
DATE	4-8-2026	SHEET	2 of 3

P:\25\700\721\DRAWINGS\25721 FINAL PLAT

SURVEYOR'S CERTIFICATE

I, **Daniel L Marti**, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit: Being the Southerly 51 feet of Lot 662A in the City of Dubuque.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **Bluff Strokes** in the City of Dubuque.

Containing 8,343 square feet, more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded.

OWNER'S CONSENT

_____, Iowa _____, 2026

The foregoing plat of **Bluff Strokes,** to the City of Dubuque is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate all utility easements, shown on the Final Plat, to the Public.

By_____

By_____

UNIVERSAL NOTARY CERTIFICATE

STATE OF _____)

COUNTY OF _____)

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

(Notary Seal)

_____
(Sign in blue ink)

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

CAPACITY CLAIMED BY SIGNER
_____ INDIVIDUAL
_____CORPORATE OFFICER(S)
_____(Title)

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

SIGNER IS REPRESENTING

_____

PLANNING SERVICES

Dubuque, Iowa _____, 2026

The foregoing plat of **Bluff Strokes** in the City of Dubuque, Iowa, or within the two-mile jurisdiction of the City of Dubuque, Iowa, as defined under Section 354 of the Code of Iowa, has been reviewed by the City Planner, (or designee) of the City of Dubuque in accordance with Article 11: Land Subdivision of the City of Dubuque Unified Development Code, and said approval has been endorsed herein on the date first written above.

_____

_____
Wally Wernimont, City Planner
Planning Services Department
City of Dubuque, Iowa

COUNTY AUDITOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Bluff Strokes** was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

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

_____

_____
Keith Lucy
County Auditor of Dubuque, Iowa

CITY ASSESSOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Bluff Strokes** was entered of record in the office of the Dubuque City Assessor this _____ day of _____, 2026.

_____

_____
Troy Patzner
Dubuque City Assessor

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2026

The foregoing plat of **Bluff Strokes** has been reviewed by the Dubuque County Recorder.

_____

_____
Karol Kennedy

Dubuque County Recorder

CITY ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 2026

The foregoing plat in the City of Dubuque, Iowa, is hereby approved by the City of Dubuque Zoning Advisory Commission and approval of said plat by the City Council of the City of Dubuque, Iowa, is hereby recommended.

_____

_____
Chairman, Dubuque Zoning Advisory Commission

CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2026

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat in the City of Dubuque, Iowa, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

_____
Brad M. Cavanagh
Mayor of the City of Dubuque

_____
Adrienne Breitfelder
Clerk of the City of Dubuque

Copyrighted
June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 29.

ITEM TITLE:	White Street Cycle Track - Iowa Department of Transportation State Recreational Trails Grant
SUMMARY:	City Manager recommending authorizing city staff to submit the Iowa Department of Transportation (IDOT) State Recreational Trails grant application for the White Street cycle track project. **RESOLUTION** Authorizing the Filing of a Grant Application with the Iowa Department of Transportation (IDOT) State Recreational Trails Grant Assist with Funding the White Street Cycle Track Project
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo White Street Cycle Track – Iowa Department of Transportation (IDOT) State Recreational Trails Grant Application Approval
2. Staff Memo
3. 2027 CIP Central & White Street Corridor
4. CITY Proposed Phasing Plan & Estimated Costs - Cycle track
5. Resolution

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: White Street Cycle Track – Iowa Department of Transportation (IDOT) State Recreational Trails Grant Application Approval

DATE: June 11, 2026

Planning Services Director Wally Wernimont is recommending City Council adopt the attached resolution and authorize city staff to submit the Iowa Department of Transportation (IDOT) State Recreational Trails grant application for the White Street cycle track project.

The estimated cost to construct the cycle track from 5th Street to 19th Street is $2.9 million. The State Recreational Trails grant from IDOT has $2.5 million available. The grant application request will be for $500,000 which would reduce the City funds required. The State Recreational Trails grant is set up with an 75% federal/25% local share. In this case, the local match for the $500,000 grant would be $167,000.

The City has $9,770,000 budgeted for the Central and White project in the Fiscal Year 2027 – 3031 Capital Improvement Program that could be used as the local match. Additional grant funding is being applied for from the Dubuque Metropolitan Area Transportation Study (DMATS) Transportation Alternatives Program (TAP) grant program. This could be up to $905,000. Since those are federal funds, they could be used as the local match, and the State Recreational Trail funds could be used as the 20% local match for the federal grant.

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
Jenny Larson, Chief Finance Officer
Anderson Sainci, Director of Strategic Partnerships
Gus Psihoyos, City Engineer
Justine Hull, Traffic Engineer
Nathan Steffen, Civil Engineer
Ian Hatch, Assistant Economic Development Director
Jason Duba, Assistant Planner

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director

SUBJECT: White Street Cycle Track – Iowa Department of Transportation (IDOT) State Recreational Trails Grant Application Approval

DATE: June 11, 2026

INTRODUCTION

The enclosed resolution authorizes the city to file the State Recreational Trails grant application with the Iowa Department of Transportation (IDOT) for the Federal Fiscal Year 2027-2030 funding cycle to fund improvements to White Street to construct a two-way cycle track.

BACKGROUND

The City Council, at their meeting on January 21, 2025, approved the Central Avenue and White Street Corridor Study. They adopted the Multi-Modal Alternative as their preference for the redevelopment and revitalization of the Central Avenue and White Street corridors.

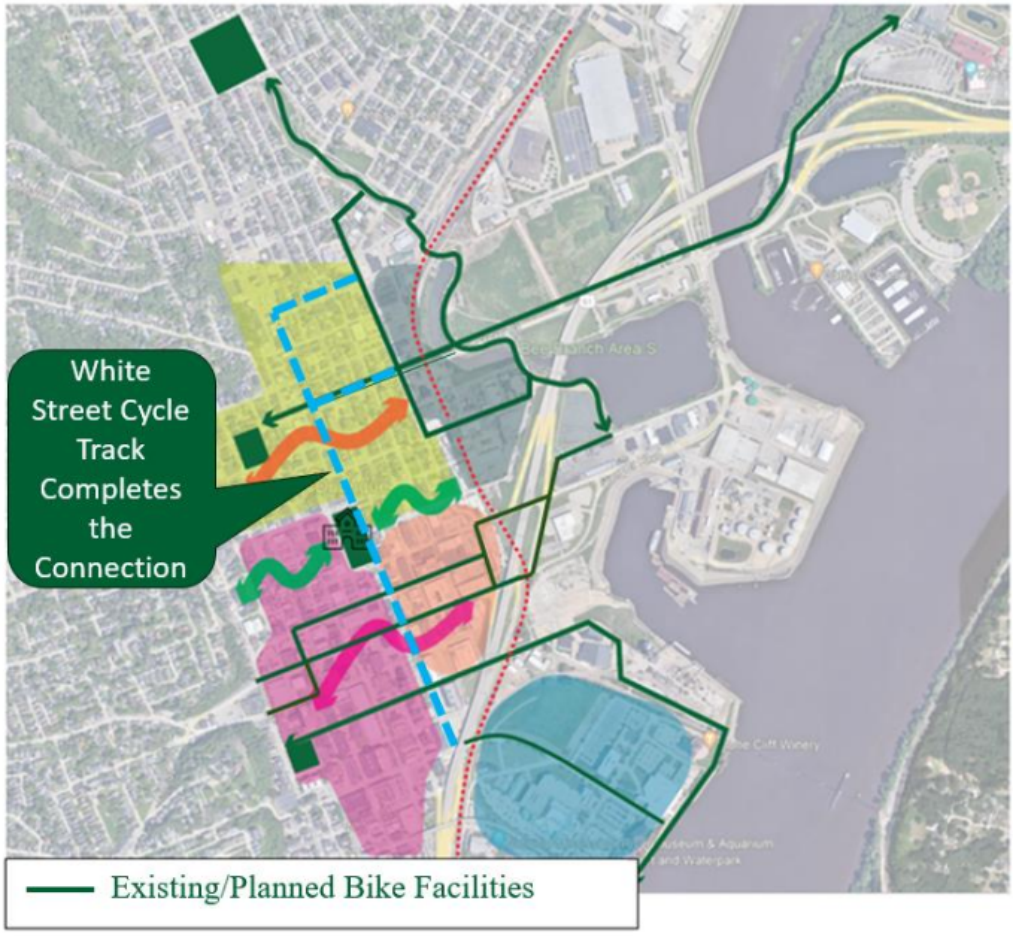
DISCUSSION

The Multi-Modal Alternative includes a widened sidewalk on Central Avenue and a two-way raised cycle track on White Street. This State Recreational Trails grant application is for improvements to construct the two-way cycle track. The cycle track is planned to facilitate safe, convenient bicycle travel on a north-south street through the middle of downtown Dubuque. A key feature of this infrastructure is that it would be grade separated from the White Street roadway.

The proposed cycle track will facilitate connections to destinations such as work, school, shopping, culture, and social throughout the downtown street network. The cycle track will also facilitate access to the existing multi-modal trail system. It will intersect the bike lanes on 9th and 10th streets, which are being extended to connect to a new segment of the Bee Branch trail in a construction project later this summer. The cycle track's northern end is at 19th Street, and bike riders can also access the Bee Branch just a few blocks east of there. Once on the Bee Branch, people may access Chaplain Schmitt Island trails, the Jaycees Trail, the North End Trail, and the Heritage Trail.



Rendering of a typical cross-section of White Street with the two-way cycle track



Map showing connections cycle track will make to existing and planned bike facilities

BUDGET IMPACT

The estimated cost to construct the cycle track from 5th Street to 19th Street is $2.9 million. The State Recreational Trails grant from IDOT has $2.5 million available. The grant application request will be for $500,000 which would reduce the City funds required. The State Recreational Trails grant is set up with an 75% federal/25% local share. In this case, the local match for the $500,000 grant would be $167,000.

The City has $9,770,000 budgeted for the Central and White project in the Fiscal Year 2027 – 3031 Capital Improvement Program that could be used as the local match. Additional grant funding is being applied for from the Dubuque Metropolitan Area Transportation Study (DMATS) Transportation Alternatives Program (TAP) grant program. This could be up to $905,000. Since those are federal funds, they could be used as the local match, and the State Recreational Trail funds could be used as the 20% local match for the federal grant.

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the attached resolution and authorize city staff to submit the Iowa Department of Transportation (IDOT) State Recreational Trails grant application for the White Street cycle track project.

cc: Jenny Larson, Chief Finance Officer
Anderson Sainci, Director of Strategic Partnerships
Gus Psihoyos, City Engineer
Justine Hull, Traffic Engineer
Nathan Steffen, Civil Engineer
Ian Hatch, Assistant Economic Development Director
Jason Duba, Assistant Planner

DEPARTMENT:	STATE PROGRAM:	PROJECT TITLE:	YEAR FIRST SUBMITTED:	TOTAL PROJECT COST
55 - Engineering / Street	2C - Public Works	Central Avenue White Street Corridor Master Plan Design and Implementation Improvements 4th - 22nd Street	FY 2023	$ 11,170,000
			PROJECT NO: 5521000065	

2025 EXPENSE	2026 BUDGET	PROJECT BUDGET	2027	2028	2029	2030	2031	2032
		A. EXPENDITURE ITEMS						
$ —	$ —	Construction	$ 330,000	$ 1,760,000	$ 1,780,000	$ 2,900,000	$ 3,000,000	$ 16,402,670
$ —	$ 400,000	Engineering Services	$ —	$ —	$ —	$ —	$ —	$ —
$ —	$ 1,000,000	Property Acquisition	$ —	$ —	$ —	$ —	$ —	$ —
$ —	$ 1,400,000	TOTAL	$ 330,000	$ 1,760,000	$ 1,780,000	$ 2,900,000	$ 3,000,000	$ 16,402,670
		B. PROJECT FINANCING						
$ —	$ 1,400,000	Greater Downtown TIF	$ —	$ —	$ —	$ —	$ —	$ —
$ —	$ —	G.O. Debt (Sales Tax Fund 30%)	$ 330,000	$ 1,760,000	$ 1,780,000	$ 2,900,000	$ 3,000,000	$ 16,402,670
$ —	$ 1,400,000	TOTAL	$ 330,000	$ 1,760,000	$ 1,780,000	$ 2,900,000	$ 3,000,000	$ 16,402,670

PROJECT DESCRIPTION/JUSTIFICATION

This project is identified in the comprehensive plan and is a City Council 2025 - 2027 High Priority. This project will provide funding to implement recommendations outlined in the adopted Central Avenue Streetscape Master Plan along Central Avenue between 11th and 22nd Streets, as well as recommendations from the traffic study for the Central and White Street corridors

The Central Avenue and White Street corridor traffic study was completed in January 2025. Current funding is for the Central Ave & White St Design phase I, which includes design work for

1. Restriping the whole corridor (pavement markings) for transition for future construction and visual changes to the corridor,
2. On-Street Parking removal analysis for any off-street needs,
3. Construction design for Central Ave, White St, and the side streets in multiple sections (bite size pieces) from 14th St to 22nd St. and
4. Construction Design for the Cycle Track along the west side of White St.

The FY26 includes $400,000 for engineering design services and $1 million to create proposed new public parking opportunities to replace on street spaces lost on Central and White Streets, if applicable. FY27 is funding for the restripe design of the entire Central Avenue and White Street corridor, 4th-22nd, and continue the FY26 design work. FY28 is improvements from 14th - 17th Street. FY29 is improvements from 17th - 20th Street, and continue improvements to 14th -17th Streets. FY30 is funding for construction of the Cycle Track on the west side of White Street from 5th to 19th Street, and to continue improvements from 17th - 20th Streets. FY2031 and beyond will require $14 million in additional investment to do 20th - 22nd, and 4th -14th Street on Central Avenue and White Street.

DEPARTMENT:	STATE PROGRAM:	PROJECT TITLE:	YEAR FIRST SUBMITTED:	FY 2023	TOTAL PROJECT COST
55 - Engineering / Street	2C - Public Works	Central Avenue White Street Corridor Master Plan Design and Implementation Improvements 4th - 22nd Street	PROJECT NO:	5521000065	$ 9,770,000

PROJECT DESCRIPTION/JUSTIFICATION (cont.)

The Corridor is beginning to see private investment in building improvements and business location. The implementation of public infrastructure improvements is needed to support and leverage that private investment by creating a more pedestrian-friendly, complete streets corridor and attracting residents from other areas of the community.

It is anticipated that this project may have an impact on operating costs associated with infrastructure improvements, although those costs are unknown until the specific improvements and amenities in the corridor are identified and implemented. These costs will be integrated into the budgets of departments whose staff will be maintaining these improvements, as progress is made. This effort addresses the Comprehensive Plan goal of creating walkable, mixed-use areas.

RELATIONSHIP TO OTHER PROJECTS

This project is related to the adopted Central Avenue Streetscape Master Plan, the Central Avenue / White Street Traffic Study for 1-Way to 2-Way Conversion (Project #5524000038), Central Avenue Streetscape Design 1-Way to 2-Way (Project #5521000017), and Central Avenue Corridor Streetscape Master Plan Implementation (Project #6051000001).

OUTCOME

Livable Neighborhoods and Housing: Great Place to Live: Increase the visual appeal and beauty of the city with attractive gateways, corridors, streetscapes/ landscaping.

FUNDING RESTRICTIONS

Downtown TIF, G.O. Debt (GDTIF), Sales Tax 30%, Road Use Tax

PROJECT ADDRESS/SERVICE AREA

Central Avenue Corridor from 4th to 22nd Streets

Item No.	Item Code	Description	Unit	Phase 2	Price	Subtotal
1	2010-E	EXCAVATION, CLASS 10	CY	770	$ 11.00	$ 8,470.00
2	2010-G	SUBGRADE PREPARATION	SY	4603	$ 5.00	$ 23,015.00
3	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	4603	$ 13.00	$ 59,839.00
4	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	LF	150	$ 114.00	$ 17,100.00
5	4020-A-1	STORM SEWER, TRENCHED, RCP, 24 INCH	LF	1000	$ 190.00	$ 190,000.00
6	4040-A	SUBDRAIN, TYPE 1C, PVC, 6 INCH	LF	3300	$ 26.00	$ 85,800.00
7	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	EA	18	$ 940.00	$ 16,920.00
8	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 6 INCH	EA	24	$ 590.00	$ 14,160.00
9	6010-A	STORM MANHOLE, SW-401, 60 INCH	EA	11	$ 9,300.00	$ 102,300.00
10	6010-B	INTAKE, SW-505	EA	30	$ 8,800.00	$ 264,000.00
11	6010-B	INTAKE, SW-506	EA	11	$ 11,900.00	$ 130,900.00
12	7010-A	PAVEMENT, PCC, 9 INCH, C-SUD	SY	1500	$ 90.00	$ 135,000.00
13	7021-B	ASPHALT OVERLAY, 3 IN., SURFACE, 1/2 IN., STANDARD TRAFFIC	SY	510	$ 19.00	$ 9,690.00
14	7030-A-1	REMOVAL OF SIDEWALK	SY	5489	$ 14.00	$ 76,846.00
15	7030-A-3	REMOVAL OF DRIVEWAY	SY	1226	$ 15.00	$ 18,390.00
16	7030-C	SHARED USE PATH, PCC, 6 INCH (CYCLE TRACK)	SY	3969	$ 61.00	$ 242,109.00
17	7030-E	SIDEWALK, PCC, 4 INCH	SY	5489	$ 59.00	$ 323,851.00
18	7030-E	SIDEWALK, PCC, 6 INCH	SY	384	$ 93.00	$ 35,712.00
19	7030-G	DETECTABLE WARNING	SF	300	$ 59.00	$ 17,700.00
20	7030-H-1	DRIVEWAY, PAVED, PCC, 7 INCH	SY	1226	$ 93.00	$ 114,018.00
21	7040-H	PAVEMENT REMOVAL	SY	7640	$ 17.00	$ 129,880.00
22	8010-A	TRAFFIC SIGNAL	LS	0.26	$ 650,000.00	$ 169,000.00
23	8030-A	TEMPORARY TRAFFIC CONTROL	LS	0.2	$ 800,000.00	$ 160,000.00
24	11020-A	MOBILIZATION	LS	0.2	$ 1,300,000.00	$ 260,000.00
25	12030-X-X	STREET LIGHT AND FOUNDATION	LS	0.15	$ 1,000,000.00	$ 150,000.00
26	12040-X-X	MISC REMOVALS	LS	0.1	$ 600,000.00	$ 60,000.00
27	12050-X-X	SIGNS AND PAVEMENT MARKINGS	LS	0.4	$ 160,000.00	$ 64,000.00

SEWER	$ 912,504.00
ROADWAY	$ 1,966,196.00
TOTAL	$ 2,878,700.00

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Trish Gleason, Assistant City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

RESOLUTION NO. -26

RESOLUTION AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE IOWA DEPARTMENT OF TRANSPORTATION (IDOT) STATE RECREATIONAL TRAILS GRANT ASSIST WITH FUNDING THE WHITE STREET CYCLE TRACK PROJECT

Whereas, the Iowa Department of Transportation (IDOT) has allocated State Recreational Trails funds to be used on "the acquisition, construction, or improvement of recreational trails open for public use or trails that will be dedicated to public use upon completion."

Whereas, the City of Dubuque City Council approved the Central Avenue and White Street Corridor Study in January 2025, adopting the Multi-Modal Alternative as their preference for the redevelopment and revitalization of the Central Avenue and White Street corridors. The Multi-Modal Alternative includes a widened sidewalk on Central Avenue and a two-way raised cycle track on White Street.

Whereas, the planned 10' wide two-way cycle track will be located on the west side of White Street, extending from 5th Street to 19th Street. The cycle track will be separated from vehicle traffic, providing safety and comfort for bike riders through downtown Dubuque. The cycle track will intersect with existing and proposed bike lanes and facilitate connections to trails, helping to build a network of bicycle infrastructure.

Whereas, the City is seeking funding through the IDOT State Recreational Trails grant to assist with funding the cost of constructing the described cycle track.

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

Section 1. The City is hereby authorized to file the grant application with the Dubuque Metropolitan Area Transportation Study (DMATS) for the Federal Fiscal Year 2027-2030 funding cycle of the Transportation Alternatives Program (TAP) grant to assist with funding the two-way cycle track on White Street from 5th Street to 19th Street.

Passed, approved and adopted this day of 2026.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Trish Gleason, Assistant City Clerk

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 30.

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

ATTACHMENTS:

1. MVM Memo Approval of Retail Alcohol Licenses
2. Police Chief Staff Memo-06-15-2026
3. City Clerk Staff Memo
4. Resolution

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: Retail Alcohol Licenses for the following:

Annual Renewals

- American Legion Post 6, 1306 Delhi St.
- Dolfs, 333 East 10th St., Suite 104
- Adobo's Mexican Grill, 756 Main St.
- Paul's Tavern, 176 Locust St.
- 7 Hills Brewing Co, LLC, 1085 Washington St. and 1098 Jackson St.
- Auto Workers AFL-CIO, 3450 Central Ave.
- Jubeck New World Brewing LLC, 115 West 11th St.
- Diamond Jo Casino, 301 Bell St.
- Fischer Lanes, 880 Locust St.
- Kwik Star 236, 2035 John F Kennedy Rd.
- Oolong Asia Cuisine, 145 West 11th St.
- Kwik Star 495, 2685 Dodge St.
- House of China Co, 170 John F Kennedy Rd.
- Applebee's Neighborhood Grill and Bar, 1395 Associates Dr.
- Vinny Vanucchis Little Italy, 164 Main St.
- The Lift, 180 Main St.

New Applications

- Mgb'z, 576 Central Ave

Special Event(s) per Special Event Application Submittal

- Dimensional Brewing - Pride Party 6-6-26 to 6-7-26 and , Main Street from West 1st Street to West 2nd Street
- Dubuque Jaycees - Millwork Night Market - 6-15-26 to 6-19-26, Jackson Street From E. 7th St. To E. 9th St. & E. 8th St. From Jackson To Washington

DATE: June 10, 2026

Chief of Police Jeremy Jensen is recommending City Council approval of the Retail Alcohol License renewals for: American Legion Post 6, 1306 Delhi St., Dolfs, 333 East 10th St., Suite 104, Adobo's Mexican Grill, 756 Main St., Paul's Tavern, 176 Locust St., 7 Hills Brewing Co, LLC, 1085 Washington St. and 1098 Jackson St., Auto Workers AFL-CIO, 3450 Central Ave., Jubeck New World Brewing LLC, 115 West 11th St., Diamond Jo Casino, 301 Bell St., Fischer Lanes, 880 Locust St., Kwik Star 236, 2035 John F Kennedy Rd.,

Oolong Asia Cuisine, 145 West 11th St., Kwik Star 495, 2685 Dodge St., House of China Co, 170 John F Kennedy Rd., Applebee's Neighborhood Grill and Bar, 1395 Associates Dr., Vinny Vanucchis Little Italy, 164 Main St., The Lift, 180 Main St.

City Clerk Adrienne Breitfelder is recommending City Council approval of the New Applications for: Mgb'z, 576 Central Ave; Special Event(S) Per Special Event Application Submittal Provisional Issuances: Dimensional Brewing - Pride Party 6-6-26 to 6-7-26 and , Main Street from West 1st Street to West 2nd Street; Dubuque Jaycees - Millwork Night Market - 6-15-26 to 6-19-26, Jackson Street From E. 7th St. To E. 9th St. & E. 8th St. From Jackson To Washington.

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
Trish Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

MEMORANDUM

DATE: **June 15, 2026**

TO: Michael C. Van Milligen
City Manager

FROM: Jeremy R. Jensen
Chief of Police

RE: Retail Alcohol Licenses for the following:

- American Legion Post 6, 1306 Delhi St.
- Dolfs, 333 East 10th St., Suite 104
- Adobo's Mexican Grill, 756 Main St.
- Paul's Tavern, 176 Locust St.
- 7 Hills Brewing Co, LLC, 1085 Washington St. and 1098 Jackson St.
- Auto Workers AFL-CIO, 3450 Central Ave.
- Jubeck New World Brewing LLC, 115 West 11th St.
- Diamond Jo Casino, 301 Bell St.
- Fischer Lanes, 880 Locust St.
- Kwik Star 236, 2035 John F Kennedy Rd.
- Oolong Asia Cuisine, 145 West 11th St.
- Kwik Star 495, 2685 Dodge St.
- House of China Co, 170 John F Kennedy Rd.
- Applebee's Neighborhood Grill and Bar, 1395 Associates Dr.
- Vinny Vanucchis Little Italy, 164 Main St.
- The Lift, 180 Main St.

INTRODUCTION

The purpose of this memorandum is to recommend the annual renewal of the above retail alcohol license establishments and to highlight the calls for service related to incidences of disturbances, crimes against persons, crimes against property, and public morals occurring at the business since the last liquor license renewal.

BACKGROUND

Regarding the listed establishments, the following is a summary of activity since their last renewal. The following key provides a brief description of those calls for service displaying four areas of concern.

Disturbances	Includes physical fighting, verbal arguments, loud music and/or subjects and all other disorderly behavior not already listed
Crimes Against Persons	Includes Assault and Harassment
Crimes Against Property	Includes Burglary, Criminal Mischief and Theft
Public Morals	Includes Public Intoxication and Possession of Controlled Substances

DISCUSSION

•American Legion Post 6, 1306 Delhi St.

Since the last renewal date there have been 7 calls for service to the establishment. There were 6 disturbances, 0 crimes against persons, 1 crime against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
24058616	Disturbance	Handled By Officer
2024-007707	Disturbance	Report Taken
24-104214	Disturbance	Handled By Officer
26-008568	Disturbance	Handled By Officer
26-008583	Disturbance	Handled BY Officer
26031868	Disturbance	Handled By Officer
2024-009288	Burglary	Report Taken

•Dolfs, 333 E. 10th St. Suite 104

Since the last renewal date there have been 12 calls for service to the establishment. There were 10 disturbances, 1 crime against persons, 1 crime against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
2022-005162	Disturbance	Report Taken
22-066543	Disturbance	Handled by Officer
22-070290	Disturbance	Handled By Officer
2023-000873	Disturbance	Report Taken
2024-000129	Disturbance	Report Taken
24-100575	Disturbance	Handled By Officer
2025-007292	Disturbance	Report Taken
25-085768	Disturbance	Handled By Officer
2025-002842	Disturbance	Report Taken
25-097650	Disturbance	Handled By Officer
24-042846	Criminal Mischief	Handled By Officer
24-075530	Assault	Handled By Officer

•Adobo's Mexican Grill, 756 Main St.

Since the last renewal date there has been 1 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 1 crime against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	Type of Call/Circumstances	Disposition
2024-04740	Theft	Report Taken

•Paul's Tavern, 176 Locust St.
Since the last renewal date there has been 1 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 1 crime against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	Type of Call/Circumstances	Disposition
2024-005589	Criminal Mischief	Report Taken

•7 Hills Brewing Company, LLC., 1085 Washington St. and 1098 Jackson St.
Since the last renewal date there has been 1 call for service to the establishment. There was 1 disturbance, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	Type of Call/Circumstances	Disposition
2024-004700	Disturbance	Report Taken

•Auto Worker's AFL-CIO, 3450 Central Ave.
Since the last renewal date there has been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

•Jubeck New World Brewing LLC., 115 West 15th St.
Since the last renewal date there has been 1 call for service to the establishment. There was 1 disturbance, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	Type of Call/Circumstances	Disposition
25-060144	Disturbance	Handled by Officer

•Diamond Jo Casino, 301 Bell St.
Since the last renewal date there have been 34 calls for service to the establishment. There were 7 disturbances, 3 crimes against persons, 11 crimes against property, and 13 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	Type of Call/Circumstances	Disposition
2024-005465	Disturbance	Report Taken
2024-006538	Disturbance	Report Taken
25-053504	Disturbance	Handled By Officer
2025-005673	Disturbance	Report Taken

25-097891	Disturbance	Handled By Officer
26-010052	Disturbance	Handled By Officer
2026-001689	Disturbance	Report Taken
2024-008412	Assault	Report Taken
2025-002054	Assault	Report Taken
25-082084	Harassment	Handled By Officer
2024-007151	Theft	Report Taken
2024-008993	Theft	Report Taken
2025-002152	Theft	Report Taken
2025-002329	Theft	Report Taken
2025-003057	Theft	Report Taken
2025-003599	Theft	Report Taken
2025-004762	Theft	Report Taken
2025-008182	Theft	Report Taken
2026-001006	Theft	Report Taken
2026-002915	Theft	Report Taken
2026-000275	Criminal Mischief	Report Taken
24-072575	Possession of Controlled Substance	Handled By Officer
2024-008702	Possession of Controlled Substance	Report Taken
2024-009144	Possession of Controlled Substance	Report Taken
2025-000082	Possession of Controlled Substance	Report Taken
2025-000126	Possession of Controlled Substance	Report Taken
25-022160	Possession of Controlled Substance	Handled By Officer
2025-006301	Possession of Controlled Substance	Report Taken
2025-008808	Possession of Controlled Substance	Report Taken
2026-000314	Possession of Controlled Substance	Report Taken
2026-000864	Possession of Controlled Substance	Report Taken
2026-001054	Possession of Controlled Substance	Report Taken
2026-001474	Possession of Controlled Substance	Report Taken
2026-002724	Possession of Controlled Substance	Report Taken

•Fischer Lanes, 880 Locust St.
Since the last renewal date there has been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

•Kwik Star 236, 2035 John F. Kennedy Rd.
Since the last renewal date there have been 11 calls for service to the establishment. There were 5 disturbances, 1 crime against persons, 4 crimes against property, and 1 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
24-091932	Disturbance	Handled By Officer
25-053749	Disturbance	Handled by Officer
25-069244	Disturbance	Handled By Officer
25-073577	Disturbance	Handled By Officer
26-018151	Disturbance	Handled By Officer
2025-001676	Harassment	Report Taken
24-072902	Criminal Mischief	Handled By Officer
2024-004650	Theft	Report Taken
2025-005668	Theft	Report Taken

2026-001926	Theft	Report Taken
25-040491	Public Intoxication	Handled By Officer

•Oolong Asian Cuisine, 145 West 11th St.
Since the last renewal date there has been 1 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 1 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
2025-008655	Public Intoxication	Report Taken

•Kwik Star 495, 2685 Dodge St.
Since the last renewal date there has been 10 calls for service to the establishment. There was 1 disturbance, 0 crimes against persons, 8 crimes against property, and 1 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
26-033983	Disturbance	Handled By Officer
24-055716	Theft	Handled by Officer
2025-004335	Theft	Report Taken
2025-004343	Theft	Report Taken
25-50960	Theft	Handled By Officer
2025—004662	Theft	Report Taken
2025-005387	Theft	Report Taken
2025-006419	Theft	Report Taken
2025-006595	Theft	Report Taken
2025-006375	Public Intoxication	Report Taken

•House of China Co, 170 John F. Kennedy Rd.
Since the last renewal date there has been 0 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

•Applebee's Neighborhood Grill and Bar, 1395 Associates Dr.
Since the last renewal date there has been 1 call for service to the establishment. There was 1 disturbance, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	***Type of Call/Circumstances***	***Disposition***
25-098517	Disturbance	Handled By Officer

•Vinny Vanucchis Little Italy, 164 Main St.
Since the last renewal date there has been 1 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 1 crime against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

DPD Case #	*Type of Call/Circumstances*	*Disposition*
2025-007541	Theft	Report Taken

•The Lift, 180 Main St.
Since the last renewal date there has been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

RECOMMENDATION:

Based upon a review of the above businesses, we would recommend approval of the annual retail alcohol licenses for: American Legion Post 6, 1306 Delhi St., Dolfs, 333 East 10th St., Suite 104, Adobo's Mexican Grill, 756 Main St., Paul's Tavern, 176 Locust St., 7 Hills Brewing Co, LLC, 1085 Washington St. and 1098 Jackson St., Auto Workers AFL-CIO, 3450 Central Ave., Jubeck New World Brewing LLC, 115 West 11th St., Diamond Jo Casino, 301 Bell St., Fischer Lanes, 880 Locust St., Kwik Star 236, 2035 John F Kennedy Rd., Oolong Asia Cuisine, 145 West 11th St., Kwik Star 495, 2685 Dodge St., House of China Co, 170 John F Kennedy Rd., Applebee's Neighborhood Grill and Bar, 1395 Associates Dr., Vinny Vanucchis Little Italy, 164 Main St., The Lift, 180 Main St.

ACTION REQUESTED
Action requested is for City Council consideration to approve the retail alcohol license. renewals for: American Legion Post 6, 1306 Delhi St., Dolfs, 333 East 10th St., Suite 104, Adobo's Mexican Grill, 756 Main St., Paul's Tavern, 176 Locust St., 7 Hills Brewing Co, LLC, 1085 Washington St. and 1098 Jackson St., Auto Workers AFL-CIO, 3450 Central Ave., Jubeck New World Brewing LLC, 115 West 11th St., Diamond Jo Casino, 301 Bell St., Fischer Lanes, 880 Locust St., Kwik Star 236, 2035 John F Kennedy Rd., Oolong Asia Cuisine, 145 West 11th St., Kwik Star 495, 2685 Dodge St., House of China Co, 170 John F Kennedy Rd., Applebee's Neighborhood Grill and Bar, 1395 Associates Dr., Vinny Vanucchis Little Italy, 164 Main St., The Lift, 180 Main St.

cc: Crenna Brumwell, City Attorney
Adrienne N. Breitfelder, City Clerk

City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

DATE: June 10, 2026

SUBJECT: Retail Alcohol License Approvals for the following:

New Applications

- Mgb'z, 576 Central Ave

Special Event(S) Per Special Event Application Submittal Provisional Issuances

- Dimensional Brewing - Pride Party 6-6-26 to 6-7-26 and , Main Street from West 1st Street to West 2nd Street
- Dubuque Jaycees - Millwork Night Market - 6-15-26 to 6-19-26, Jackson Street From E. 7th St. To E. 9th St. & E. 8th St. From Jackson To Washington

INTRODUCTION

The purpose of this memorandum is to recommend the approval of the above noted retail alcohol license applications.

BACKGROUND

State and city codes require a retail alcohol license to sell beer, wine, or liquor within the city. The Iowa Department of Revenue Alcohol and Tax Compliance Division (Division) manages the application and licensing process. The Iowa Alcoholic Beverages Division (ABD) previously managed this process but was merged into the Iowa Department of Revenue in 2024, leading to a new division name. The Division works in coordination with cities, which serve as the local authority under State Code Chapter 123 on alcoholic beverage control. In Dubuque, the City Clerk's Office acts as the local authority for retail alcohol license applications, processing each application on the city's behalf. When an applicant applies for a retail alcohol license, they must receive approval from the local authority before the application is forwarded to the Division for further action.

DISCUSSION

The City Clerk's Office submits recommendations to the City Council for approval of all new retail alcohol license applications, additional privileges, and amendments. While new applications include special events, the City Clerk's Office highlights these separately in memos and resolutions for easy reference.

Per City Code §4-2B-9, City Council action is required before an application is submitted to the Division. However, §4-2B-9 also authorizes the City Clerk's Office to issue provisional approval for new and renewal applications before a regularly scheduled City Council meeting, provided the applicant has met all city and state application and inspection requirements. Provisional approval is granted when necessary and is subsequently placed on the next City Council agenda for formal review and either approval or revocation. All applications listed above have met the relevant city and state requirements.

The Dubuque Police Department submits recommendations for retail alcohol license renewal applications via a separate memo in which they detail their annual calls for service on each establishment.

RECOMMENDATION
I respectfully request approval of the above noted retail alcohol license applications as submitted.

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Police Chief

Prepared by: Trish Gleason, Assistant City Clerk

Prepared by Trish L. Gleason, Asst. City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. -26

APPROVING APPLICATIONS FOR RETAIL ALCOHOL LICENSES, AS REQUIRED BY CITY OF DUBUQUE CODE OF ORDINANCES TITLE 4 BUSINESS AND LICENSE REGULATIONS, CHAPTER 2 LIQUOR CONTROL, ARTICLE B LIQUOR, BEER AND WINE LICENSES AND PERMITS

WHEREAS, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

WHEREAS, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City; and

WHEREAS, the applicants have filed the proper fees and bonds to the Iowa Department of Revenue Alcohol and Tax Compliance Division and have otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications	
Mgb'z	576 Central Ave
Renewals	
7 Hills Brewing Co, LLC	1085 Washington St. and 1098 Jackson St.
Adobo's Mexican Grill	756 Main St
American Legion Post 6	1306 Delhi St.
Applebee's Neighborhood Grill and Bar	1395 Associates Dr.
Auto Workers AFL-CIO	3450 Central Ave.
Diamond Jo Casino	301 Bell St.
Dolphs	333 East 10th St., Suite 104
Fischer Lanes	880 Locust St.
House of China Co	170 John F Kennedy Rd.
Jubeck New World Brewing LLC	115 West 11th St.
Kwik Star 236	2035 John F Kennedy Rd.
Kwik Star 495	2685 Dodge St.
Oolong Asia Cuisine	145 West 11th St.
Paul's Tavern	176 Locust St.
The Lift	180 Main St.
Vinny Vannucci's Little Italy	164 Main St.

Special Event(S) Per Special Event Application Submittal Provisional Issuances	
Dimensional Brewing - Pride Party 6-6-26 to 6-7-26 and	Main Street from West 1st Street to West 2nd Street
Dubuque Jaycees - Millwork Night Market - 6-15-26 to 6-19-26	Jackson Street From E. 7th St. To E. 9th St. & E. 8th St. From Jackson To Washington

Passed, approved, and adopted this 15th day of June 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

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June 15, 2026

City of Dubuque
City Council

CONSENT ITEMS # 31.

ITEM TITLE:	Approval of Retail Tobacco Permit and Device Retailer Permit Applications
SUMMARY:	City Manager recommending City Council approval of retail tobacco permit and device retailer permits as submitted. **RESOLUTION** Approving Applications For Retail Tobacco And Device Retailer Permits, As Applicable And Required By Iowa Code 453A.47A and 453E.3
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Approval of Retail Tobacco Permit and Device Retailer Permit Applications
2. Staff Memo
3. Resolution

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Approval of Retail Tobacco Permit and Device Retailer Permit Applications

DATE: June 10, 2026

City Clerk Adrienne Breitfelder is recommending City Council approval of the Retail Tobacco Permits and Device Retailer Permits, as applicable, effective July 1, 2026, and expiring on June 30, 2027, for the following retailers:

Permit Type	Business Name	Address
Retail Tobacco	Altered State	1523 Central Ave
Retail Tobacco	OM Dubuque Oil LLC	2175 Central Ave
Retail Tobacco	Hartig Drug #2	157 Locust St.
Retail Tobacco	Hartig Drug #3	2255 John F. Kennedy Rd.
Retail Tobacco	Hartig Drug #8	1600 University Ave.
Device Retailer	Beecher Liquor	1691 Asbury Rd
Device Retailer	Altered State	1523 Central Ave
Device Retailer	Liquor Tobacco & Grocery	1998 Jackson St
Device Retailer	Downtown Gas & Grocery	1401 Central Ave
Device Retailer	Dubuque Smoke & Spirits	2400 Gateway Dr

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
Trish Gleason, Assistant City Clerk

City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Approval of Retail Tobacco Permit and Device Retailer Permit Applications

DATE: June 10, 2026

Pursuant to Iowa Code §453A.47A, a retail tobacco permit is required for the retail sale of cigarettes, tobacco, alternative nicotine, and vapor products in Iowa. Iowa Code §453E.3 requires a device retailer permit for the retail sale of glass and metal devices in Iowa.

Permit Type	Business Name	Address
Retail Tobacco	Altered State	1523 Central Ave
Retail Tobacco	OM Dubuque Oil LLC	2175 Central Ave
Retail Tobacco	Hartig Drug #2	157 Locust St.
Retail Tobacco	Hartig Drug #3	2255 John F. Kennedy Rd.
Retail Tobacco	Hartig Drug #8	1600 University Ave.
Device Retailer	Beecher Liquor	1691 Asbury Rd
Device Retailer	Altered State	1523 Central Ave
Device Retailer	Liquor Tobacco & Grocery	1998 Jackson St
Device Retailer	Downtown Gas & Grocery	1401 Central Ave
Device Retailer	Dubuque Smoke & Spirits	2400 Gateway Dr

The Iowa Department of Revenue (IDOR) administers the state retail permit process through its online portal. Businesses within city limits submit their applications through this portal, which then routes them to the City Clerk's Office for local review and approval. After the City Council approves the applications, they are routed to IDOR for final approval and issuance of the state permit. All permits expire annually on June 30.

Upon confirmation that the City Clerk's Office has received the completed applications, I recommend approving the Retail Tobacco Permits and Device Retailer Permits, as applicable, effective July 1, 2026, and expiring on June 30, 2027, for the following retailers.

Prepared by: Trish Gleason, Assistant City Clerk

Prepared by Trish L. Gleason, Asst. City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO.

APPROVING APPLICATIONS FOR RETAIL TOBACCO PERMITS AND DEVICE RETAILER PERMITS, AS APPLICABLE AND AS REQUIRED BY IOWA CODE 453A.47A AND 453E.3

WHEREAS, pursuant to Iowa Code §453A.47A, a retail tobacco permit is required for the retail sale of cigarettes, tobacco, alternative nicotine, and vapor products in Iowa; and

WHEREAS, pursuant to Iowa Code §453E.3, a device retailer permit is required for the retail sale of glass and metal devices in Iowa; and

WHEREAS, applications for Retail Tobacco Permit and Device Retailer Permit, as applicable, have been submitted and filed with the City Clerk's Office; and

WHEREAS, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

WHEREAS, applications are presented to City Council for approval before they are forwarded to the Iowa Department of Revenue for final issuance.

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

Section 1. The City Clerk's Office is hereby authorized and directed to approve the following named applicants and locations for a Retail Tobacco Permit and Device Retailer Permit, as applicable, effective July 1, 2026, and expiring on June 30, 2027.

Permit Type	Business Name	Address
Retail Tobacco	Altered State	1523 Central Ave
Retail Tobacco	OM Dubuque Oil LLC	2175 Central Ave
Retail Tobacco	Hartig Drug #2	157 Locust St.
Retail Tobacco	Hartig Drug #3	2255 John F. Kennedy Rd.
Retail Tobacco	Hartig Drug #8	1600 University Ave.
Device Retailer	Beecher Liquor	1691 Asbury Rd
Device Retailer	Altered State	1523 Central Ave
Device Retailer	Liquor Tobacco & Grocery	1998 Jackson St
Device Retailer	Downtown Gas & Grocery	1401 Central Ave
Device Retailer	Dubuque Smoke & Spirits	2400 Gateway Dr

Section 2. The City Clerk's Office shall forward such approvals to the Iowa Department of Revenue for final issuance of said permits.

Passed, approved, and adopted this 15th day of June 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish L. Gleason, Assistant City Clerk

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June 15, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Setting a Public Hearing on the Assignment of Development Agreement with Gronen Development, Inc. to 5th & Main, LLC.
SUMMARY:	City Manager recommending setting a public hearing for July 6, 2026, for the assignment of the Development Agreement by and between Gronen Development, Inc. and 5th & Main, LLC. **RESOLUTION** Intent to Dispose of an interest in City of Dubuque Real Estate by Approving an Assignment of Development Agreement by and between the City of Dubuque and Gronen Development, Inc. to 5th & Main, LLC, Fixing the date for a Public Hearing of the City Council of the City of Dubuque, Iowa on the Assignment of Development Agreement and Providing for the Publication of Notice Thereof
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

ATTACHMENTS:

1. MVM Memo Assignment of DA
2. Staff Memo Gronen Assignment Setting Public Hearing_06-04-2026
3. Resolution Setting PH for Assignment_06-04-2026
4. Public Notice_Gronen Assignment_06-04-2026
5. Assignment of Development Agreement_Gronen to 5th Main_ 06-03-2026 BAL

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Setting A Public Hearing For The Assignment Of The Development Agreement By And Between The City Of Dubuque, Iowa And Gronen Development, Inc. To 5th & Main, LLC

DATE: June 8, 2026

Senior Counsel Barry Lindahl is recommending City Council set the date for a public hearing for July 6, 2026, for the Assignment of the Development Agreement by and between Gronen Development, Inc. and 5th & Main, LLC.

A Development Agreement by and between the City of Dubuque, Iowa, and Gronen Development, Inc. was approved by the City Council on March 17, 2025.

Gronen Development, Inc. has entered into an Assignment of Development Agreement, subject to the consent of City, pursuant to which Gronen Development, Inc. will assign its rights in the Development Agreement to 5th & Main, LLC.

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Barry Lindahl, Senior Counsel
Jill Connors, Economic Development Director

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BARRY A. LINDAHL, ESQ.
SENIOR COUNSEL

MEMO

TO: Michael C. Van Milligen
City Manager

DATE: June 15, 2026

RE: **RESOLUTION SETTING A PUBLIC HEARING FOR THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND GRONEN DEVELOPMENT, INC. TO 5TH & MAIN, LLC**

A Development Agreement by and between the City of Dubuque, Iowa, and Gronen Development, Inc. was approved by the City Council on March 17, 2025 regarding the following described premises:

BLK 17 DUBUQUE DOWNTOWN PLAZA

The property was subsequently replatted to include a small adjacent parcel and is now legally described as follows:

Lot 1A of Block 17 Dubuque Downtown Plaza in the City of Dubuque, Iowa

Gronen Development, Inc. has entered into an Assignment of Development Agreement, subject to the consent of City, pursuant to which Gronen Development, Inc. will assign its rights in the Development Agreement to 5th & Main, LLC.

I recommend the attached Resolution setting the public hearing for the Assignment of the Development Agreement by and between Gronen Development, Inc. and 5th & Main, LLC be submitted to the City Council for consideration and adoption.

cc: Crenna Brumwell, City Attorney
Jill Connors, Economic Development Director
Flint Drake, Esq.

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

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

RESOLUTION _____ - 26

INTENT TO DISPOSE OF AN INTEREST IN CITY OF DUBUQUE REAL ESTATE BY APPROVING AN ASSIGNMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND GRONEN DEVELOPMENT, INC. TO 5th & MAIN, LLC, FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA ON THE ASSIGNMENT OF DEVELOPMENT AGREEMENT AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Dubuque, Iowa (City) is the owner of the following descried real property:

Lot 1A of Block 17 Dubuque Downtown Plaza in the City of Dubuque, Iowa

(the Property)

; and

WHEREAS, City has entered into a Development Agreement with Gronen Development, Inc. for the development of the Property; and

; and

WHEREAS, Gronen Development, Inc. has entered into an Assignment of Development Agreement, subject to the consent of City, pursuant to which Gronen Development, Inc. will assign its rights in the Development Agreement to 5th & Main, LLC; and

WHEREAS, the City Council has tentatively determined that it would be in the best interests of City to approve the Assignment of Development Agreement; and

WHEREAS, before said Assignment of Development Agreement may be approved, the Code of Iowa 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:

SECTION 1. The City of Dubuque intends to approve the Assignment of Development Agreement .

SECTION 2. The City Clerk is hereby authorized and directed to cause this Resolution and a notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City's intent to approve the Assignment of Development Agreement, to be held on the 6th day of July, 2026 at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, in the form attached hereto.

SECTION 3. The City Council will meet at said time and place for the purpose of taking action on the matter of approving the Assignment of Development Agreement.

SECTION 4. The City Clerk is hereby directed to cause at least one publication, In a newspaper, 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 to approve of the Assignment of Development Agreement.

SECTION 5. That the notice of the proposed action shall be in substantially the form attached hereto.

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

_____
Brad M. Cavanagh, Mayor

ATTEST:

_____
Trish L. Gleason, Assistant City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA, ON THE APPROVAL OF AN ASSIGNMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND GRONEN DEVELOPMENT, INC. TO 5TH & MAIN, LLC

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 6th day of July, 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 an Assignment of Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. to 5th & Main, 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 sale of the following City-owned real estate:

Lot 1A of Block 17 Dubuque Downtown Plaza in the City of Dubuque, Iowa

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 15th day of June, 2026.

Adrienne N. Breitfelder, CMC, City Clerk

Prepared by: Flint Drake, Drake Law Firm, PC 300 Main St., Suite 323, Dubuque, Iowa 52001 (563) 582-2000
Return to: Flint Drake, Drake Law Firm, PC 300 Main St., Suite 323, Dubuque, Iowa 52001 (563) 582-2000

ASSIGNMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
GRONEN DEVELOPMENT, INC.
AND
DUBUQUE 5TH & MAIN, LLC

THIS ASSIGNMENT OF DEVELOPMENT AGREEMENT (the Assignment), dated for reference purposes the _____ day of _____, 2026, is made and entered into by and between Gronen Development, Inc. (Assignor), and Dubuque 5th & Main, LLC (Assignee).

WHEREAS, the City of Dubuque (City) and Assignor entered into a Development Agreement dated March 17, 2025 (the Development Agreement), as amended; and

WHEREAS, the Development Agreement specifies various rights and obligations of the Assignor and City related to the development of real estate legally described as:

Lot 1A of Block 17 Dubuque Downtown Plaza

; and

WHEREAS, Assignor desires to assign all of its interest in and to the Development Agreement to Assignee and Assignee desires to accept such assignment and agrees to be bound by the terms and conditions set forth in this Assignment of Development Agreement; and

WHEREAS, the Assignment by Assignor to Assignee hereunder is permanent and complete and Assignor retains no rights under the Development Agreement whatsoever as of the date hereof; and

WHEREAS, the Development Agreement requires the consent of City to an assignment; and

WHEREAS, the City Council finds that consent of the Assignment of Development Agreement is in the best interest of City.

NOW THEREFORE, the parties to this Assignment of Development Agreement, in consideration of the promises, covenant and agreements made by each other, do hereby agree as follows:

SECTION 1. ASSIGNMENT. Assignor hereby assigns to Assignee, and Assignee hereby accepts from Assignor, this Assignment of the Development Agreement, which includes all rights and obligations of any sort whatsoever of Assignor thereunder such that, upon acceptance hereof by Assignee, Assignor shall have no right or interest whatsoever in and to the Development Agreement as of the date hereof and Assignee shall carry out all obligations of, and be entitled to all rights of, Assignor thereunder.

SECTION 2. LAW/BINDING EFFECT. This Assignment shall be governed by and construed in accordance with the laws of the State of Iowa. This Assignment shall be binding upon the parties hereto and their respective successors in interest and assigns. In the event of a breach of this Assignment the non-breaching party shall be entitled to all rights and remedies at law or equity and shall be entitled to recover reasonable attorneys' fees incurred due to the breach.

SECTION 3. AFFIRMATION. The parties hereby affirm the Development Agreement in all respects, except that hereafter the Developer thereunder shall be the Assignee; in all other respects, the Development Agreement shall remain in full force and effect according to its terms.

GRONEN DEVELOPMENT, INC.
Assignor

By: _____
Mary Gronen, Vice-President

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this _____ day of _____, 2026, before me, a Notary Public in and for said state, personally appeared Mary Gronen, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

_____
Notary Public in and for the State of Iowa

DUBUQUE 5TH & MAIN, LLC
Assignee
By: Kilbourne, LLC, Its Manager

By: _____
Mike Allmendinger, President

STATE OF NORTH DAKOTA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, by Mike Allmendinger as President of Kilbourne, LLC, Manager of Dubuque 5th & Main, LLC.

_____
Notary Public in and for
State of North Dakota

The City of Dubuque, Iowa does hereby consent to the foregoing Assignment of Development Agreement and releases Gronen Development, Inc. from any obligations as Developer that accrue under the terms of the Development Agreement after the date hereof.

_____
Brad M. Cavanagh, Mayor

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June 15, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	Setting a Public Hearing on the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project
SUMMARY:	City Manager recommending setting a public hearing for July 6, 2026, for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project. **RESOLUTION** To fix a Date for a Public Hearing on Proposal to enter into a Water Revenue Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed $50,000
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

ATTACHMENTS:

1. Set PH_Lead Water Main Replace_$50K SRF PD_MVM Memo_2026_06_08
2. Set PH_Lead Water Main Replace_$50K SRF PD_Staff Memo_2026_06_08
3. 1st Half Set Hrg Water Rev LDA (2nd Re-date) (Lead Water Mains) (Dubuque #29 2026)-v1

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Setting a Public Hearing for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project

DATE: June 8, 2026

Chief Financial Officer Jennifer Larson recommends that a public hearing be set for June 15, 2026, for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project.

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

Michael C. Van Milligen

MCVM/jml
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Brian DeMoss, Finance Manager

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TO: Michael C. Van Milligen, City Manager

FROM: Jennifer Larson, Chief Financial Officer

DATE: June 8, 2026

RE: Setting a Public Hearing for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project

INTRODUCTION
This memorandum requests the City Council set a public hearing for June 15, 2026, for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement 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.

DISCUSSION
The Lead Water Main Replacement Project (CIP No. 4281000024) includes a current FY26 total expense budget of $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 the replacement project sites.

Approved P&D loans are 0% interest for up to three years to cover the costs of engineering to prepare facility plans and project plans & specifications. The loans are then typically rolled into a SRF construction loan or repaid by another source of permanent financing.

RECOMMENDATION

I respectfully request the City Council set a public hearing for July 6, 2026, for the Issuance of Not to Exceed $50,000 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Lead Water Main Replacement Project.

Attachments

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Brian DeMoss, Finance Manager
Chris Lester, Water Department Director

DORSEY

DORSEY+WHITNEY LLP

June 9, 2026

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: $50,000 SRF Water Revenue Loan and Disbursement Agreement
File No. 430411-29

Dear Jenny:

We have prepared and attach proceedings for use at the June 15, 2026, City Council meeting to set July 6, 2026, as the date for a hearing on the proposal to enter into the SRF Water Revenue Loan and Disbursement Agreement (the "Agreement").

The documents attached include the following items:

1. Resolution fixing the date of meeting at which it is proposed to take action to enter into the Agreement. The form of notice is set out in Section 2 of the resolution.

2. Attestation Certificate with respect to the validity of the transcript.

3. Organization and Establishment Certificate.

4. Outstanding Debt Certificate with respect to the outstanding debt of the Water Utility.

5. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with a clipping of the notice as published.

The notice must be published at least once, not less than four (4) and not more than twenty (20) days before the meeting date set for the hearing, in a legal newspaper which has a general circulation in Dubuque. The last date on which this notice can be effectively published is July 2, 2026.

As soon as the notice appears in the newspaper, please have a copy scanned and emailed to me.

Please return one fully executed copy of these proceedings to us as soon as they are available.

Please call Emily Hammond or me if you have questions.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Crenna Brumwell
Adrienne Breitfelder
Trish Gleason
Eldon Schneider
Christopher Lester
Tionna Pooler
Tony Toigo
Lee Wagner
Yolanda Attaway

MINUTES TO SET DATE FOR HEARING ON ENTERING INTO A LOAN AND DISBURSEMENT AGREEMENT

430411-29 (N/I)

Dubuque, Iowa

June 15, 2026

The City Council of the City of Dubuque, Iowa, met on June 15, 2026, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

• • Other Business• •

MOTION TO APPROVE RESOLUTION

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO._____

Resolution to fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed $50,000

WHEREAS, the City of Dubuque (the "City"), in Dubuque County, State of Iowa, did heretofore establish a Municipal Waterworks Utility System (the "Utility") in and for the City which has continuously supplied water service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council"), and no board of trustees exists for this purpose; and

WHEREAS, pursuant to prior resolutions of the Council, the City has heretofore issued Water Revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior Water Revenue debt remains outstanding (the "Outstanding Indebtedness"); and

WHEREAS, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

WHEREAS, the City now proposes to enter into a Water Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed $50,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the "Project"), and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. This City Council shall meet on July 6, 2026, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE
PROCEEDINGS TO ENTER INTO A LOAN AND DISBURSEMENT AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED $50,000

(WATER REVENUE)

The City Council of the City of Dubuque, Iowa, will meet on July 6, 2026, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed $50,000 for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Municipal Waterworks Utility System (the "Utility") of the City.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation but, together with the City's outstanding Water Revenue Indebtedness and any additional obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the Net Revenues of the Utility.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Dubuque, Iowa.

Adrienne Breitfelder
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately $500,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of $100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 15, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • Other Business• •

On motion and vote, the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE SS:
CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a Water Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

ORGANIZATION AND ESTABLISHMENT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE SS:
CITY OF DUBUQUE

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Council-manager-ward form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor

_____, City Manager

_____, Chief Financial Officer

_____, City Clerk

_____, City Treasurer

_____, Council Member/Mayor Pro Tem

_____, Council Member

_____, Council Member

_____, Council Member

_____, Council Member

_____, Council Member

And I do further certify that the City has provided for the office of Treasurer, and the Council has selected the Treasurer.

I further certify that the City established the Municipal Waterworks Utility System (the "Utility") prior to January 1, 1961, and that the Utility has been in continuous operation by the City since its establishment as aforesaid in supplying water service to the City and its inhabitants.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this ____ day of _____, 2026.

_____
City Clerk

OUTSTANDING DEBT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE SS:
CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa (the "City"), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Municipal Waterworks Utility System (the "Utility"), except as follows:

Date	Type	Principal Amount Outstanding	Maturity

(Attach here a separate sheet listing any outstanding obligations of the City secured by and payable from the revenues of the Utility, excluding the proposed issue.)

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE SS:
CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of its City Council fixing a date of meeting at which it is proposed to take action to enter into a loan and disbursement agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)

Copyrighted
June 15, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	Setting a Public Hearing on Well No. 7 Rehabilitation - Phase 3 Project and Initiate Public Bidding
SUMMARY:	City Manager recommending setting a public hearing for July 6, 2026, for preliminary approval of the plans, specifications, form of contract, and estimated cost of $80,000.00 for the Well No. 7 Rehabilitation - Phase 3 Project and hereby authorize the Water Department to advertise the project for public bidding. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27. **RESOLUTION** Well No. 7 Rehabilitation - Phase 3 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 July 6, 2026

ATTACHMENTS:

1. MVM Memo Well No. 7 Rehabilitation - Phase 3 Project - Initiate Public Bidding and Set the Public Hearing Date
2. Well No. 7 Rehab P3 Set PH Init Memo
3. Well No. 7 Rehab P3 Bid Init Resolution
4. Well No. 7 Rehab P3 NPH

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Well No. 7 Rehabilitation - Phase 3 Project - Initiate Public Bidding and Set the Public Hearing Date

DATE: June 10, 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 $80,000.00 for the Well No. 7 Rehabilitation - Phase 3 Project, set the public hearing date of July 6, 2026, and hereby authorize the Water Department to advertise the project for public bidding. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27.

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
Eldon Schneider, Water Project Supervisor
Nick Connolly, Water Operations Supervisor

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TO: Michael C. Van Milligen, City Manager

FROM: Christopher Lester, Water Department Director

DATE: June 9, 2026

SUBJECT: Well No. 7 Rehabilitation - Phase 3 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 Well No. 7 Rehabilitation - Phase 3 Project. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27.

BACKGROUND

The City of Dubuque budgets for and conducts routine water well maintenance under the Wells, Well Field, & Well Transmission Piping Repair and Rehabilitation Program (CIP No. 4281000006). The work includes repairs and rehabilitation associated with the City's groundwater supply (wells, pumps, and motors) including source water protection of the well field and the raw water transmission lines from the wells to the treatment plant.

The City draws from both shallow and deep wells and each well should be inspected routinely or when capacity drops. The current practice is to evaluate the capacity of wells annually and pull the equipment and inspect the wells every 5 years, barring any known issues.

DISCUSSION

Well No. 7 is pumping sand, which can lead to premature wear and tear of pump impellers, possible plugging of the well transmission main, and increase overall electricity expenses. In the most recent Well No. 7 rehabilitation project (Well No. 7 Rehabilitation Project 2024 – Phase 2), the well was cleaned and the pump and motor were replaced. The original project included a sand separator attached to the suction of the pump in the well, but this had to be excluded due to permitting issues surrounding the coating system acceptability for material in contact with drinking water (NSF Standard 61: Drinking Water System Components – Health Effects). Instead, the pump was reinstalled to address capacity issues and address sand at a later date.

Following completion of the project in the Spring of 2026, Well No. 7 was put back into service and it proceeded to pump sand at a rate higher than previously expected. Due to equipment issues at the Eagle Point WTP, attributed to the amount of sand being introduced with raw water from Well No. 7, operators have placed the supply well on standby.

Water Department staff reached back out to sand separator manufacturers and service providers to follow up on potential alternative sand separator technologies. Options were considered for at-grade units tied to the discharge of the pump and for alternative coating systems or materials on a unit attached to the pump suction.

The Selected Alternative was a unit attached to the pump suction, as originally concepted with the Well No. 7 Rehabilitation Project 2024 – Phase 2 project. However, the unit would be custom cast and fabricated with Type 316 stainless steel components, which would comply with NSF 61 requirements without a coating system.

Water Department staff have prepared the plans and specifications for the work, including removal of the motor, well column piping, and pump assembly, installing the sand separator, and reinstalling the pump and motor unit, including all piping and appurtenances. The scope of work and bidding documents have been finalized and are now ready to be advertised for bidding.

The Engineer's Construction Cost Estimate is $80,000.00.

PROJECT SCHEDULE

The schedule for the project is as follows:

– Council Initiate	June 15, 2026
– Advertise for Bids and Publish the Public Hearing Notice	June 19, 2026
– Public Hearing	July 6, 2026
– Receipt of Bid Proposals	July 9, 2026
– Award Construction Contract	July 20, 2026
– Mobilize and Evaluate Pump	August 3, 2026
– Substantial Completion Date	October 2, 2026
– Final Completion Date	October 16, 2026

BUDGET IMPACT

The estimate of probable cost for the Wells, Well Field, & Well Transmission Piping Repair and Rehabilitation Program (CIP No. 4281000006) is provided as follows:

Description	Cost Estimate
Legal Expenses	$0.00
Land and Easements	$0.00
Professional Services (Report or Planning)	$0.00
Professional Services (Design)	$40,000.00
Professional Services (Construction)	$0.00
Construction	$450,000.00
Equipment	$0.00
Contingency	$39,663.00
Total Estimated Project Cost	**$529,663.00**

FY26 Budgeted Expenses for the Wells, Well Field, & Well Transmission Piping Repair and Rehabilitation Program (CIP No. 4281000006) are provided as follows.

CIP	Fund	Budgeted Expenses	Amount
4281000006	Water Construction (FY25 Carry-Over)	Engineering	$181,898.00
4281000006	Water Construction (FY26)	Other Capital Outlay	$110,500.00
4281000006	Water Construction (FY25 Carry-Over)	Other Capital Outlay	$237,265.00
Total Project Budgeted Expenses			**$529,663.00**

The FY26 Actual expenses and remaining expenses estimate can be further broken down as follows:

Description	Award
Well No. 7 Rehabilitation Project 2024 - Phase 2 (complete)	
Original Contract	$291,986.00
Paid in prior FY	-$54,721.00
Change Order No. 1	$16,129.00
Well No. 7 Rehabilitation - Phase 3 Project (proposed this Memo)	
Original Contract	**$80,000.00**
Well No. 8 (in progress)	
Original Contract	$47,740.00
Well No. 5 (future)	$70,000.00
Engineering	$40,000.00
Contingency	$38,529.00
Total Project Cost	**$529,663.00**

The proposed contract is within the scope of the FY26 expense budget, which has a current available expense value of $266,367.90 (as of 06/09/2026). The Well No. 8 project, has not posted at the time of the memo, so including that would result in a current available expense value of $218,627.90.

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 Well No. 7 Rehabilitation - Phase 3 Project, set the public hearing date of July 6, 2026, and hereby authorize the Water Department to advertise the project for public bidding. Due to timing of the project, the funding for this project will be subject to the first budget amendment in FY27.

Prepared by Eldon Schneider, Water Project Supervisor

cc: Jennifer Larson, Chief Financial Officer
Eldon Schneider, Water Project Supervisor
Nick Connolly, Water Operations 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.

WELL NO. 7 REHABILITATION - PHASE 3 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 Well No. 7 Rehabilitation - Phase 3 Project will generally consist of the removal of the motor, well column piping, and pump assembly, installing the sand separator, and reinstalling the pump and motor unit, including all piping and appurtenances.

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 Well No. 7 Rehabilitation - Phase 3 Project in the estimated construction amount $80,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

A public hearing will be held on the 6th day of July, 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 Well No. 7 Rehabilitation - Phase 3 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 9th day of July,

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 20th day of July, 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 6th day of July, 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 Well No. 7 Rehabilitation - Phase 3 Project.

The Project generally consists of the removal of the motor, well column piping, and pump assembly, installing the sand separator, and reinstalling the pump and motor unit, including all piping and appurtenances. Work is located at the Well No. 7 site, a lot to the northeast of the intersection of Lincoln Avenue and Shiras Avenue, in Dubuque, Iowa.

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 15th day of June, 2026.

_____
Adrienne N. Breitfelder, CMC, City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 4.

ITEM TITLE:	Setting a Public Hearing on Dubuque Fire Headquarters Bunkroom Remodel Project Initiate Public Bidding
SUMMARY:	City Manager recommending setting a public hearing for July 6, 2026, for the preliminary approval of the construction plans, estimated construction cost of $640,354.00, and specifications; and hereby authorized to advertise for bid proposals for the Dubuque Fire Headquarters Bunkroom Remodel Project. **RESOLUTION** Dubuque Fire Headquarters Bunkroom Remodel Project, Preliminary Approval of Plans, Specifications, Form of Contract, and Estimated Cost; Setting Date of Public Hearing on Plans, Specifications, Form of Contract, and Estimated Cost; and Ordering the Advertisement for Bids
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for July 6, 2026

ATTACHMENTS:

1. MVM Memo Dubuque Fire Headquarters Bunkroom Remodel Project Initiate Public Bidding Process and set date PH
2. Dbq Fire Headquarters Bunkroom Remodel Project - Council Staff Initiate Set PH MEMO
3. Dbq Fire Headquarters Bunkroom Remodel Project - Council Staff Initiate Resolution
4. Dbq Fire Headquarters Bunkroom Remodel Project - Notice of Hearing

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Dubuque Fire Headquarters Bunkroom Remodel Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 1315000025

DATE: June 10, 2026

Fire Chief Amy Scheller and Project Manager Jim Bousley are recommending City Council grant preliminary approval of the construction plans, estimated construction cost of $640,354.00, and specifications; and establish July 6, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the Dubuque Fire Headquarters Bunkroom Remodel Project 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
Amy Scheller, Fire Chief
Jim Bousley, Project Manager
Gus Psihoyos, City Engineer
Bob Schiesl, Assistant City Engineer

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TO: Michael C. Van Milligen, City Manager

FROM: Amy Scheller, Fire Chief
Jim Bousley, Project Manager

SUBJECT: Dubuque Fire Headquarters Bunkroom Remodel Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 1315000025

DATE: June 9, 2026

INTRODUCTION

This memorandum requests the City Council approval and authorizes the initiation of the public improvement construction bidding process and sets a public hearing date for July 6, 2026, for the Dubuque Fire Headquarters Bunkroom Remodel Project.

BACKGROUND

The Fire Headquarters bunkroom and bathroom improvements were identified as a major project within the City Council's 2024-2026 Goals and Priorities and is intended to modernize firefighter living accommodations that support personnel assigned to 24-hour shifts. The project received budget support in the FY25 CIP budget process. The project will renovate the existing bunkroom and bathroom areas by converting two open-concept dormitory sleeping areas into up to twelve individual bunkrooms and reconfiguring existing restroom facilities into four private, lockable bathroom and shower rooms. The project is intended to improve privacy, firefighter health and wellness, fatigue mitigation, and overall workplace functionality. The completed project will provide a modernized living environment that better supports firefighter wellness, operational readiness, and the long-term functionality of Fire Headquarters.

Prior to advancing the project, the departments worked with industry partners to develop preliminary concepts and obtain an opinion of probable construction costs to better define the project scope and budget requirements. Following this work, the department selected an architectural firm (FEH Design) to complete the design, code review, space planning, construction documents, specifications, and cost estimating identified within the project scope.

The Architectural Consultant has completed the required design and project development work, and the project is now prepared to move into the next phase, including initiation of the public bidding process, review of construction proposals, and award of a construction contract. Pending bid results and contract award, construction is anticipated to be completed by November 20, 2026.

DISCUSSION

The scope of the project will provide for the remodeling of existing Fire Headquarters second floor includes the removal of plumbing fixtures, walls, doors, ceilings, and tile flooring in existing group shower/restrooms; removal of existing lockers and integral bases; removal of one fire pole and enclosing of associated floor opening; construction of new individual shower/restrooms in location of former restrooms and individual sleeping rooms in locations of former bunkrooms and locker room; upgrades to existing hot water system; installation of electrical, lighting, and fire alarm devices associated with aforementioned new construction.

PROJECT SCHEDULE

The project development schedule for the project will be as follows:

Initiate Public Bidding Process	June 15, 2026
Publish Notice to Bidders, Advertise for Bids	June 19, 2026
Notice of Public Hearing on Plans and Specs	June 19, 2026
Public Hearing on Plans and Specs	July 6, 2026
Receipt of Bid Proposals	July 9, 2026
Award Construction Contract	July 20, 2026
Completion Date	November 20, 2026

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the Dubuque Fire Headquarters Bunkroom Remodel Project. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the Dubuque Fire Headquarters Bunkroom Remodel Project is summarized in the following table:

PROJECT COSTS	ESTIMATE
Construction Contract	$ 532,440
Contingency	53,244
Architectural Consultant Services - FEH Design	49,670
Engineering Dept Staff Services - Project Management	5,000
Total Project Cost	**$ 640,354**

The proposed funding for the project is summarized in the following table:

Project No.	Fund Description	Fund Amount
1315000025	DBQ Fire Dept HQ Bunkroom Remodel Project	$ 640,354
Total Project Funding		**$ 640,354**

Funding for this project was included in the Fire Departments FY25 Budget, and the funds were carried over and now available in FY26.

ACTION TO BE TAKEN

I respectfully request that the City Council grant preliminary approval of the construction plans and specifications; and establish July 6, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the Dubuque Fire Headquarters Bunkroom Remodel Project through adoption of the attached resolution.

Prepared by Jim Bousley, Project Manager
cc: Gus Psihoyos, City Engineer
Bob Schiesl, Assistant City Engineer

F:\PROJECTS\Fire Station 1 HQ\2026 Fire Dept HQ Bunkroom Remodel Project\Council Documents

Prepared by Jim Bousley, 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

DUBUQUE FIRE HEADQUARTERS BUNKROOM REMODEL PROJECT

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

WHEREAS, the project will include the remodeling of the existing second floor including removal plumbing fixtures, walls, doors, ceilings, and tile flooring in existing group shower/restrooms; removal of existing lockers and integral bases; removal of one fire pole and enclosing of associated floor opening; construction of new individual shower/restrooms in location of former restrooms and individual sleeping rooms in locations of former bunkrooms and locker room; upgrades to existing hot water system; installation of electrical, lighting, and fire alarm devices associated with aforementioned new construction.

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 Dubuque Fire Headquarters Bunkroom Remodel Project in the estimated construction amount $640,354.00, 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 6th day of July, 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 Dubuque Fire Headquarters Bunkroom Remodel 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 Dubuque Fire Headquarters Bunkroom Remodel Project is hereby directed to advertise for bids for the construction of the improvements herein provided, by

publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which 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 9th day of July, 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 20th day of July 2026, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, Iowa.

Passed, approved and adopted this 15th day of June 2026.

Attest: Brad M. Cavanagh, Mayor

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 6th day of July, 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 Dubuque Fire Headquarters Bunkroom Remodel Project.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at https://dubuqueia.portal.civicclerk.com/ or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 15th day of June 2026.

_____
Trish L. Gleason, Assistant City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

ITEMS SET FOR PUBLIC HEARING # 5.

ITEM TITLE:	Setting Public Hearing for a Proposed Second Amendment to Development Agreement with Kinseth Hospitality Company, Inc.
SUMMARY:	City Manager recommending setting a public hearing for July 6, 2026, to consider the proposed Second Amendment to the Development Agreement for development of a SpringHill Suites by Marriott hotel in the Port of Dubuque. **RESOLUTION** Fixing the date for a Public Hearing of the City Council of the City of Dubuque, Iowa on a Second Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc., 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 July 6, 2026

ATTACHMENTS:

1. MVM Memo Setting Public Hearing for a Proposed Second Amendment to DA with Kinseth Hospitality Company, Inc
2. Staff Memo
3. Second Amendment Kinseth DA Signed 6-12-26
4. Resolution of Approval
5. Notice of Hearing
6. Public Input - Kinseth Public Hearing

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Setting Public Hearing for a Proposed Second Amendment to Development Agreement By and Between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc.

DATE: June 11, 2026

Economic Development Director Jill Connors is recommending City Council set a public hearing on the proposed Second Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc.

On September 16, 2024, the City of Dubuque entered into a Development Agreement with Kinseth Hospitality Company, Inc. for the development of two hotels in the Port of Dubuque – a Courtyard by Marriott or AC Marriott Hotel and a Residence Inn by Marriott.

Due to unforeseen difficulties in the lending environment, the Developer requested that the closing, as well as all other milestones in the Development Agreement, be delayed by six months. This was authorized by the City Council in a First Amendment.

Due to ongoing challenges in the lending environment, the Developer has recently proposed developing only one hotel – a SpringHill Suites by Marriott.

City staff continue to recognize the need for additional hotel accommodations in the Port of Dubuque to support the operations of the Grand River Center, particularly for larger events and conferences that require a hotel within walking distance. New opportunities are also coming to the Dubuque hotel market with the development of the John and Alice Butler School of Osteopathic Medicine being built by the University of Dubuque just a few blocks away from this hotel site and the fact that beginning in 2027 the Field of Dreams anticipates creating a demand for over 71,000 additional hotel rooms a year in this market. The proposed Second Amendment facilitates construction of the hotel to help meet these needs.

The proposed Second Amendment includes the following:

- Developer will purchase approximately 1.25 acres of the City-owned 12.65-acre site at a price of $160,000 per acre (approximately $200,000 total), adjusted based on final platted acreage.

- Developer will construct an approximately 90-room SpringHill Suites by Marriott hotel with a total capital investment of about $18 million.
- Construction must begin by September 1, 2026, and the project must be substantially completed by February 28, 2028. If a certificate of occupancy is not issued by May 1, 2028, Developer must pay the City $50,000 per month until issuance, unless delay is caused by City's unreasonable refusal to issue the certificate.
- City and Developer will enter into a mutually agreeable parking agreement for use of the surface lot immediately east of the hotel.
- City will provide 12 years of tax increment financing in the form of 24 semi-annual payments funded solely by the incremental property taxes generated by the project.
- City will record a restrictive covenant prohibiting issuance of building permits for any additional hotel/hospitality facilities (excluding B&Bs) on the 12.65-acre site by anyone other than the Developer or its affiliates until the hotel obtains a certificate of occupancy or until December 31, 2027, whichever occurs first.
- City will grant Developer an option to purchase an additional approximately 1.25 acres north of the hotel site at $400,000 per acre. Developer will pay $10,000 at Closing for the first 12 months of the option period, and $1,000 per month thereafter until December 31, 2028 or until exercised. If exercised, the Developer must construct a Residence Inn by Marriott within 21 months, or pay $50,000 per month thereafter until a certificate of occupancy is issued.
- City will construct stub streets, built to City standards, adjacent to the hotel site to serve the project and future development on the remaining acreage.

I concur with the recommendation and respectfully request that the Mayor and City Council adopt the attached resolution setting a public hearing for July 6, 2026, to consider the proposed Second Amendment to the Development Agreement for development of a SpringHill Suites by Marriott hotel in the Port of Dubuque.

Michael C. Van Milligen

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

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

TO: Michael C. Van Milligen, City Manager

FROM: Jill Connors, Economic Development Director

SUBJECT: Setting Public Hearing for a Proposed Second Amendment to Development Agreement By and Between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc.

DATE: June 5, 2026

INTRODUCTION

This memo presents for City Council consideration a resolution that sets a public hearing on the proposed Second Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc. Due to continued challenges in the lending environment and a revised development approach by the Developer, a Second Amendment is proposed.

BACKGROUND

On September 16, 2024, the City of Dubuque entered into a Development Agreement with Kinseth Hospitality Company, Inc. for the development of two hotels in the Port of Dubuque – a Courtyard by Marriott or AC Marriott Hotel and a Residence Inn by Marriott.

Due to unforeseen difficulties in the lending environment, the Developer requested that the closing, as well as all other milestones in the Development Agreement, be delayed by six months. This was authorized by the City Council in a First Amendment.

DISCUSSION

Due to ongoing challenges in the lending environment, the Developerhas recently proposed developing only one hotel – a SpringHill Suites by Marriott. City staff continue to recognize the need for additional hotel accommodations in the Port of Dubuque to support the operations of the Grand River Center, particularly for larger events and conferences that

require a hotel within walking distance. The proposed Second Amendment facilitates construction of the hotel to help meet this need.

The proposed Second Amendment includes the following:

- Developer will purchase approximately 1.25 acres of the City-owned 12.65-acre site at a price of $160,000 per acre (approximately $200,000 total), adjusted based on final platted acreage.
- Developer will construct an approximately 90-room SpringHill Suites by Marriott hotel with a total capital investment of about $18 million.
- Construction must begin by September 1, 2026, and the project must be substantially completed by February 28, 2028. If a certificate of occupancy is not issued by May 1, 2028, Developer must pay the City $50,000 per month until issuance, unless delay is caused by City's unreasonable refusal to issue the certificate.
- City and Developer will enter into a mutually agreeable parking agreement for use of the surface lot immediately east of the hotel.
- City will provide 12 years of tax increment financing in the form of 24 semi-annual payments funded solely by the incremental property taxes generated by the project.
- City will record a restrictive covenant prohibiting issuance of building permits for any additional hotel/hospitality facilities (excluding B&Bs) on the 12.65-acre site by anyone other than the Developer or its affiliates until the hotel obtains a certificate of occupancy or until December 31, 2027, whichever occurs first.
- City will grant Developer an option to purchase an additional approximately 1.25 acres north of the hotel site at $400,000 per acre. Developer will pay $10,000 at Closing for the first 12 months of the option period, and $1,000 per month thereafter until December 31, 2028 or until exercised. If exercised, the Developer must construct a Residence Inn by Marriott within 21 months, or pay $50,000 per month thereafter until a certificate of occupancy is issued.
- City will construct stub streets, built to City standards, adjacent to the hotel site to serve the project and future development on the remaining acreage.

RECOMMENDATION

I recommend the City Council adopt the attached resolution setting a public hearing for July 6, 2026, to consider the proposed Second Amendment to the Development Agreement for development of a SpringHill Suites by Marriott hotel in the Port of Dubuque.

SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
KINSETH HOSPITALITY COMPANY, INC.

This Second Amendment to Development Agreement (the Second Amendment), dated for reference purposes the _____ day of _____, 2026, is made and entered by and between the CITY OF DUBUQUE, IOWA, a municipality (City), and Kinseth Hospitality Company, Inc., an Iowa corporation with its principal place of business in Iowa (Developer). (City and Developer are hereinafter sometimes collectively referred to as the 'parties').

WHEREAS, City and Developer entered into that certain Development Agreement dated September 16, 2024 (the Agreement), as amended by the First Amendment dated March 28, 2025; and

WHEREAS, the parties desire to further modify the Agreement as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

1. Section 1.5 of the Development Agreement, as amended, is hereby amended to read as follows:

> 1.5 Closing. The closing shall take place on the Closing Date which shall be on or before August 1, 2026, or such other date as the parties shall agree in writing, but in no event shall the Closing Date be later than August 15, 2026 without written consent of City in its sole discretion. Consumation 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.

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

SECTION 2. CONVEYANCE OF PROPERTY TO DEVELOPER;

PURCHASE PRICE OPTION.

2.1 Purchase Price.
Subject to the terms and conditions herein, the purchase price for the Property (the
"Property Purchase Price") shall be the following:

$160,000/acre for approximately 1.25 acres shown on Exhibit N (the "Property")

for a total Property Purchase Price of approximately $200,000. The actual Property Purchase Price shall be adjusted based on the acreage of the Property as shown on the Plat as defined in Section 1.3(6) of this Agreement.

2.2 Option
At closing, City shall grant Developer an option, in form and substance approved by City and Developer, in consideration for a non-refundable $10,000 paid to City at Closing for the first 12 months of Option Period, and an additional non-refundable $1,000 every month until the Option is exercised or terminated by Developer, granting Developer the option to purchase (the "Option") up to an additional approximately 1.25 acre adjacent to and immediately north of the Property (the "Option Property"), at a purchase price of $400,000/acre, which option shall remain in effect until December 31, 2028 (the "Option Period"), and which option or memorandum thereof shall be recorded at closing (the "Option"). Developer may exercise the Option at any time during the Option Period upon written notice to City, provided at the time of exercise and closing there exists no uncured material breach of this Agreement by Developer. If Developer timely exercises the Option, Developer and City shall negotiate and enter into an Amendment to this Development Agreement containing similar terms and conditions as this Agreement providing for Developer to construct an approximately 90-room Residence Inn by Marriott, provided that such Residence Inn by Marriott shall be substantially completed in not more than twenty-one (21) months after the exercise of the Option. For each month or part of a month after the 21 months, if the certificate of occupancy has not been issued, which issuance was not unreasonably withheld, the failure to obtain a certificate of occupancy shall not be considered an Event of Default, if Developer shall pay to City $50,000 on the first day of each month until the certificate of occupancy is issued. The hotel shall be maintained as a Residence Inn by Marriott hotel during the Term.

3. Section 4.1 of the Development Agreement, as amended, is hereby amended to read as follows:

4.1 Required Minimum Improvements. Developer shall make a total capital investment of approximately $18,000,000 in land acquisition, design, building construction, equipment, furniture and fixtures, and carrying costs to construct an approximately 90-room SpringHill Suites by Marriott hotel on the Property (the Minimum Improvements). The hotel shall be maintained as a SpringHill Suites hotel during the Term, with no more than 10 extended stay rooms as shown on Exhibit M (Floor Plans).

4. Section 4.5 of the Development Agreement, as amended, is hereby amended to read as follows:

4.5 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall have commenced by September 1, 2026, and shall be substantially completed by February 28, 2028. For each month or part of a month after April 30, 2028, if the certificate of occupancy has not been issued, unless the City has unreasonably refused to issue the certificate of occupancy, the failure to obtain a certificate of occupancy shall not be considered an Event of Default if Developer pays to City $50,000 on the first day of each month, beginning May 1, 2028, until the certificate of occupancy is issued. The time frames for the performance of these obligations shall be subject to suspension and/or extension due to a Force Majeure Event in accordance with the terms of Section 9.3 of this Agreement.

5. Section 5.1(1) of the Development Agreement, as amended, is hereby amended to read as follows:

5.1 Economic Development Grants.

(1) Developer Economic Development Grants

(a) 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 twenty (24) semi-annual payments (such payments being referred to collectively as the Developer Economic Development Grants) to Developer as follows:

November 1, 2030	May 1, 2031
November 1, 2031	May 1, 2032

November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041
November 1, 2041	May 1, 2042

Pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to 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 (6) month period in respect of the Property and Minimum Improvements constructed by Developer (the Developer Tax Increments). City and Developer agree that for purposes of this Section 5.1(1), the assessed value of the Property as of January 1, 2026 is approximately $312,000. The actual assessed value of the Property shall be adjusted based on the acreage of the Property, at $312,000/acre, as shown on the Plat as defined in Section 1.3(6) of this Agreement. Developer recognizes and agrees that the Economic Development Grants shall be paid solely and only from the incremental taxes collected by City in respect to the Property and any improvements thereon, 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.

(b) To fund the Developer Economic Development Grants, City shall certify to the County prior to December 1 of each year, commencing December 1, 2028, 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, 2028, the Developer Economic Development Grants in respect thereof would be determined on November 1, 2029, and May 1, 2030.) If construction of the Minimum Improvements is delayed, the first certification

to the County shall be on December 1 immediately following the completion.

(c) The Developer 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 Kinseth 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 Kinseth TIF Account to pay the Developer Economic Development Grants, as and to the extent set forth in Section 5.1(1) hereof. The Developer 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 Developer 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 Kinseth TIF Account (regardless of the amounts thereof) to the payment of the Developer Economic Development Grants to Developer as and to the extent described in this Section.

6. Section 5.3 of the Development Agreement, as amended, is hereby amended to read as follows:

5.3 Restrictive Covenant. At Closing, City shall record a restrictive covenant, in form and substance approved by Developer, prohibiting the City from granting a building permit for the development of any additional hotel/hospitality facilities (excluding bed and breakfast establishments) in the 12.65 acre site shown on Exhibit I by any person other than Developer or a Developer affiliate, which covenant shall be binding until the issuance of the certificate of occupancy for the Minimum Improvements on the Property or December 31, 2027, whichever first occurs.

7. Section 5 of the Development Agreement, as amended, is amended by adding the following new Section 5.4.

5.4 Stub Streets. City shall construct the new Stub Streets as conceptually shown on Exhibit L, according to plans and specifications determined by City.

8. Section 9 of the Development Agreement, as amended, is hereby amended to add the following subsection:

9.7 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 K, 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.

9. Exhibit G to the Development Agreement, as amended, is hereby replaced in its entirety with Exhibit G attached here to, showing a conceptual site plan, which shall be subject to review and final approval of the City. .

.

10. The List of Exhibits shall now reflect the following:

EXHIBIT A	Urban Renewal Plan
EXHIBIT B	City Attorney Certificate
EXHIBIT C	Opinion of Developer Counsel
EXHIBIT D	City Certificate
EXHIBIT E	Memorandum of Development Agreement
EXHIBIT F	Parking Property
EXHIBIT G	Site Plan
EXHIBIT H	Access Agreement
EXHIBIT I	12.65 Acre Site
EXHIBIT J	Special Warranty Deed
EXHIBIT K	Legal Compliance
EXHIBIT L	Stub Streets
EXHIBIT M	Floor Plans
EXHIBIT N	Land Sale

11. All other terms of the Development Agreement, as amended, shall remain in full force and effect.

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

KINSETH HOSPITALITY COMPANY, INC.

By:_____

Brad M. Cavanagh, Mayor

By: Bruce Kinsch

Its V-P

Attest:

By: _____

Adrienne N. Breitfelder, City Clerk

EXHIBIT G

SITE PLAN

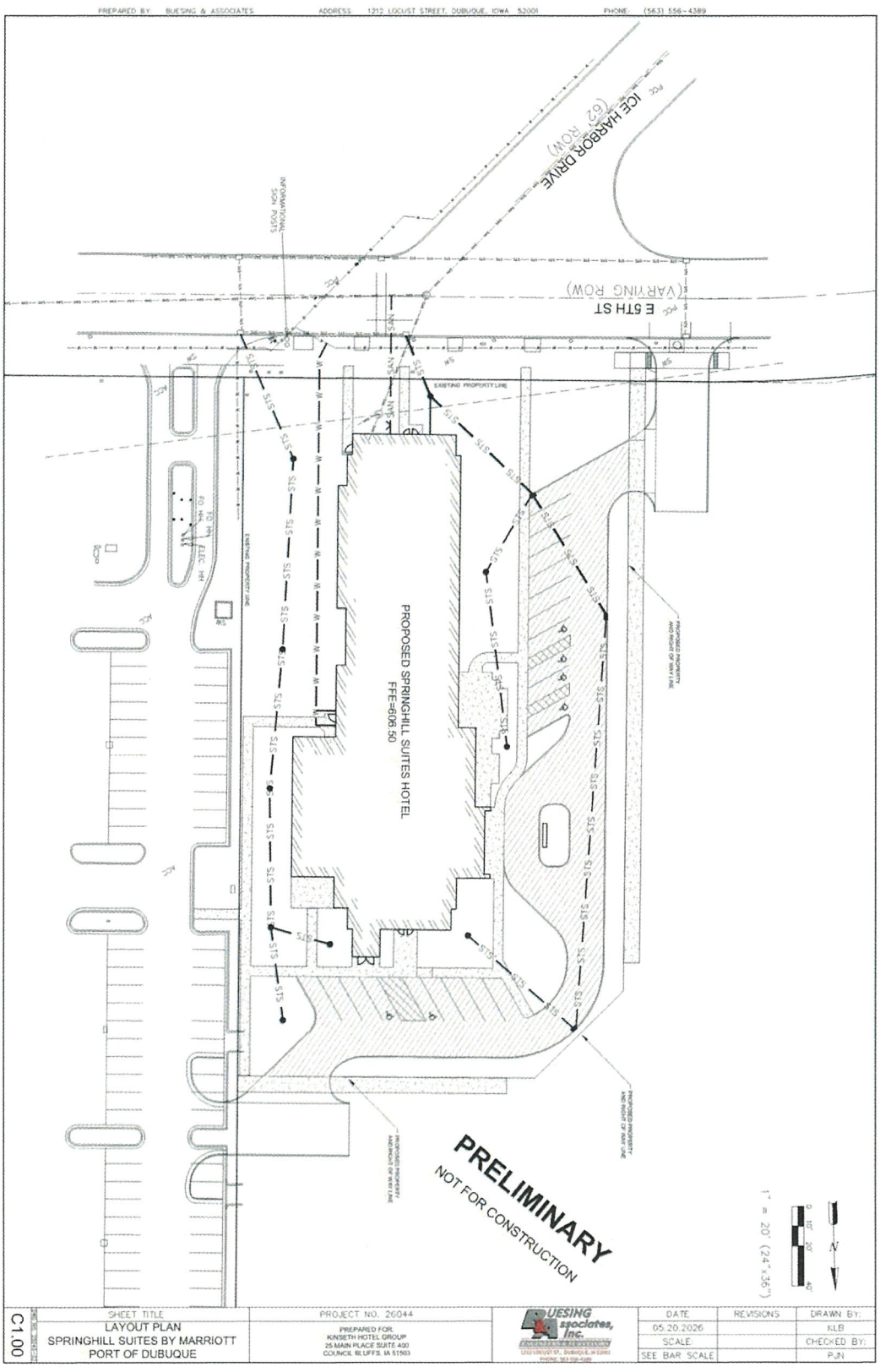

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389
ICE HARBOR DRIVE (67' ROW)
E 5TH ST (VARYING ROW)
PROPOSED SPRINGHILL SUITES HOTEL
FFE=606.50
PRELIMINARY
NOT FOR CONSTRUCTION
1" = 20' (24"x36")
C1.00
SHEET TITLE
LAYOUT PLAN
SPRINGHILL SUITES BY MARRIOTT
PORT OF DUBUQUE
PROJECT NO. 26044
PREPARED FOR:
KINSETH HOTEL GROUP
25 MAIN PLACE SUITE 400
COUNCIL BLUFFS, IA 51503
BUESING associates, inc.
DATE
05.20.2026
SCALE:
SEE BAR SCALE
REVISIONS
DRAWN BY:
KLB
CHECKED BY:
PJN

EXHIBIT K

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

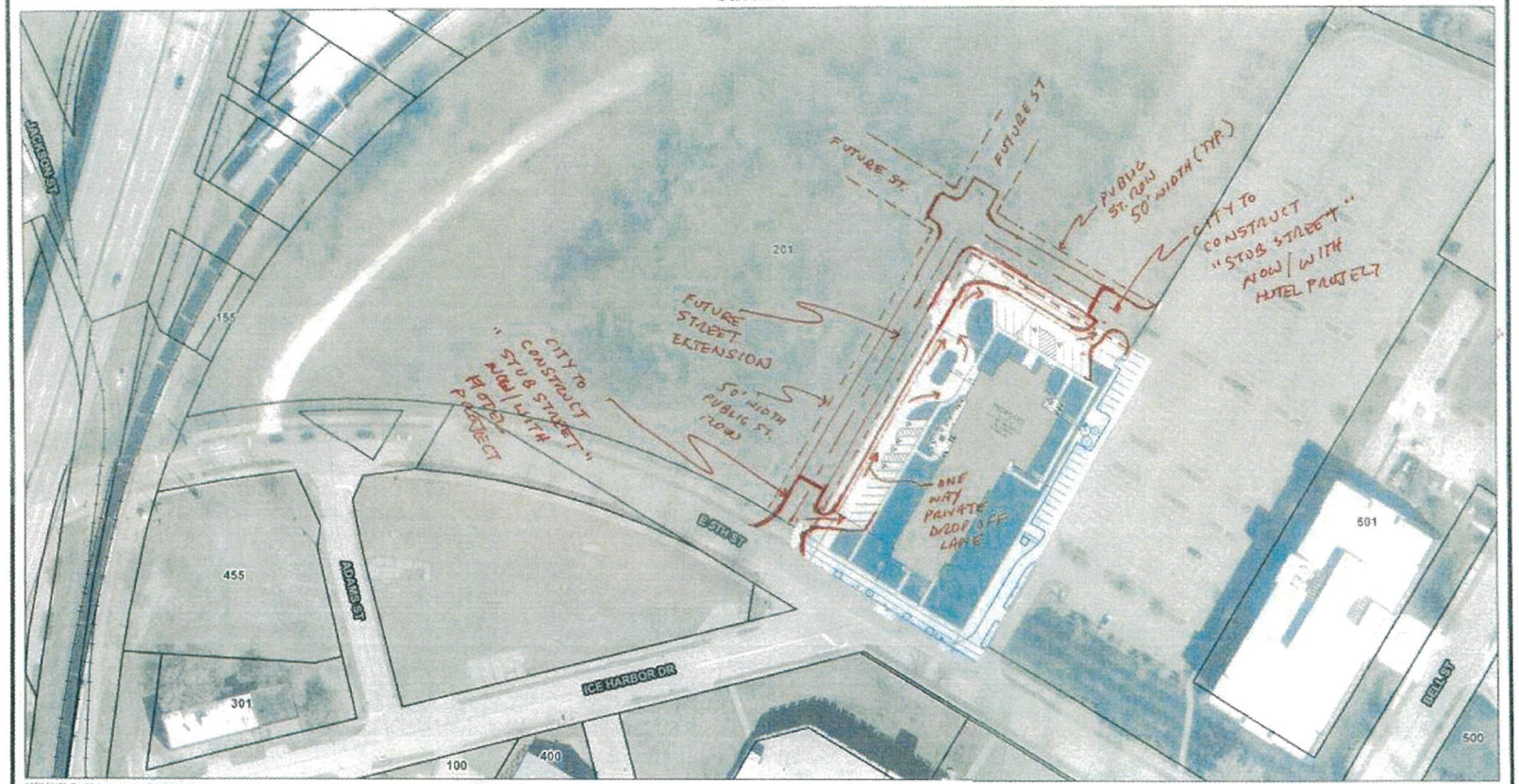
m) Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, as amended (42 U.S.C. § 4541, et seq.).

EXHIBIT L

STUB STREETS

Title

Subtitle



DISCLAIMER: This information was compiled using various data sources from third parties or maintained by the City of Dubuque (the City). By use of this information, the user acknowledges that, while the City utilizes the most current and accurate information available, the City does not warrant the accuracy or currency of the information or data contained therein. By use of this information, the user agrees the City is not responsible for the misuse or misinterpretation of any information displayed in this map and that the user will not hold the City liable for any loss, damage, or inconvenience caused as a result of reliance on the information.

17" x 11" Sheet
1 inch equals 100 feet

0 50 100
Feet

N
W E
S

Map Prepared by
City of Dubuque
Engineering Division
50 West 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4270
Fax: (563) 589-4205

EXHIBIT M

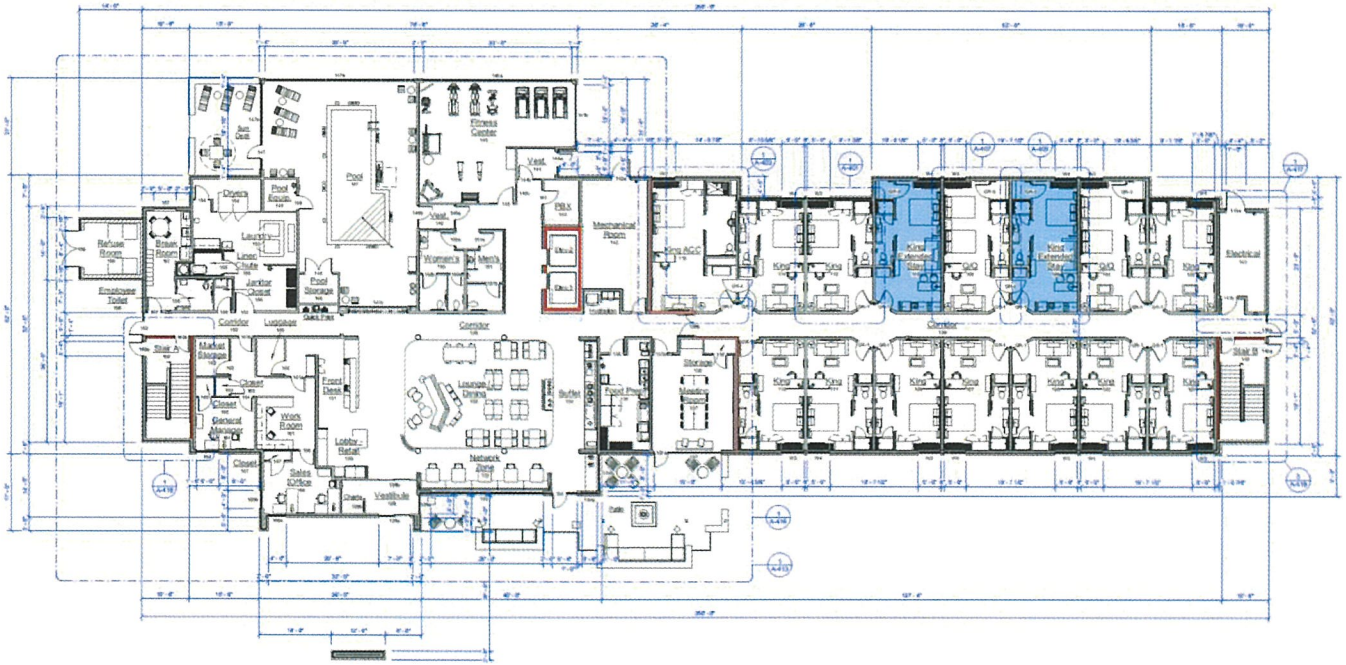
FLOOR PLANS

NOTES

POSTING OF OCCUPANT LOAD
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OF SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT
DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.

PROVIDE 1 HOUR SPRAY-APPLIED FIRE RESISTIVE MATERIALS TO ALL SIDES OF INTERIOR STEEL BEAMS & COLUMNS FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS.

BOTH ELEVATORS: 3,500LB - 81.312"W x 66.875"D w. 42" DOOR. IF WILL ACCOMMODATE A 24" x 84" AMBULANCE STRETCHER IN HORIZONTAL OPEN POSITION



1 A-101 1st FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

AMERICAN ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

SPRINGHILL SUITES BY MARRIOTT
xxx E 5th Street
City of Dubuque, Dubuque County

Issue Date:
05 / 14 / 2026
NOT FOR CONSTRUCTION

Revision:

Project Number:
26010

Sheet Title:
1st FLOOR PLAN

Sheet Number:
A-101

AMERICAN ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
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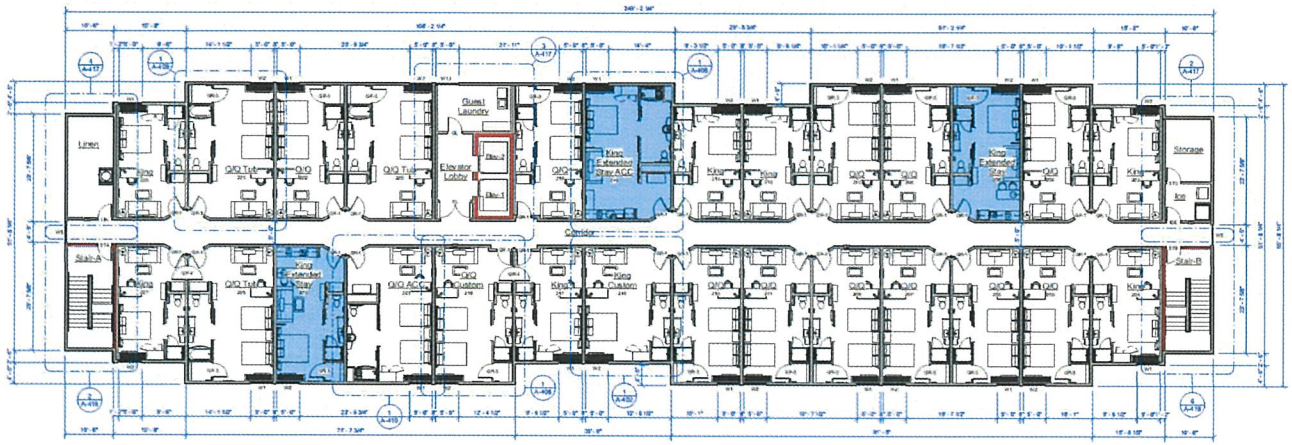
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990



1 / A-102 2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

SPRINGHILL SUITES BY MARRIOTT
xxx E 5th Street
City of Dubuque, Dubuque County

Issue Date:
06 / 14 / 2026
NOT FOR CONSTRUCTION

Revision:

Project Number:
26010

Sheet Title:
2nd FLOOR PLAN

Sheet Number:
A-102

1 A-103 3rd FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

A-103
Sheet Number:

Project Number
26010

Sheet Title:
3rd FLOOR PLAN

Issued Date:
05.14.2026
NOT FOR CONSTRUCTION

Revision:

SPRINGHILL SUITES
BY MARRIOTT

xxx E 5th Street
City of Dubuque, Dubuque County

AMERICAN ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F (262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F (262) 334-4990

1 A-104 4th FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

AMERICAN ARCHITECTURAL GROUP, INC.
3390 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F (262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
3390 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F (262) 334-4990

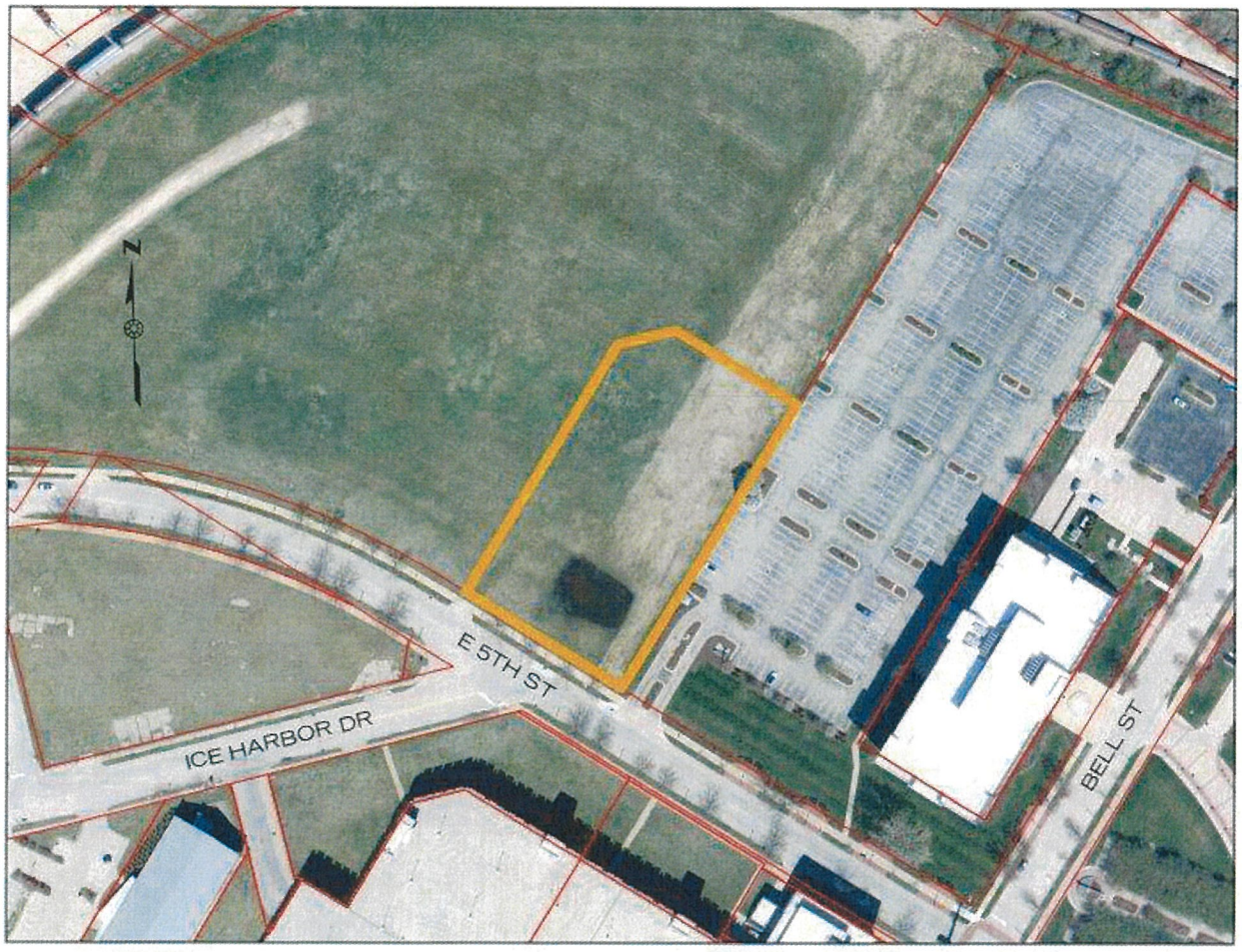
SPRINGHILL SUITES BY MARRIOTT
xxx E 5th Street
City of Dubuque, Dubuque County

Issue Date: 06 / 14 / 2026
NOT FOR CONSTRUCTION
Revision:

Project Number: 26010
Sheet Title: 4th FLOOR PLAN

Sheet Number: A-104

EXHIBIT N
LAND SALE


N
E 5TH ST
ICE HARBOR DR
BELL ST

Prepared by: Ian Hatch, Assistant Economic Development Director, 50 W. 13th Street, Dubuque IA 52001, 563 589-4393
Return to: Adrienne Breitfelder, City Clerk, 50 W. 13th Street, Dubuque IA 52001, 563 589-4121

RESOLUTION NO. ____-26

FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA ON A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND KINSETH HOSPITALITY COMPANY, INC., INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Dubuque, Iowa (City), and Kinseth Hospitality Company, Inc. (Developer) entered into a Development Agreement dated for reference purposes September 16, 2024, for the development of a hotel in the City of Dubuque, Iowa (the Property); and

WHEREAS, City and Developer desire to amend the Development Agreement as set forth in the attached Second Amendment to Development Agreement; and

WHEREAS, it is the determination of the City Council that approval of the Second Amendment to Development Agreement is in the public interest of the City of Dubuque; 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 Second Amendment to Development Agreement by and between City of Dubuque and Kinseth Hospitality Company, Inc., including the issuance of Urban Renewal Tax Increment Revenue Obligations, to be held on the 6th day of July, 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 Second Amendment to Development Agreement and the issuance of Urban Renewal Tax Increment Revenue Obligations relating thereto with Kinseth Hospitality Company, Inc., 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 Kinseth Hospitality Company, Inc. pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue Obligations to be issued will be approximately $2,820,878.61.

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 meeting shall be in substantially the form attached hereto.

Passed, approved and adopted this 15th day of June, 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 6th day of July, 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 the Second Amendment to Development Agreement between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc., 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 Kinseth Hospitality Company, Inc., 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 $2,820,878.61.

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 15th day of June, 2026.

Adrienne N. Breitfelder, CMC, City Clerk

Trish Gleason

From: Brad Cavanagh
Sent: Monday, June 15, 2026 3:30 PM
To: Trish Gleason; Cori Burbach; Mike Van Milligen; Crenna Brumwell
Subject: Fw: Item to be set for public hearing - Kinseth Hospitality Company, Inc.

Trish,

Can you please add the email below as public correspondence to the set for public hearing item related to the Kinseth Hotel agreement? Thank you.

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Brad Cavanagh
Mayor
City Hall | 50 West 13th St., Dubuque, IA, 52001
563-690-6502 | www.cityofdubuque.org/citycouncil

From: Daniel Walsh <walshdbq@gmail.com>
Sent: Monday, June 15, 2026 12:10 PM
To: Brad Cavanagh <Bcavanagh@cityofdubuque.org>; David T. Resnick <dresnick@cityofdubuque.org>; Chris Staver <cstaver@cityofdubuque.org>; Tyson Leyendecker <tleyendecker@cityofdubuque.org>; Laura Roussell <Lroussell@cityofdubuque.org>; Danny Sprank <Dsprank@cityofdubuque.org>; Katy Wethal <Kwethal@cityofdubuque.org>
Cc: dwalsh@caprabank.com <dwalsh@caprabank.com>
Subject: Item to be set for public hearing - Kinseth Hospitality Company, Inc.

You don't often get email from walshdbq@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

Mayor Cavanagh and City Council Members,

I recognize that tonight the city council may vote to proceed with a public hearing to allow for formal comment on the agenda item related to the development agreement between the City of Dubuque and Kinseth Hospitality Company, Inc. Prior to setting this item for public hearing, I hope the council will discuss the larger picture as to whether the proposed amendment to the development agreement should even be considered by council.

The original development agreement was approved by the City Council in a public hearing on September 16, 2024, That public hearing allowed for other potential developers the opportunity to bring forward competing proposal(s) for development of the property in the Port of Dubuque. That would have allowed the City Council to select the proposal it deemed was in the best interest of the community. No

competing proposals were received and the City selected Kinseth for the Port of Dubuque hotel project. In that time, Kinseth has not performed on any portion of the development agreement including most notably on the purchase of the land.The City of Dubuque has only received empty promises from the developer and has received no consideration for the amendments to the development agreement.

The memos to the City Council indicate that Kinseth was not able to perform on the original development agreement or the 1st amendment to the development agreement due to "unforeseen difficulties" in the lending environment. Since the time that the original development agreement was approved, the developer has opened or rebranded the following properties:

- TownePlace Suites in Duluth
- Tru by Hilton in Oshkosh
- Holiday Inn Coralville-Iowa City.

In addition, Kinseth started construction on an AC Hotel by Marriott in Cedar Rapids in April 2025 with anticipated opening in Summer 2026. The idea that difficulties in the lending environment hampered the Port of Dubuque development seem disingenuous at best.

The proposed second amendment to the development agreement provides more favorable terms to the developer than the original development agreement and the first amendment to the development agreement. Specifically, Kinseth is receiving:

- Lower land acquisition cost - $160,000 per acre as proposed compared to $400,000 per acre in the original development agreement. This represents a 60% decrease in the price per acre.
- Smaller required up front investment - From $30 million to $18 million
- Reduced room count - from 160 rooms to 90 rooms
- Extended TIF - Going from 10 years to 12 years
- Change in hotel brand - Going from Courtyard/AC to Spring Hill Suites
- City is now obligated to construct stub streets compared to having the option to construct streets.

I fear that the developer has only locked up 12+ acres of land in the Port of Dubuque from other competing developments with no consideration given to the City other than a development agreement on which they have never performed.
My recommendation is for the City to go back to the drawing board related to this parcel of land and/or put more teeth in the development to protect the City of Dubuque's interests.
Thanks for your consideration.
Sincerely,
Dan Walsh
1219 Arrowhead Dr.
Dubuque, IA 52003
walshdbq@gmail.com
563-564-9041

Copyrighted
June 15, 2026

City of Dubuque
City Council

BOARDS/COMMISSIONS # 1.

ITEM TITLE: Boards and Commission Appointments

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

Arts and Cultural Affairs Advisory Commission
Two, 3-Year terms through June 30, 2028 (Vacant Arts Representative term of Ochoa and Expiring Arts Representative term of Donald)
Applicants:
Douglas Donald, 2920 Arbor Oaks Crt. Qualifies for Arts Representative
Gail Chavenelle, 1155 Kelly Ln. Qualifies for Arts Representative

Board of Library Trustees
Two, 3-Year terms through July 1, 2029 (Expiring terms of Bland and Gregory)
Applicants:
Andrew Bland, 1227 Timber Hyrst Crt.
Tasha Rosenbaum, 1205 Adeline St.
Paul Uzel, 61 North Algona St.

Building Code Advisory and Appeals Board
One, 3-Year term through January 1, 2027 (Vacant Commercial Construction Professional term of Beard)
Applicant:
Rod Schumacher, 3552 Eclipse Cir. Qualifies for Commercial Construction Professional

Cable Television Commission
Three, 3-Year terms through July 1, 2029 (Expiring terms of Guerrero, Maloney and Tigges)
Applicants:
Georgina Guerrero Galvan, 245 Princeton Pl.
Scott Goedert, 2042 Deborah Dr. .....Additional Applicant
Pauline Maloney, 506 Saint George St.
Ronald Tigges, 4927 Wild Flower Dr. .....Additional Applicant

Historic Preservation Commission
One, 3-Year term through July 1, 2029 (Expiring Architect At-Large term of Monk)
One, 3-Year term through July 1, 2029 (Expiring Living within the Langworthy District term of Witthoeft)
One, 3-Year term through July 1, 2027 (Vacant Living within the Old Main District term of Gustafson)
Applicants:
Matthew Kline, 220 West 2nd St. Qualifies for Living within the Old Main District
Christina Monk, 2770 Van Buren Ave. Qualifies for Architect At-Large
Chad Witthoeft, 430 Alpine St. Qualifies for Living within the Langworthy District

Long Range Planning Advisory Commission
Two, 3-Year terms through July 1, 2029 (Expiring terms of Rabagia and Ward)
Applicants:
Aaron Higgins, 3589 Crescent Ct. .....Additional Applicant
Carolyn Kelly, 515 Sunset Rdg. .....Additional Applicant
Mark Ward, 2758 Tiffany Ct.

Park and Recreation Advisory Commission
Two, 3-Year terms through June 30, 2029 (Expiring terms of Axtell and Kennicker)
Applicants:
Ron Axtell, 1895 Norland Dr.
Robin Kennicker, 2929 Elm St.

Zoning Advisory Commission
One, 3-Year term through July 1, 2029 (Expiring term of Christ)
Applicant:
Jake Koch, 1537 Irving St.

SUGGUESTED DISPOSITION:

ATTACHMENTS:

1. Overview Sheet
2. Arts and Cultural Affairs Advisory Commission Applicants
3. Board of Library Tustees Applicants
4. Building Code Advisory and Appeal Board Applicant

5. Cable Television Commission Applicants
6. Historic Preservation Commission Applicants
7. Long Range Planning Advisory Commission Applicants
8. Park and Recreation Advisory Commission Applicants
9. Zoning Advisory Commission Applicant
10. Details and Openings
11. Public Input - Arts and Culural Affairs Advisory Commission - Douglas
12. Public Input - Board of Library Trustees - Bland
13. Public Input - Board of Library Trustees - Rosenbaum
14. Public Input - Cable Commission - Guerrero -Galvan
15. Public Input - Long Range Planning Advisory Commission - Ward
16. Public Input - Historic Preservation Commission - Kline
17. New Public Input - Long Term Planning - Higgins
18. New Public Input - Zoning Advisory Commission - Koch

APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, June 15, 2026
6:30 p.m., Historic Federal Building, 350 W. 6th Street

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.

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Jake Koch, 1537 Irving St.

CHAPTER 8

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

SECTION:

2-8-1: Commission Created

2-8-2: Purpose

2-8-3: Internal Organization And Rules

2-8-4: Procedures For Operation

2-8-5: Membership

2-8-6: Oath

2-8-7: Terms

2-8-8: Vacancies

2-8-9: Officers/Organization

2-8-10: Meetings

2-8-11: Compensation

2-8-12: Removal

2-8-13: Powers

2-8-14: Cooperation With Other Agencies

2-8-15: Solicitation And Acceptance Of Donations

2-8-1: COMMISSION CREATED:

There is hereby created the arts and cultural affairs advisory commission. (Ord. 59-14, 10-6-2014)

2-8-2: PURPOSE:

The purpose of the commission is to build the community through arts and cultural programs by developing visibility, funding, audiences, information, and partnerships. The commission plans, promotes, and encourages programs to further public awareness of, accessibility to, participation in, and support for the artistic and cultural development of the city and makes recommendations to the city council regarding the establishment of arts and cultural policies and programs, the expenditure of budgeted funds on arts and cultural activities, and the implementation of programs. (Ord. 59-14, 10-6-2014)

2-8-3: INTERNAL ORGANIZATION AND RULES:

The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code. (Ord. 59-14, 10-6-2014)

2-8-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 59-14, 10-6-2014)

2-8-5: MEMBERSHIP:

A. The commission comprises seven (7) residents of the city, appointed by the city council.

B. Special qualifications:

1. Four (4) members must have significant knowledge and/or experience and demonstrate interest in one or more areas of the arts and cultural affairs, including but not limited to: music, dance, literature, visual arts, theater, folk arts, media arts, design or arts education.

2. Three (3) members must be at large.

(Ord. 59-14, 10-6-2014; amd. Ord. 45-25, 12-1-2025)

2-8-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 59-14, 10-6-2014; amd. Ord. 23-24, 6-17-2024)

2-8-7: TERMS:

The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. (Ord. 59-14, 10-6-2014; amd. Ord. 5-23, 2-10-2023; Ord. 23-24, 6-17-2024)

2-8-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 59-14, 10-6-2014)

2-8-9: OFFICERS/ORGANIZATION:

The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 59-14, 10-6-2014)

2-8-10: MEETINGS:

A. Regular Meetings: The commission must meet monthly.

B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

D. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

F. Quorum: Four (4) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 59-14, 10-6-2014; amd. Ord. 55-19, 12-16-2019; Ord. 23-24, 6-17-2024)

2-8-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget. (Ord. 59-14, 10-6-2014)

2-8-12: REMOVAL:

Except as provided in subsection2-8-10D1 of this chapter, the city council may remove any commissioner for good cause. (Ord. 31-15, 5-18-2015)

2-8-13: POWERS:

The commission has the following powers, duties, and responsibilities:

A. To promote, educate, and create awareness for arts and cultural activities;

B. To develop and increase the market for arts and cultural activities;

C. To facilitate and convene partnerships for arts and cultural activities;

D. To develop funding options and allocate budgeted funding for arts and cultural activities;

E. To act in an advisory capacity to the city council in all matters pertaining to the arts and cultural environment;

F. To make recommendations to the city council on the allocation of budgeted city funding for arts programs and services;

G. To recommend applications and solicitations for grants, gifts, and donations from individuals, groups, organizations, and agencies, both private and public, for any purpose consistent with the purposes of the commission;

H. To make recommendations regarding city sponsorship of public programs to further the development of public awareness of and accessibility to arts and culture programs and activities;

I. To work with area organizations on broad community issues in which a cultural perspective is relevant and desirable; and

J. To engage in comprehensive planning for the cultural development of the city. (Ord. 59-14, 10-6-2014)

2-8-14: COOPERATION WITH OTHER AGENCIES:

The commission cooperates with other arts and culture groups interested in the promotion and implementation of arts and cultural activities which are in the best interest of the city. (Ord. 59-14, 10-6-2014)

2-8-15: SOLICITATION AND ACCEPTANCE OF DONATIONS:

The commission may solicit and otherwise accept donations and gifts of money, personal and real property, and personal services on behalf of the city. All such donations and gifts received become the property of the city for the general use or support of arts and cultural programs as determined by the city council unless such items have been designated by the donor for specific purposes. (Ord. 59-14, 10-6-2014)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Jill Connors; Bonnie Spurling;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/27/2026 10:58:42 PM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Arts and Cultural Affairs Advisory Commission
Please identify which opening on the Arts and Cultural Affairs Commission your qualifications represent :	Arts Representative
Name:	Douglas Donald
Pronunciation:	Dug Don-ald
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	2920 Arbor Oaks CT.; Dubuque, Iowa
Zip Code:	52001
Preferred Phone Number:	563-580-6444
Email Address(es):	dsdplay69@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Am currently a member of the commission.

Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	Am currently a member of the Arts and Cultural Affairs Commission.
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	Arts and Cultural Affairs Commission.
Why are you interested in applying for this Board or Commission?	I feel I have been effective in helping the commission achieve various goals; such as requirements for commission membership (I was chair of the subcommittee that addressed this matter.) and am.currently working to adapt the Creative Cafes to more effectively address the needs of the arts community. I am interested in continuing to work on the Creative Cafes and also looking at ways to make the commission a more effective resource within the community of Dubuque.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I have had the privilege of working with the vast majority of the arts organizations in Dubuque and with a large number of the individual artists in town. In addition I have taught theatre at high school and college levels for over fifty years. I am also the co-founder of Fly-By-Night Productions, a theatre now in its 43 season.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Sunil Malapati - 231.580.9480 - friend and fellow artist. Art Roche 563.581.6521 - friend and fellow artist.

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Douglas Donald
Date:	May 27, 2026

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Jill Connors; Bonnie Spurling;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/2/2026 10:42:23 AM

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Board/Commission Application Form

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Arts and Cultural Affairs Advisory Commission
Please identify which opening on the Arts and Cultural Affairs Commission your qualifications represent :	At-Large, Arts Representative
Name:	Gail Chavenelle
Pronunciation:	Gail shav en el
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	1155 Kelly Lane, Dubuque, IA , 52003
Zip Code:	52003
Preferred Phone Number:	5635996372
Email Address(es):	gail@chavenellestudio.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Current member

Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Long Range Planning Commission Current Arts and Cultural Affairs Advisory Commission
Why are you interested in applying for this Board or Commission?	I am a working artist living in Dubuque. My family has been/is multigenerational residents of Dubuque. I am currently finishing out another's term on the Arts and Cultural Affairs Advisory commission and would like to continue my service. I feel the arts are an important draw to new residents. Simply, I care about Dubuque and our future.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I am a working artist creating sheet metal sculpture. I am an acknowledged artist within our Dubuque community and throughout Iowa and the surrounding area. I also bring an educational background with secondary teaching experience. I can continue to represent the arts community within the Arts and Cultural Affairs Advisory Commission well.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Carly Watson, Deputy City Clerk, Ames Iowa 515.239.5103 Yearly displays and purchased Art for Ames. Contact for the Ames Commission Ben Eagle, Carnegie Stout Public Library, Dubuque- in charge of Art@Your Library 563.589.4225 Working with Ben as a member/chair of Arts subcommittee at the library

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Gail Chavenelle
Date:	5/2/2026

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CHAPTER 7

BOARD OF LIBRARY TRUSTEES

SECTION:

2-7-1: Board Created

2-7-2: Purpose

2-7-3: Internal Organization And Rules

2-7-4: Procedures For Operation

2-7-5: Membership

2-7-6: Oath

2-7-7: Terms

2-7-8: Vacancies

2-7-9: Officers/Organization

2-7-10: Meetings

2-7-11: Compensation

2-7-12: Removal

2-7-13: Powers

2-7-14: Charge Of Building, Donations

2-7-15: Annual Reports

2-7-1: BOARD CREATED:

There is hereby created the board of library trustees. (Ord. 37-16, 8-1-2016)

2-7-2: PURPOSE:

The purpose of the board is to control and direct the Carnegie- Stout Public Library. (Ord. 37-16, 8-1-2016)

2-7-3: INTERNAL ORGANIZATION AND RULES:

The board may adopt rules and regulations to govern its organizational procedures as outlined in the board of trustees bylaws, which are not in conflict with this code of ordinances or the Iowa Code. (Ord. 37-16, 8-1-2016)

2-7-4: PROCEDURES FOR OPERATION:

Except where the board's operations are governed by the Iowa Code, the board may adopt policies to govern its operation. (Ord. 37-16, 8-1-2016)

2-7-5: MEMBERSHIP:

The board comprises seven (7) residents of the city, appointed by city council. (Ord. 37-16, 8-1-2016; amd. Ord. 46-22, 12-19-2022; Ord. 24-24, 6-17-2024)

2-7-6: OATH:

Each person, upon selection to the board, must execute an oath of office at the first meeting of the board following the selection or at the city clerk's office any time prior to the first meeting of the board. (Ord. 37-16, 8-1-2016; amd. Ord. 24-24, 6-17-2024)

2-7-7: TERMS:

The term of office for members of the board is four (4) years or until such member's successor is appointed and qualified.

(Ord. 37-16, 8-1-2016)

2-7-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 37-16, 8-1-2016)

2-7-9: OFFICERS/ORGANIZATION:

The board must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the commission. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 37-16, 8-1-2016; amd. Ord. 24-24, 6-17-2024)

2-7-10: MEETINGS:

A. Regular Meetings: The board must meet not less than what is required by the State Library Of Iowa standards for accreditation.

B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the members.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

D. Attendance:

1. The board must declare the office of a trustee vacant when the trustee is removed from the library board or the unexcused absence from six (6) consecutive regular meetings.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the city council within ten (10) working days after approval by the board.

F. Quorum: Four (4) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution. (Ord. 37-16, 8-1-2016; amd. Ord. 24-24, 6-17-2024)

2-7-11: COMPENSATION:

Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the city administrative policies and budget. (Ord. 37-16, 8-1-2016)

2-7-12: REMOVAL:

The mayor may remove any member for cause upon written charges and after a public hearing. (Ord. 37-16, 8-1-2016)

2-7-13: POWERS:

The board has the following powers, duties, and responsibilities:

A. To have charge, control, and supervision of the public library, its appurtenances and fixtures, and rooms containing the same, directing and controlling all the affairs of such library;

B. To employ a librarian, such assistants, and employees as may be necessary for the proper management of said library, and fix their compensation; but, prior to such employment, the compensation of such librarian, assistants, and employees shall be fixed for the term of employment by a majority of the members of said board voting in favor thereof;

C. To remove such librarian, assistants, or employees by a vote of two-thirds ($^2/_3$) of such board for good cause;

D. To select and make purchases of print and nonprint materials for the collection, furniture, fixtures, stationery, and supplies for such library;

E. To authorize the use of such library by nonresidents of the city and to fix charges therefor;

F. To make, adopt, amend, modify, or repeal bylaws, rules, and regulations not inconsistent with law, for the care, use, government, and management of such library and the business of said board, fixing and enforcing penalties for the violation thereof;

G. To have exclusive control of the expenditures of all taxes levied for library purposes as provided by law, and of the expenditure of all monies available by gift or otherwise, for the erection of library buildings and of all other monies belonging to the library fund; and

H. To contract with the trustees of the township or the Dubuque County board of supervisors or of adjacent townships or

counties, or with the trustees or governing bodies of neighboring towns or cities not having library facilities for the public, to loan the books of said library, either singly or in groups, upon such terms as may be agreed upon in such contract. (Ord. 37-16, 8-1-2016)

2-7-14: CHARGE OF BUILDING, DONATIONS:

The board has charge and control of the Carnegie-Stout Public Library building and all gifts and donations to the city for library purposes, and sees that the same are properly preserved for public use. (Ord. 37-16, 8-1-2016)

2-7-15: ANNUAL REPORTS:

The board must each year make a report to the city council for the year ending December 31, giving a statement of the condition of the library, the number of books added thereto, the number circulated, the number not returned or lost, the amount of fines collected, and the amount of money expended in the maintenance thereof during such year, together with such other information as may be deemed important. (Ord. 37-16, 8-1-2016)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Nick Rossman; Denette Kellogg;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/12/2026 12:10:16 PM

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Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Board of Library Trustees
Name:	Andrew Bland
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	1227 Timber Hyrst Court
Zip Code:	52003
Preferred Phone Number:	309-550-4711
Email Address(es):	acbland@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Currently serving in my first term and VP of the Board
Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Library
Why are you interested in applying for this Board or Commission?	Want to finish the work we have started with the remodel project and continuing to help guide the library's mission to ensure access to high quality learning materials for all
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Been on a Fire Department board and served on this one
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Tiffany Schmitt. 563-543-1228- clinic manager Zach Keeling CEO MA 563-584-4102. CEO Medical Associates

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Andrew Bland
Date:	05/12/2026

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Nick Rossman; Denette Kellogg;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 4/1/2026 10:22:44 PM

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Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Board of Library Trustees
Name:	Tasha Rosenbaum
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	1205 Adeline Street
Zip Code:	52003-8726
Preferred Phone Number:	7124900329
Email Address(es):	tasharosenbaum@yahoo.com
How did you hear about City of Dubuque Boards and Commission?	City Life or another City of Dubuque Program
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	*Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I am interested in serving on this Board because I believe public libraries play a vital role in strengthening communities, providing access to information, supporting lifelong learning, and creating inclusive spaces for connection. After reviewing recent Board priorities, I'm especially drawn to the library's focus on community partnerships, evolving programming, and long-term planning to meet changing community needs. Professionally, I am motivated by opportunities to contribute to organizations that create meaningful, lasting impact. Serving on this Board would allow me to apply my experience in strategy, governance, and stakeholder collaboration while giving back to a community resource that supports education, accessibility, and quality of life.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I bring over a decade of experience in learning strategy, program development, and organizational leadership across enterprise and regulated environments. In my current role as a Learning Solutions Manager, I lead cross-functional initiatives, define strategic roadmaps, manage resources, and partner with senior stakeholders to align priorities and deliver measurable outcomes. Throughout my career, I have built and scaled programs, established governance processes, and worked closely with diverse stakeholder groups to translate complex needs into practical, sustainable solutions. I also have experience managing budgets, evaluating performance data, and driving continuous improvement, skills that are directly applicable to board-level oversight and decision-making. In addition to my corporate experience, I provide consulting support through bylittle, where I advise organizations on learning, enablement, and operational strategy. This work has strengthened my ability to quickly assess needs, think systemically, and support organizations in building scalable, community-focused solutions. My educational background in computer animation, combined with my career in learning design and development, has given me a strong foundation in communication, user-centered thinking, and program design. Overall, I bring a balance of strategic thinking and hands-on execution, along with a collaborative, thoughtful approach to leadership.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Kirk Fleming Relationship: Manager / Mentor Phone: 310-429-5022 Erin Mienecke Relationship: Colleague Phone: 712 266 5073
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	

Signature (type your name here as electronic verification):	Tasha Rosenbaum
Date:	04/01/2026

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Nick Rossman; Denette Kellogg;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/21/2026 3:54:36 PM

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- Can not be employed by the City of Dubuque
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NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Board of Library Trustees
Name:	Paul Uzel
Pronunciation:	you-ZEL
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	61 North Algona Street
Zip Code:	52001
Preferred Phone Number:	3192968747
Email Address(es):	uzeldansen@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City Life or another City of Dubuque Program, Through a Friend
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	*Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I already make considerable use of the CSPL collection and enjoy both the staff, facility and collection. "Turnabout" is only fair and I want to make a contribution. I already have enjoyed even the ability to recommend and have successfully received suggestions I've made to the collection. Perhaps most important, I want to advance, promote and facilitate the work of CSPL to bring knowledge and available material to the Dubuque Community.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	BA general from two years at the University of Florida (67-69) and Calvin College (now Calvin University, Grand Rapids MI; 69-71 (minors in language [Greek] and history} MDiv from two plus years at Calvin Theological Seminary (71-75) and two more at the University of Dubuque Theo. Seminary (88-92) (including Hebrew language) I am relatively fluent in Spanish and can read German and some Dutch, after Latin in Hi School (3 years) and have worked on two or three more languages. 30 plus years as an ordained minister in the Presbyterian Church (USA) probation officer and child social worker for the State of Iowa (a number of years) former US Immigration Inspector (Miami, FL, during the Haitian boatlift period) currently serving pulpit supply at Immanuel UCC Dubuque very active in Take Off Pounds Sensibly weight loss program (TOPS) Dubuque Interfaith Green Coalition other volunteer and job activities over the years
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Elaine Boettner (member at TOPS) 563-495-5507 Stephanie Els, pastor at Bread Of Life Presbyterian Church (colleague in ministry) 563-583-1729

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Paul Uzel
Date:	May 21, 2026

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14-1A-6: BUILDING CODE ADVISORY AND APPEAL BOARD:

A. Board Created: There is hereby created the building code advisory and appeal board.

B. Purpose: The purpose of the board is to review proposed code adoptions and amendments for recommendation to the city council and to serve as an appeal body for the decisions of the code official.

C. Internal Organization And Rules: The board may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the board in all its operations.

E. Membership:

1. The board comprises seven (7) residents of the city, appointed by the city council.

2. Special experience and training qualifications:

a. One member must be a residential construction professional.

b. One member must be a commercial construction professional.

c. One member must be an electrical construction professional.

d. One member must be a plumbing construction professional.

e. One member must be a heating, ventilation, and air conditioning (HVAC) construction professional.

f. Two (2) multi-disciplinary representatives, which could be an architect, engineer, building designer, or general construction professional.

3. Alternates: Alternate representatives shall be appointed for the residential construction professional, commercial construction professional, electrical construction professional, plumbing construction professional, and HVAC construction professional positions and shall be called upon to participate in the event of a conflict of interest or unavailability of the primary appointee.

F. Oath: Each person, upon appointment to the board, must execute an oath of office at the first meeting of the board following the appointment or at the City Clerk’s Office any time prior to the first meeting of the board.

G. Terms: The term of office for members of the board is three (3) years or until such member's successor is appointed and qualified.

H. Vacancies: Vacancies must be filled in the same manner as original appointments.

I. Officers/Organization: The board must choose annually a Chairperson and Vice Chairperson, each to serve a term of one (1) year. The code official or the code official's designee shall serve as secretary of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term.

J. Meetings:

1. Regular Meetings: The board must meet upon call of the Chairperson, the City Manager, or the City Manager's designee.

2. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

4. Appeals: The board shall meet upon notice from the Chairman, within not less than ten (10) days and not more than ninety (90) days of the filing of an appeal, at stated periodic meetings, or at the written request of a majority of the members.

5. Attendance:

a. In the event a member of the board has been absent for three (3) or more consecutive meetings of the board, without being excused by the Chairperson, such absence will be grounds for the board to recommend to the City Council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

6. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the City Council within ten (10) working days after approval by the board, or by the next regularly scheduled City Council meeting, whichever is later.

7. Quorum: Four (4) members of the board must be in attendance to constitute a quorum for the transaction of business. An affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.

K. Compensation: Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the City administrative policies and budget.

L. Removal: The City Council may remove any member for cause upon written charges and after a public hearing.

M. Powers: The board has the following powers, duties, and responsibilities:

1. To review proposed code adoptions and amendments for recommendation to the City Council.

2. To serve as an appeal body for the decisions of the Code official based upon the codes adopted by the City under Title 14 of this code.

3. When hearing an appeal:

a. The board may reverse or modify a decision of the code official only upon finding that:

(1) The true intent of the applicable code or the rules legally adopted thereunder have been incorrectly interpreted by the Code official; or

(2) The provisions of the applicable code do not fully apply; or

(3) An equal or better form of construction has been proposed and is appropriate.

b. The board shall require sufficient evidence or proof be submitted to substantiate any claims that an equal or better form of construction is appropriate.

c. In order to make a finding that an equal or better form of construction is appropriate the board must find the proposed material or method of construction is satisfactory for the use intented and complies with the provisions of this Code, and that the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed by this Code in suitability, strength, effectiveness, durability, fire resistance, and safety.

d. All appeal hearings shall be conducted in accordance with the procedures specified in this Code.

e. The board shall have no authority relative to interpretation of the administrative provisions of this Code nor shall the board be empowered to waive requirements of this Code.

N. Application For Appeal:

1. Any person affected by a decision of the code official or a notice or order issued under this Code shall have the right to appeal, provided a written application for appeal is filed within twenty (20) days after the decision, notice, or order was served.

2. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equal or better form of construction is proposed. The board may find a proposed form of construction to be equal or better.

O. Disqualification Of Member: A member shall not hear an appeal in which that member has a personal, professional, or financial interest.

P. Postponed Hearing: Either the City or the appellant may request a postponement of a hearing subject to the approval of the Code official. In no event may a postponement exceed ninety (90) days beyond the date of the appeal. (Ord. 21-16, 6-6-2016, eff. 7-1-2016; amd. Ord. 44-20, 12-7-2020; Ord. 25-24, 6-17-2024)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Michael Belmont; Jeff Zasada; Jean Noel;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 4/28/2026 5:10:17 PM

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Board/Commission Application Form

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Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Building Code Advisory and Appeals Board
Please identify which opening on the Building Code Advisory and Appeals Board your qualifications represent:	Commercial Construction Professional
Name:	Rod Schumacher
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	3552 Eclipse Circle
Zip Code:	52003
Preferred Phone Number:	563-543-8563
Email Address(es):	rschumacher@conlonco.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Nathan Wardle - FEH Design

Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	President of the Board - Dubuque Independent League Baseball Greater Dubuque Development Corp. - Future Leadership Team Master Builders of Iowa - Scholarship Committee
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	President of the Board - Dubuque Independent League Baseball Master Builders of Iowa - Scholarship Committee VP of Dubuque - Golf Outing Committee
Why are you interested in applying for this Board or Commission?	As a general contractor, I work with building codes daily and understand both their intent and the real-world challenges of applying them. I'd like to serve on the board to help ensure decisions are safe, fair, and grounded in practical construction experience while giving back to the community.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I have over 20 years of experience in the commercial construction industry. I am a Certified Professional Constructor through the American Institute of Constructors and hold a Bachelor of Science in Construction Management from the University of Northern Iowa.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Ben Roush - 563-583-1724 - CEO of Conlon Construction Co. Marty Johnson - 563-556-8877 - Owner of Straka Johnson Architects
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	
Signature (type your name here as electronic verification):	Rod Schumacher
Date:	4.28.26

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CHAPTER 11

CABLE TELEVISION COMMISSION

SECTION:

2-11-1: Commission Created

2-11-2: Purpose

2-11-3: Internal Organization And Rules

2-11-4: Procedures For Operation

2-11-5: Membership

2-11-6: Oath

2-11-7: Terms

2-11-8: Vacancies

2-11-9: Officers/Organization

2-11-10: Meetings

2-11-11: Compensation

2-11-12: Removal

2-11-13: Powers

2-11-1: COMMISSION CREATED:

There is hereby created the cable television commission. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-2: PURPOSE:

The purpose of the commission is:

A. To develop, in respect to community programming, policies that will govern:

1. The use and protection of equipment and facilities;

2. The priorities and scheduling for use of channel time; and

3. Other matters pertaining to community programming or cable services in Dubuque which may arise.

B. To develop policies and procedures regarding the public community programming channels that will promote its nondiscriminatory, first come, first served and equitable use in conformity with all applicable regulations and requirements and limit such use to residents of Dubuque and their own productions.

C. To encourage interest in and development of decidedly local community programming.

D. To encourage cooperation and cordial relations between community programmers, cable subscribers, and the local cable manager and the local cable manager's staff.

E. To identify and support organizations interested in the channels reserved for public, education, and government programming.

F. To advise the following:

1. The city manager or the city manager's designee (collectively "the city manager") on matters relating to community programming; and

2. The city council on expenditure of any funds designated by a franchise for PEG equipment and facilities.

G. To promulgate and administer through the city manager all policies, rules, and procedures relating to community programming.

H. To keep abreast of developments in cable technologies, services, and programming.

I. To evaluate its own proceedings and actions and all community programming and cable related activities. (Ord. 50-15,

8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-3: INTERNAL ORGANIZATION AND RULES:

The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-5: MEMBERSHIP:

A. The commission comprises five (5) residents of the city, appointed by the city council.

B. Special Qualifications: In its appointments, the city council will endeavor to achieve a broad representation of the community and public interests which can take advantage of dedicated channels to benefit the residents of the city of Dubuque and to develop a commission versed and competent in telecommunication administration, finances, and regulation. The city council will attempt to give preference to applicants who are actively interested in promoting community cable programming who possess, or are willing to acquire, video production background, and who will relate to the spectrum of informational and cultural needs of cable viewers of the city of Dubuque and applicants who possess professional or experiential backgrounds in law, finances, administration, public relations, or telecommunication technologies. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020; Ord. 26-24, 6-17-2024)

2-11-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020; Ord. 26-24, 6-17-2024)

2-11-7: TERMS:

The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-9: OFFICERS/ORGANIZATION:

The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-10: MEETINGS:

A. Meetings: The commission shall meet as needed. Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

B. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

C. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

E. Quorum: Three (3) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020; Ord. 26-24, 6-17-2024)

2-11-11: COMPENSATION:

2-11-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-12: REMOVAL:

Except as provided in subsection2-11-10C1 of this chapter, the city council may remove any commissioner for good cause. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

2-11-13: POWERS:

The commission shall have the power, duty, and responsibility to assure that cable channels, equipment, and resources dedicated and reserved for community programming are used effectively, efficiently, and economically to afford the community and individuals of the city of Dubuque the opportunity to express opinions and provide information to cable users, and that such programming is characterized by appropriateness, quality, and continuity. (Ord. 50-15, 8-3-2015; amd. Ord. 13-20, 3-16-2020)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Randy Gehl;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/13/2026 7:09:07 AM

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Cable Television Commission
Name:	Georgina Guerrero Galvan
Pronunciation:	Georgina
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	245 Princeton Place, Dubuque , Iowa
Zip Code:	52001
Preferred Phone Number:	563-220-2392
Email Address(es):	gguerrerogalvan@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City Life or another City of Dubuque Program
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	October 2023

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Cable & TV Commision
Why are you interested in applying for this Board or Commission?	I want to continue to participate in this commission. It has been very interesting and informative how this commission works and help the community to inform, educate and support knowledge, the way of life and society especially here in Dubuque end the Midwest.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I worked several years in a computer business, my skills are in management and having been part of this commission for some years now I have learned the process and the skills to be productive member.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Sue Ellis. Education Director Presentation Lantern Center Dubuque , 563-557-7134. Coworker Megan Ruiz Executive Director Presentation Lantern Center Dubuque, 563-557-7134. Employer
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	
Signature (type your name here as electronic verification):	Georgina Guerrero Galvan
Date:	May 13th. 2026

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Trish Gleason

From: noreply@civicplus.com
Sent: Monday, June 1, 2026 10:11 PM
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Randy Gehl
Subject: Online Form Submittal: Board/Commission Application Form

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
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NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below	
Personal Information	
Select the Board, Commission, or Committee applying for:	Cable Television Commission
Name:	Scott Goedert
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to	2042 Deborah Drive

apply/serve on a City of Dubuque board or commission.	
Zip Code:	52001-2914
Preferred Phone Number:	5636634200
Email Address(es):	scott.goedert@pm.me
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I was born and raised in the city of Dubuque and am proud of where I come from. For nearly 20 years I've been involved in some form of media creation. From being on the Video Rangers team at Hempstead High School, filming and editing short films and wedding videos, creating and producing advertisements for local businesses, capturing and editing photos for social media, and music production. In the past I have rented equipment and utilized the services with Mediacom and Jim Bairefoot for the purposes of their public access channels and they are very fond memories. While employed at Mindframe Theaters, I had the privilege of

	creating advertisements for the pre-show that plays before movies and would assist with scheduling and hosting public and private parties booked at the theater. I am a proud Dubuquer with an ongoing love for the arts. I would love an opportunity to work closely with my community and to bring my unique vision to the board.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Self taught photographer, videographer and editor. Freelance and contracted wedding video production with PKP Films 2016-2024 Social Media Networking and advertising. Member of Hempstead's Video Production Team from 2007-2009. Member of the Great River Film Initiative from 2010-2015. Event planning, coordinating, and advertising at Mindframe Theaters. Award Winner at the "Get Reel Film Festival", "The Canned Film Festival" , and the "Great River Film Initiative Film Festival".
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Paul Kurutsides - 563(580)7132 - Friend and Former Employer at PKP Films Steve Thompson - Former Employer at Mindframe Theaters
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	
Signature (type your name here as electronic verification):	Scott Goedert
Date:	6/1/2026

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Randy Gehl;
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General Eligibility Requirements for All Boards and Commissions

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- Minimum age of 18
- Can not be employed by the City of Dubuque
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NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Cable Television Commission
Name:	Pauline Maloney
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	506 St. George Street
Zip Code:	52003
Preferred Phone Number:	2025184216
Email Address(es):	p.maloney@hotmail.com
How did you hear about City of Dubuque Boards and Commission?	Through a Friend
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	several years ago

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Cable TV Commission
Why are you interested in applying for this Board or Commission?	I've been a member since 2014 and want to continue the work we do.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I've written, hosted, directed and produced over 70 TV programs that have aired on our Local Access Program and know the medium well. Am currently the Chair and would like to continue the work we've been doing and plan on continuing. I'm a Registered Nurse and have a degree in History.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Jim Rolling - 563-583-6185 - one of my camera men who helped with my productions. Tom Weidemann - 563-588-4471 - one of my WWII guests on my program.

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Pauline Maloney
Date:	May 13, 1926

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Randy Gehl;
Subject: Online Form Submittal: Board/Commission Application Form
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- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Cable Television Commission
Name:	Ronald Tigges
Pronunciation:	Ron ald Tig gus
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	4927 Wild Flower Dr
Zip Code:	52002
Preferred Phone Number:	5635648990
Email Address(es):	ronaldwtigges@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	few years ago

Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	This one
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	this one and cable regulatory
Why are you interested in applying for this Board or Commission?	We mainly provide grants for equipment. My education of AV equipment makes a great skill to share for the grants
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Several terms on this commission already
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Randy Gehl Felicia Carner

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Ronald Tigges
Date:	06-02-2026

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16-10-1: HISTORIC PRESERVATION COMMISSION:

A. Commission Created: There is hereby created the historic preservation commission.

B. Purpose: The purpose of the commission is to:

1. Promote the educational, cultural, economic, and general welfare of the public through the protection, enhancement, and perpetuation of districts, individually designated historic properties, landmarks, and landmark sites of prehistoric, historic, architectural, archaeological, and cultural significance;

2. Safeguard the city's prehistoric, historic, aesthetic, architectural, archaeological and cultural heritage by preserving historic properties, districts, landmarks, and landmark sites of historical, architectural, and cultural significance;

3. Stabilize and improve property values;

4. Foster civil pride in the legacy of beauty and achievements of the past;

5. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business thereby provided;

6. Strengthen the economy of the city; and

7. Promote the use of properties, districts, landmarks, and landmark sites of prehistoric, historic, architectural, archaeological, and cultural significance as sites for the education, pleasure, and welfare of the people of the city.

C. Internal Organization And Rules: The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations.

E. Membership:

1. Number: The commission comprises nine (9) residents of the city, appointed by the city council.

2. Special Qualifications:

a. One resident from each designated historic preservation district, including historic districts hereinafter established.

b. Four (4) at large members.

c. Each member must possess qualifications evidencing expertise or interest in architecture, history, archaeology, law, construction, building rehabilitation, city planning, or conservation in general.

d. One member must be a licensed architect.

3. Compliance With Iowa Code: Membership on the commission must comply with the provisions of Iowa Code section 303.34, subsection 3, relating to establishment of a commission to deal with matters involving areas of historical significance.

F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

G. Terms: The term of office for a commissioner is three (3) years or until such commissioner's successor is appointed and qualified.

H. Vacancies: Vacancies must be filled in the same manner as original appointments. In the event that a vacancy occurs in a seat which requires that the appointee be a resident of a historic preservation district and for which there is no application from a qualified resident, the city council must appoint a tenth commissioner, which appointment is temporary, and upon appointment of a qualified resident to the vacancy, the temporary appointment terminates.

I. Officers/Organization: The commissioners must elect from its membership a chairperson and vice chairperson, whose terms of office are fixed by bylaws adopted by the commission. The chairperson presides over the meetings of the commission and has the right to vote. The vice chairperson, in cases of absence or disability of the chairperson, may perform the duties of the chairperson. The city manager must designate a city employee to serve as secretary to the commission. The secretary must keep a record of all resolutions, proceedings, and actions of the commission.

J. Meetings:

1. Regular Meetings: The commission must meet at least three (3) times in a calendar year to maintain certified local government status.

2. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

4. Attendance:

a. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

5. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

6. Quorum: Five (5) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

K. Compensation: Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget.

L. Removal: The city council may remove any commissioner for cause upon written charges and after a public hearing.

M. Powers: The commission has the following powers, duties, and responsibilities:

1. To promote and conduct educational and interpretive programs on historic properties within its jurisdiction.

2. To develop and adopt specific standards for review and design guidelines, in addition to those set forth in section 16-10-4 of this chapter, for the alteration of landmarks, landmark sites, individually designated historic properties and property and structures within historic districts.

3. To adopt its own bylaws.

4. To identify, evaluate, register, manage and protect significant prehistoric and historic archaeological sites.

5. To conduct an ongoing survey to identify historically, archaeologically and architecturally significant properties, structures and areas that exemplify the cultural, social, economic, political, archaeological or architectural history of the nation, state or city.

6. To research and recommend to the city council the adoption of ordinances designating areas as having historic, architectural, archaeological or cultural value or significance as historic districts.

7. To research and recommend to the city council the adoption of ordinances designating properties or structures having historic, architectural, archaeological or cultural value or significance as landmarks or landmark sites.

8. To research and recommend to the city council the adoption of ordinances designating properties as having historic, architectural, archaeological or cultural value or significance as individually designated historic properties.

9. To research and recommend to the city council the adoption of ordinances designating areas as having historic, architectural, archaeological or cultural value as "conservation districts".

10. To research and recommend to the city council the adoption of ordinances designating areas as having historic, architectural, archaeological or cultural value as "conservation planning areas".

11. To maintain a register of all properties and structures which have been designated as landmarks, landmark sites or historic districts, including all information required for each designation.

12. To assist and encourage the nomination of landmarks, landmark sites and historic districts to the national register of historic places, and review and comment at a public hearing on any national register nomination submitted to the commission upon the request of the mayor, city council or the state historic preservation office.

13. To confer recognition upon the owners of landmarks, individually designated historic properties or of property or structures within historic districts.

14. To review in progress or completed work to determine compliance with specific certificates of appropriateness or certificates of economic nonviability.

15. To serve as an advisory design review body to the city council for review of public works projects which have historic preservation implications in historic districts, individually designated historic properties, or for alteration of landmarks, landmark sites or structures, that would result in a material change in appearance or be visible from the public way.

16. To serve as an advisory review body to the city council for the review of public planning, design, construction, and maintenance needs in conservation planning areas upon request from the city council. (Ord. 40-15, 6-1-2015; amd. Ord. 31-24, 6-17-2024)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Wally Wernimont; Christine Happ Olson; Matt O'Brien; Renee Blosch;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/6/2026 11:08:01 AM

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Historic Preservation Commission
Please identify which opening on the Historic Preservation Commission your qualifications represent:	Living within the Old Main District
Name:	Matthew Kline
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	220 W 2nd St Apt#200
Zip Code:	52001
Preferred Phone Number:	484-788-9266
Email Address(es):	Klimat550@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website
If other, please specify:	*Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	Spring 2023
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I am interested in serving on the Historic Preservation Commission because I value Dubuque's unique architectural and cultural heritage and want to help preserve it for future generations. As a property owner within the Historic District, I am personally invested in the restoration and revitalization of the area and understand both the opportunities and responsibilities that come with maintaining historic structures.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I bring a combination of professional expertise, practical experience, and community involvement that has prepared me to serve effectively on this Commission. As a Factory Automation Engineer, I apply analytical thinking, systems evaluation, and data-driven decision-making in complex environments. My work requires balancing technical constraints with long-term performance, which translates well to reviewing preservation proposals and supporting thoughtful, sustainable outcomes. I am also an owner of properties within Dubuque's Historic District, providing me with direct experience in the stewardship and restoration of historic structures. This has given me a practical understanding of preservation considerations, materials, and the responsibility of maintaining the architectural integrity of historic properties. I am personally committed to the ongoing revitalization of the district. Additionally, my volunteer involvement in the local arts and cultural community has strengthened my appreciation for the role historic preservation plays in supporting community identity and cultural continuity. Together, these experiences provide a balanced perspective grounded in technical knowledge, hands-on stewardship, and community awareness. I am prepared to contribute informed, objective input in support of the Commission's mission.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Nicky Vedia 563-580-7507 Works at Henkles and Baker PC. Board Member of Dubuque Unidos Sandy Hoerner 563-543-6526 Founder of Root 2 Leaf

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic	Matthew C Kline

verification):

Date:	05/06/2026

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Wally Wernimont; Christine Happ Olson; Matt O'Brien; Renee Blosch;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 4/19/2026 6:54:58 PM

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Board/Commission Application Form

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Historic Preservation Commission
Please identify which opening on the Historic Preservation Commission your qualifications represent:	Architect At-Large
Name:	Christina Monk
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	2770 Van Buren Avenue
Zip Code:	52001
Preferred Phone Number:	(563) 580-1115
Email Address(es):	christymonk@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Through a Friend
If other, please specify:	*Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	Carnegie-Stout Public Library Board of Trustees
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	City of Dubuque Historic Preservation Commission, Carnegie-Stout Public Library Board of Trustees
Why are you interested in applying for this Board or Commission?	I have enjoyed my time on the Historic Preservation Commission. I have made connections with commission members, community members, and city staff. I would like to continue on the commission to contribute to the preservation efforts of Dubuque.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I am a licensed architect with a passion for historic buildings and an understanding of the importance they have for the fabric of our community. I have worked on historic buildings, personally and professionally. I am familiar with the architectural guidelines and the design review process, since I have been on the Historic Preservation Commission the past few years. I understand the requirements (and nuances) of working with the public, since I have done so for my entire professional career.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Nick Rossman: (563) 489-4126 - friend, client, library director Tim Fehr: (319) 354-3040 - employer

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Christina Monk
Date:	4/19/2026

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From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Wally Wernimont; Christine Happ Olson; Matt O'Brien; Renee Blosch;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 4/22/2026 9:28:13 AM

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Historic Preservation Commission
Please identify which opening on the Historic Preservation Commission your qualifications represent:	Living within the Langworthy District
Name:	chad Witthoeft
Pronunciation:	witt hoeft
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	430 Alpine Street
Zip Code:	52001
Preferred Phone Number:	5635823224
Email Address(es):	chadandlauraw@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	*Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Tjhe current one
Why are you interested in applying for this Board or Commission?	Im in the district
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I use to teach.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Jerry Enzler Tom Metcalf

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	chad Witthoeft
Date:	4-22-26

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CHAPTER 2

LONG RANGE PLANNING ADVISORY COMMISSION

SECTION:

15-2-1: Commission Created

15-2-2: Purpose

15-2-3: Internal Organization And Rules

15-2-4: Procedures For Operation

15-2-5: Membership

15-2-6: Oath

15-2-7: Terms

15-2-8: Vacancies

15-2-9: Officers/Organization

15-2-10: Meetings

15-2-11: Compensation

15-2-12: Removal

15-2-13: Powers

15-2-1: COMMISSION CREATED:

There is hereby created the long range planning advisory commission. (Ord. 62-15, 9-21-2015)

15-2-2: PURPOSE:

The purpose of the commission is to foster the community planning process, develop policies, goals, plans, and management tools based on a consensus of community values, and help guide the community's future development, public policies, and decision making. (Ord. 62-15, 9-21-2015)

15-2-3: INTERNAL ORGANIZATION AND RULES:

The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code. (Ord. 62-15, 9-21-2015)

15-2-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 62-15, 9-21-2015)

15-2-5: MEMBERSHIP:

A. Composition: The commission comprises seven (7) residents of the city, appointed by the city council.

B. Qualifications:

1. All members must be qualified by their knowledge, experience, and ability to contribute to the city's long range planning and development efforts.

2. Cross-Representation: One (1) member must be appointed by and from the membership of the Housing Commission, with city council approval. (Ord. 62-15, 9-21-2015; amd. Ord. 4-21, 2-15-2021; Ord. 36-24, 6-17-2024)

15-2-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 62-15, 9-21-

2015; amd. Ord. 36-24, 6-17-2024)

15-2-7: TERMS:

The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. The term of the cross- representative appointee to the Long Range Planning Advisory Commission must coincide with their term on the Housing Commission. (Ord. 62-15, 9-21-2015; amd. Ord. 4-21, 2-15-2021)

15-2-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 62-15, 9-21-2015)

15-2-9: OFFICERS/ORGANIZATION:

The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 62-15, 9-21-2015)

15-2-10: MEETINGS:

A. Meetings: Meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.

B. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

C. Attendance:

1. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission to recommend to the City Council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

E. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 46-16, 9-19-2016; amd. Ord. 36-24, 6-17-2024)

15-2-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the City administrative policies and budget. (Ord. 62-15, 9-21-2015)

15-2-12: REMOVAL:

Except as provided in subsection 15-2-10C1 of this chapter, the City Council may remove any Commissioner for good cause. (Ord. 62-15, 9-21-2015)

15-2-13: POWERS:

The commission has the following powers, duties, and responsibilities:

A. To provide a leadership role in the planning, coordinating, and sponsoring of a periodic community planning process;

B. To coordinate and supervise the preparation and maintenance of the Comprehensive Plan;

C. To provide input to the City Manager in the preparation of the City Manager's recommended multiyear Capital Improvement Program;

D. To make comprehensive studies of the present condition and the future growth of the City to provide input into the community planning process and to guide and accomplish a coordinated, consistent, and harmonious development in accordance with the present and future needs thereof to the end that the health, safety, morals, order, convenience, prosperity, and general welfare may be promoted;

E. To make or cause to be made such surveys, studies, maps, plans, or charts of the City with due regard to its relation to neighboring territory as may be determined as necessary to carry out the purposes of the commission;

F. To recommend amendments to all or parts of the Comprehensive Plan in response to the community planning process, upon its own initiative or upon recommendation presented by the Zoning Advisory Commission, but only after a

public hearing;

G. To review proposed urban renewal plans and urban revitalization plans for consistency with the Comprehensive Plan;

H. To undertake public information efforts to enhance public understanding of the community planning process generally and the Comprehensive Plan specifically; and

I. To undertake from time to time other specific long range planning projects which may be referred to the commission by the City Council. (Ord. 41-17, 9-5-2017)

Trish Gleason

From: noreply@civicplus.com
Sent: Thursday, June 11, 2026 2:39 PM
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Jason Duba; Wally Wernimont; Christine Happ Olson; Matt O'Brien; rblosch@cityofdubque.org
Subject: Online Form Submittal: Board/Commission Application Form

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Board/Commission Application Form

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below	
Personal Information	
Select the Board, Commission, or Committee applying for:	Long Range Planning Advisory Commission
Name:	Aaron Higgins
Pronunciation:	*Field not completed.*
Street Address: You must live within the	3589 Crescent Ct.

Dubuque city limits to apply/serve on a City of Dubuque board or commission.	
Zip Code:	52003
Preferred Phone Number:	563-564-2053
Email Address(es):	alfhiggins75@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	To become more involved in the community.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service	I have a Masters degree. I've been an elementary educator for almost 30 years. I enjoy thinking about systems from a wider, "big picture" perspective.

on this Board or Commission?	
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Matthew Hull: coworker: 563-663-1717 Chris Nugent: supervisor: 563-599-3939
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	
Signature (type your name here as electronic verification):	Aaron Higgins
Date:	6/11/26

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From: noreply@civicplus.com

To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Jason Duba; Wally Wernimont; Christine Happ Olson; Matt O'Brien; rblosch@cityofdubque.org;

Subject: Online Form Submittal: Board/Commission Application Form

Sent: 6/7/2026 5:08:07 PM

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- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Long Range Planning Advisory Commission
Name:	Carolyn Kelly
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	515 Sunset Ridge
Zip Code:	52003
Preferred Phone Number:	(703) 801-9212
Email Address(es):	carolyn.bonifas@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	No

If so, when?	Hoping to participate in Fall 2026!
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I care deeply about the long-term future of Dubuque and want to help ensure that growth, investment, and development occur in a thoughtful and strategic manner that positions Dubuque and its residents for future success. Serving on the Long Range Planning Advisory Commission would provide an opportunity to contribute my professional experience and collaborative nature while helping shape decisions that will influence Dubuque's economic vitality, quality of life, housing opportunities, transportation systems, and community character for future generations. I am deeply invested in Dubuque's future as a resident, parent, volunteer, and civic leader. I care about ensuring that future generations inherit a city that is economically strong, connected, vibrant, and welcoming. I bring the ability to listen carefully, evaluate issues objectively, understand multiple perspectives, and work collaboratively to build consensus around shared goals.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Professionally, I have spent more than two decades working at the intersection of infrastructure investment, economic development, public policy, and stakeholder engagement. From 2002 until early 2026, I worked as the Director of Research and Communication for TRIP, a national transportation research nonprofit based in Washington, DC (working remotely from Dubuque since 2011). In my role with TRIP, I worked with state and federal transportation agencies, elected officials, economic development organizations, business leaders, and community stakeholders throughout the country on issues involving infrastructure investment, mobility, and economic competitiveness. Much of my work focused on evaluating long-term needs, analyzing data, identifying priorities, and communicating recommendations to the public and decision-makers. My current role as Downtown Strategy & Partnerships Director for Dubuque Forward focuses on advancing community-driven strategies to strengthen downtown Dubuque and support economic growth. This role has allowed me to engage with residents, city leaders, neighborhood organizations, businesses, educational institutions and nonprofits on issues affecting the community's future. This has further reinforced my belief that successful planning requires balancing long-term vision with practical implementation.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Debi Butler Dubuque Forward Board Chair 563-210-0304 Mary Gronen 563-451-8664 Dubuque Forward Board Member and Vice President, Gronen

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Carolyn Bonifas Kelly
Date:	6/7/2026

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From: noreply@civicplus.com

To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Jason Duba; Wally Wernimont; Christine Happ Olson; Matt O'Brien; rblosch@cityofdubque.org;

Subject: Online Form Submittal: Board/Commission Application Form

Sent: 5/21/2026 9:07:53 AM

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NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Long Range Planning Advisory Commission
Name:	Mark Ward
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	2758 Tiffany Court
Zip Code:	52001
Preferred Phone Number:	5635809625
Email Address(es):	mward@dbq.edu
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	No

If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Long Range Planning Advisory Commission
Why are you interested in applying for this Board or Commission?	When I arrived in Dubuque in 2021, I witnessed a city that works and a community that cares. I want to be part of helping this community continue to grow. Having served on this commission for several years, I've enjoyed the opportunity to give input and help move projects forward.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Before moving to Dubuque in 2010, I served on a similar commission for a Chicago suburb. Before retiring as Vice President for Academic Affairs at the University of Dubuque, I was involved in long range planning. One of my final responsibilities was shepherding the development of the medical school. My doctoral work in business involved an emphasis on strategic planning.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Dr. Travis Frampton, President, University of Dubuque - former professional colleague 563-589-3000 Kim David, Owner of Volv - friend and coworker on a volunteer development committee 563-556-6496
Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.	
Signature (type your name here as electronic verification):	Mark Ward
Date:	May 21, 2026

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10-5A-2: PARK AND RECREATION ADVISORY COMMISSION:

A. Commission Created: There is hereby created the Park and Recreation Advisory Commission.

B. Purpose: The purpose of the commission is to advise on the general beautification and maintenance of the City, parks, trails and open spaces and facilities, advise and recommend the provision of facilities for active and passive parks and recreation and advise and recommend year-round opportunities for organized, inclusive recreation activities for all residents.

C. Internal Organization And Rules: The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this Code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the City govern the commission in all its operations.

E. Membership: The commission comprises seven (7) residents of the City, appointed by the City Council.

F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the City Clerk's Office any time prior to the first meeting of the commission.

G. Terms: The term of office for Commissioners is three (3) years or until such Commissioner's successor is appointed and qualified.

H. Vacancies: Vacancies must be filled in the same manner as original appointments.

I. Officers/Organization: The Commissioners must choose annually a Chairperson and Vice-Chairperson, each to serve a term of one year. The Chairperson must appoint a Secretary, who need not be a member of the commission. The Commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term.

J. Meetings:

1. Regular Meetings: The commission must meet not less than bi-monthly.

2. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

4. Attendance:

a. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission to recommend to the City Council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

5. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

6. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

K. Compensation: Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the City administrative policies and budget.

L. Removal: Except as provided in subsection J4a of this section, the City Council may remove any Commissioner for good cause.

M. Powers: The commission has the following powers, duties, and responsibilities:

1. Provide the City Council with recommendations that further the general and specific purposes of the commission.

2. Recommend the annual operating budgets and ongoing capital improvements budgets.

3. Recommend establishment of or changes to fees, user fees, or rental fees.

4. Recommend issuance of permits, rental or special use agreements for public use of all park and recreation facilities for activities outside of the special events permit process.

5. Recommend development of community partnerships, agreements, leases and/or plans specific to the department.

6. Recommend the establishment of policies, rules and regulations or ordinance changes governing the use of all grounds and facilities that have been or may be set aside as public parks, trails, open spaces, playgrounds, and other such park and recreation facilities. Such recommendations include but are not limited to opening and closing hours for the use of all park and recreation facilities by the general public.

7. Recommend the establishment of general rules and regulations for all park and recreational programs provided by the City, including fees for league participation, facility usage and rentals by the public.

8. Recommend agreements, leases and other methods to cooperate with the Dubuque Community School District, Holy Family school system, non-profits and other groups interested in the promotion and implementation of recreational activities which are in the best interest of the City.

9. Recommend conceptual and/or final park and recreational area related development plans.

N. Solicitation And Acceptance Of Donations: The commission may solicit donations and gifts of money, personal and real property, and personal services. All such donations and gifts will become the property of the City for the general support of park and recreation programs unless such items have been designated by the donors for specific purposes. (Ord. 22-18, 7-2-2018; amd. Ord. 37-24, 6-17-2024)

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Marie Ware; Dan Kroger;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/26/2026 9:53:58 AM

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Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque
- Newly appointed Board or Commissionmembers must complete a State-mandated 2-hour training on Open Meeting/Open Records training within 90 days of taking their Oath of Office

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Park and Recreation Advisory Commission
Name:	Ron Axtell
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	1895 Norland Drive
Zip Code:	52002-3760
Preferred Phone Number:	(563) 564-7328
Email Address(es):	ornax62@gmail.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Currently serving on this commission and was notified that I needed to reapply
Have you participated in the City of Dubuque City Life Program Life program?	No

If so, when?	*Field not completed.*
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	Parks & Recreation Advisory Commission
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Parks & Recreation Advisory Commission
Why are you interested in applying for this Board or Commission?	I have enjoyed serving for the past 3.5 years on the Dubuque Parks and Recreation Advisory Commission and would be honored to continue that service for another three year term.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	In addition to the Parks and Recreation Advisory Commission, I currently serve on the Dubuque County Early Childhood Board and help out with Boy Scout Troop 91 in Dubuque where I have been a volunteer for about 30 years. In addition, I previously served on the Iowa Region 1 Workforce Development Board, Region 1 Youth Advisory Council, Region 1 Youth Standing Committee, Dubuque Transit Action Group, Iowa Character Counts Awards Selection Committee, and Iowa WIOA Title I Directors Association where I served 2 terms as Chairperson and 2 terms as Vice-Chairperson. I also volunteered with Dubuque Independent League Baseball as an umpire and assistant coach, as well as, American Youth Soccer Organization as a linesperson and assistant coach.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Dan LoBianco (563) 582-2336 Friend Terry Breitbach (563) 543-2269 Friend

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Ronald L. Axtell
Date:	May 26, 2026

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Marie Ware; Dan Kroger;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 5/14/2026 4:49:40 PM

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Board/Commission Application Form

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Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Park and Recreation Advisory Commission
Name:	Robin Kennicker
Pronunciation:	*Field not completed.*
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	2929 Elm
Zip Code:	52001
Preferred Phone Number:	563-581-3500
Email Address(es):	rkennicker@mchsi.com
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Reapplying for Parks and Recreation commission
Have you participated in the City of Dubuque City Life Program Life program?	Yes
If so, when?	Long time ago. I was in one of the first groups

Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	Resiliency commission
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Park and Rec and Resiliency commission
Why are you interested in applying for this Board or Commission?	I wish to reapply for the Park and Recreation Commission as a commissioner. I have been on the Park and Recreation commission for some time and very proud of all of our accomplishments and to look to future to create more goals and listen to our citizen with their ideas and how we can achieve their goals.
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	My contributions have been many with a background in education, community service, communication. I believe in team work, dedication to citizens in Dubuque and their needs. We are always a team that delves into each issue and comes to a decision for each problem that arises. I also belong to Point Neighborhood association. I am the current secretary for the group. I have asked many people to be our guest speakers over the years to have everyone learn valuable information on what is happening in the Dubuque and our community. I am also a commissioner for the Resilient Commission.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Gina Bell City of Dubuque Sustainable Director phone 563-690-6038 Group director for Resiliency commission Sandy Plumley Point Neighborhood Assn. President Phone 563-582-0028 President of my Point Neighborhood Assn.

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Robin M. Kennicker
Date:	5/14/2026

Email not displaying correctly? View it in your browser.

16-9-1: ZONING ADVISORY COMMISSION:

A. Commission Created: There is hereby created the zoning advisory commission.

B. Purpose: The purpose of the commission is to make recommendations to the city council on applications for rezoning, subdivision plat approval, and text amendments to the zoning ordinance; to receive input from applicants, neighboring property owners, citizens, and city staff; to review applications in terms of their impact on the neighborhood, community, environment, and the city's utilities and transportation systems; and to forward to the city council the commission's recommendations with the assistance of planning services staff.

C. Internal Organization And Rules: The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations.

E. Membership:

1. Number Of Commissioners: The commission comprises seven (7) residents of the city, appointed by the city council.

2. Qualifications:

a. Members must be qualified by knowledge, experience, and ability to act in matters pertaining to short range planning and zoning, none of whom hold an elective position in the city.

b. Two (2) members of the zoning advisory commission must be selected by the city council to serve on the airport zoning advisory commission.

F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission or at the city clerk's office any time prior to the first meeting of the commission.

G. Terms: The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. The terms of the cross representative appointees to the airport zoning advisory commission must coincide with their terms on the Airport Zoning Advisory Commission.

H. Vacancies: Vacancies must be filled in the same manner as original appointments.

I. Officers/Organization: The Commissioners must choose annually a Chairperson and Vice Chairperson, each to serve a term of one year. The Chairperson must appoint a Secretary, who need not be a member of the commission. The Commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 43-15, 7-6-2015)

J. Meetings:

1. Meetings: Meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.

2. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

3. Attendance:

a. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission to recommend to the City Council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

4. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

5. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

K. Compensation: Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the City administrative policies budget.

L. Removal: The City Council may remove any Commissioner for cause upon written charges and after a public hearing.

M. Powers: The commission has the following powers, duties, and responsibilities:

1. To prepare and recommend a zoning ordinance to exercise the powers conferred by State law. Such zoning ordinance must include the boundaries of the various zoning districts; the height, number of stories, and size of buildings and other structures in each district; the percentage of ground that may be occupied; setback requirements; the size of yards, courts, and other open space; the density of population; the location and use of buildings, structures, and land for trade, industry, commercial, residential, or other purposes; and such regulations and restrictions necessary to enforce such zoning provisions. To this end the commission must prepare a preliminary zoning ordinance and hold public hearings

thereon and after such hearings have been held, and submit a final zoning ordinance and its recommendations to the City Council;

2. To recommend to the City Council, from time to time, as conditions require, amendments, supplements, changes, or modifications to the zoning ordinance but only after a public hearing;

3. To make such surveys, studies, maps, plans, or plats of the whole or any portion of the City and of any land outside thereof, which in the opinion of the commission are consistent with the comprehensive plan and are necessary to carry out the purposes of the commission;

4. To make recommendations to the City Council upon plans, plats, or replats of subdivisions or resubdivisions within the City which show streets, alleys, or other portions of the same intended to be dedicated for public use;

5. To make recommendations to the Long Range Planning Advisory Commission on the preparation and maintenance of the comprehensive plan;

6. To fulfill those duties and responsibilities assigned to a City Planning Commission in State law; and

7. To undertake from time to time other specific short range planning projects which may be referred to it by the City Council.

N. Waiver From Site Design Standards: The commission has the power to grant such waivers from the site design standards of this Code, as may be reasonable and within the general purpose and intent of the site plan review and approval provisions of this Code if the literal enforcement of one or more provisions of this Code is impracticable or will exact an undue hardship because of peculiar conditions pertaining to the land in question. The affirmative vote of at least four (4) Commissioners shall be necessary to grant a waiver. The waiver may be granted subject to such conditions as the commission may establish to ensure the general purpose and intent of the provisions of this Code are followed. At the commission meeting, the applicant and all other interested parties must be presented a reasonable opportunity to present their views. Decisions of the commission may be appealed to the Zoning Board of Adjustment in the same manner as appeals from a decision of an Administrative Officer. (Ord. 43-15, 7-6-2015; amd. Ord. 48-16, 9-19-2016; Ord. 2-19, 1-22-2019; Ord. 40-24, 6-17-2024)

From: noreply@civicplus.com

To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Shena Moon; Jason Duba; Wally Wernimont; Matt O'Brien; rblosch@cityofdubque.org;

Subject: Online Form Submittal: Board/Commission Application Form

Sent: 4/10/2026 11:12:31 AM

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Board/Commission Application Form

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Please complete the online application below

Personal Information

Select the Board, Commission, or Committee applying for:	Zoning Advisory Commission
Name:	Jake Koch
Pronunciation:	Jayke Kah-ch
Street Address: You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	1537 Irving St.
Zip Code:	52001
Preferred Phone Number:	5632691492
Email Address(es):	Jakekoch21@gmail.com
How did you hear about City of Dubuque Boards and Commission?	City Life or another City of Dubuque Program
If other, please specify:	*Field not completed.*
Have you participated in the City of Dubuque City Life Program Life program?	Yes

If so, when?	Just now (Spring 2026)
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which?	*Field not completed.*
Have you served on a Board, Commission, or Committee before?	No
If yes, which?	*Field not completed.*
Why are you interested in applying for this Board or Commission?	I've been fascinated by history, architecture & city planning since I moved to Poland in 2014 and traveled in Europe. I loved visiting/living in historic cities and new cities developed from scratch during that time. After moving back to Dubuque in late 2024 I have felt called to get more involved in our community and use my skills and unique experience to contribute. I feel serving on 1 of the planning commissions would be a mutually great fit!
Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I am a PMP and CSM certified Senior IT Project Manager for a manufacture company out of Memphis, TN (working remotely in my hometown of Dubuque.) I have 10+ years of professional experience managing large projects/programs with cross functional business and IT stakeholder. I have traveled to many places in the US, Europe and South America and have a love of music, architecture, history and connecting with people.
List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Lisa Garcia- 9014191552- Coworker Phil Goetz- 9016529144- Previous Boss

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Jacob Koch
Date:	4/10/2026

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CITY OF DUBUQUE
BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 26	Indicates openings within 2026

Open	Indicates Current Opening

AIRPORT COMMISSION
4 Yr. Term - Meets 4th Tue., 4 p.m., Airport Conf. Room

Public Member 1	Ron	Vaughn	9/14/29
Public Member 2	Mariann	Kurtz Weber	9/14/29
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

AIRPORT ZONING BOARD OF ADJUSTMENTS
5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Matthew	Mauss	3/25/28

AIRPORT ZONING COMMISSION
6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Pat	Norton	7/1/28

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION
3 Yr. Term - Meets 4th Tue., 3:30 p.m., MFC or Varied locations

Public Member 1	Addison	Aronson	6/30/27
Public Member 2	Nick	Halder	6/30/28
Public Member 3	Gail	Chavenelle	6/30/27
Arts Rep. 1	Shirley	Davis-Orwoll	6/30/28
Arts Rep. 2	Doug	Donald	6/30/26
Arts Rep. 3	David	Barba	6/30/26
Arts Rep. 4	Open	Open	6/30/28

BUILDING CODE ADVISORY AND APPEALS BOARD
3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Nathan	Wardle	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

BOARD OF LIBRARY TRUSTEES
4 Yr. Term - Meets 4th Thur., 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Jessica	Connery	7/1/29

CABLE TELEVISION COMMISSION
3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

CATFISH CREEK WATERSHED MANGT. AUTHORITY
4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

CIVIC CENTER ADVISORY COMMISSION
3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

CIVIL SERVICE COMMISSION
4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Randall	Ludowitz	4/6/30
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Miquel	Jackson	4/6/29
Public Member 4	Julie	Bockenstedt	4/6/27
Public Member 5	Otto	Krueger	4/6/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION
3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/29
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Open	Open	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Open	Open	2/15/29

HISTORIC PRESERVATION COMMISSION
3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

Architect At-Large 1	Christina	Monk	7/1/26
Cathedral District 1	Open	Open	7/1/26
Jackson Park District 1	Janice	Esser	7/1/28
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/28
Interim District Rep. 1	NA	NA	NA

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/28
Public Member 4	Open	Open	8/17/27
Public Member 5	Cathy	Dickens	8/17/27
Public Member 6	Wyatt	Pierce	8/17/28
Public Member 7	Open	Open	8/17/26
Public Member 8	Rick	Baumhover	8/17/28
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Mon.. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Erin	Beatty	1/1/29
Public Member 3	Courtney	Engevold	1/1/29
Public Member 4	Juan	Montgomery	1/1/29
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

INVESTMENT AND CASH MANAGEMENT OVERSIGHT ADVISORY COMMISSION

3 Yr. Term - Meets 4th Thur.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Daniel	Scott	7/1/28
Public Member 5	Gary	Ruden	7/1/28

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Open	Open	8/17/26
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Rebecca	Bruce	7/1/28
Public Member 6	Parker	Scott	7/1/28

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m., Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Lucas	Delaney	7/1/28
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt Boeke	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.
Intermodal Transit Station

Public Member 1	Alex	Kruse	7/30/28
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Katie	Bailey	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg.

Public Member 1	Matthew	Mulligan	7/1/28
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/28

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg.

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/30
Public Member 3	Ben	Loeffelholz	3/25/31
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Sunday, May 31, 2026 10:17 PM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #231770] (Contact City Council) - Dubuque, IA

Caution! This message was sent from outside your organization. Never give your login information and password over email!

Allow sender | Block sender | Report

Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	231770
Date/Time	5/31/2026 10:17 PM
Type	Contact City Council
Address	Dubuque
Origin	Website
Comments	I am making application for reappointment to the Arts and Cultural Affairs Advisory Commission. At this time, I am requesting a second term on the commission. I am sorry I can't be there in person to introduce myself, but I am involved in a production for Fly-By-Night Productions that opens this week and it is necessary that I attend rehearsals. As a co-founder of the company, I am proud to say this is the final production of our 23rd season. During my first term the commission addressed many issues. We tailored the forms and requirements for the grants the commission awards in order to clarify and simply the process. We requested and received approval for changing membership requirements for the commission. We modified the timeline for Art on the River so that me are more successful in securing the desired sculptures. In addition to other work.

During a second term I hope to aid the commission in adapting a new model for the Creative Cafes, to continue exploring ways to make the grants we award more affective and easy to access, to continue to examine the makeup of the commission, and to keep finding ways to make the commission an effective resource in the Dubuque community.

As an individual who has had the privilege of collaborating with the vast number of art organizations in the city I also feel that my membership on this commission allows me to continue to be an affective voice in the arts community.

I thank you for your time and consideration.

Submitter Donald, Douglas S
2920 Arbor Oaks CT.
Dubuque, IA 52001
563-580-6444
dsdplay69@gmail.com

View in QAlert

Dubuque, IA

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Thursday, May 28, 2026 2:46 PM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #231723] (Contact City Council) - Dubuque, IA

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Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	231723
Date/Time	5/28/2026 2:46 PM
Type	Contact City Council
Address	360 W 11TH ST, Dubuque
Origin	Website
Comments	Mayor Cavanagh, Councilmembers Resnick, Staver, Leyendecker, Roussell, Sprank, and Wethal, I'm writing to respectfully request reappointment to the Carnegie-Stout Public Library Board of Trustees for a second term. Having completed my first four-year term — and the past year as Vice President — I'm eager to continue. It's been a productive four years including the $958,000 grant funded renovation project which recently advanced to the bid phase after months of careful planning. That project is a direct investment in the arts, culture, and livable neighborhood goals the city has committed to through 2030, and I'd like to see it through to completion. The skills I bring have turned out to be directly applicable. My work as a partner at Medical Associates — combined with an MBA and

experience on institutional boards — makes the budget reviews, capital planning, and governance work feel familiar. I also teach at the University of Dubuque PA program, which keeps me connected to workforce and community education priorities that the library shares.

More broadly, the library is one of the most concrete expressions of Dubuque's 2040 vision in action — a space that is genuinely inclusive, where all are welcome, and where that is true by design rather than aspiration. I don't take that lightly. I'd be honored to keep contributing to it.

Thank you for your consideration.

Best,
Andy

Andrew Bland, MD, MBA, FACP, FAAP

Submitter Bland, Andrew
1227 Timber Hyrst Court
Dubuque, IA 52003
309-550-4711
acbland@gmail.com

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Dubuque, IA

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Monday, June 1, 2026 8:29 AM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #231775] (Contact City Council) - Dubuque, IA

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Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	231775
Date/Time	6/1/2026 8:29 AM
Type	Contact City Council
Address	1205 ADELINE ST, Dubuque
Origin	Website
Comments	Dear Mayor and Members of the City Council, My name is Tasha Rosenbaum, and I am writing to introduce myself as an applicant for the Dubuque Library Board. I am an Instructional Designer who works primarily with adult learners, creating educational programs and learning experiences that help people develop new skills and achieve their goals. My professional work has given me a deep appreciation for lifelong learning, access to information, and educational opportunities that help individuals and communities thrive. In addition to my professional background, I am both a library user and a parent. As a library patron, I have seen firsthand the value that the Dubuque Public Library provides through its collections, programs, technology resources, and welcoming spaces. As a parent, I appreciate the important role libraries play in fostering literacy,

curiosity, and a love of learning in children and families.

I am interested in serving on the Library Board because I believe libraries are essential community institutions that support people at every stage of life. I would welcome the opportunity to contribute my experience in education, program development, and collaboration to help ensure the library continues to meet the evolving needs of our community.

Thank you for considering my application and for your service to the residents of Dubuque. I appreciate the opportunity to introduce myself and would be honored to serve on the Library Board.

Sincerely,

Tasha

Submitter

Rosenbaum, Tasha
1205 Adeline Street
Dubuque, IA 52003-8726
712-490-0329
tasharosenbaum@yahoo.com

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245 Princeton Place
Dubuque , Iowa 52001
May 27th, 2026

Dear Council Members:

I hope this letter finds you well.
My name is Georgina Guerrero Galvan I am a resident of Dubuque since August of 2021. My husband and I moved from Mexico to Dubuque due to a job offer he received from McCoy Group, specifically Foodliner , in which he is currently working on International Sales.
We were invited to participate in the City Life program and from them I got the idea to be a member of the Cable and Television Commission, in which I have been a member since 2023 and I would like to continue to have the opportunity to participate, provide and share my thoughts and experience.

When living in Mexico I worked as manager in a Computer Distribution Company and later as a Management Consultant in an International Trucking Company. I have experience in management, marketing and public relations.
Currently living here in Dubuque I am a member of the Board at Presentation Lantern Center and also I volunteer as an English tutor to adults immigrants, especially this work has helped me to understand how important is to have channels of information that are relevant, accurate and accessible to the community in general.

I would appreciate the opportunity that you give me to continue to serve in the Cable and television Commission and to our community.
Thank you for your time and your public service and I look forward to hearing from you.

Sincerely,
Georgina Guerrero G

Scanned with CamScanner

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Friday, May 29, 2026 6:55 AM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #231735] (Contact City Council) - Dubuque, IA

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Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	231735
Date/Time	5/29/2026 6:55 AM
Type	Contact City Council
Address	2758 TIFFANY CT, Dubuque
Origin	Website
Comments	I am writing to introduce myself as I seek reappointment to the Long-Range Planning Commission. I have been a resident of Dubuque since 2010 and recently retired from the University of Dubuque, where I served as Vice President for Academic Affairs. Throughout my career, my work has centered on strategy, planning, and long-term institutional development. These experiences have shaped my commitment to thoughtful, forward-looking community planning. Serving on the Long-Range Planning Commission has been a meaningful opportunity to contribute to the continued growth and vitality of Dubuque. I value the collaborative work of the commission and appreciate the chance to support the city's long-term vision. Thank you for your consideration. I would be honored to continue serving. Mark Ward

Submitter Ward, Mark D
2758 Tiffany Court
Dubuque, IA 52001
563-580-9625
mark.ward.o@gmail.com

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Dubuque, IA

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Friday, May 29, 2026 9:34 AM
To: Trish Gleason
Subject: Activity has been posted on Service Request #231739 (Contact City Council) - Dubuque, IA

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Dubuque, IA

Activity was posted on service request ID 231739.

Activity Details	
Date/Time	5/29/2026 9:34 AM
User	Matthew Kline
Comments	My name is Matthew Kline, and I appreciate the opportunity to be considered for the Historic Preservation Commission. I am a resident and property owner in Dubuque's historic district, and the Old Main Street area has been my home for the past 16 years since moving to Dubuque. Living there has given me a deep, personal appreciation for the character, history, and everyday value of these spaces. Not just as buildings, but as part of a living community. Over that time, I've also seen periods where growth and activity on Old Main Street have slowed. That's something that matters to me personally, and it's a big part of why I'm interested in serving. I would like to help support thoughtful efforts that encourage renewed energy and sustainable growth in the district, while still preserving the historic character that makes it unique. My goal in serving on the Commission is to support balanced preservation efforts that allow Dubuque to grow without losing its identity. I'm particularly interested in:

• Encouraging adaptive reuse so historic buildings remain active, functional, and economically viable
• Supporting decisions that are both practical and respectful of historic character
• Helping guide preservation in a way that keeps areas like Old Main Street vibrant and relevant for the long term

I see this role as an opportunity to contribute in a meaningful and lasting way to help preserve what makes Dubuque special while also supporting its continued evolution.

Thank you for your time and consideration.

Service Request Details	
ID	231739
Date/Time	5/29/2026 9:28 AM
Type	Contact City Council
Address	220 W 2ND ST, Dubuque
Comments	Introducing myself. I am an applicant to be on the Historic Preservation Committee.

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Dubuque, IA

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Sunday, June 14, 2026 6:00 PM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #232186] (Contact City Council) - Dubuque, IA

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Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	232186
Date/Time	6/14/2026 6:00 PM
Type	Contact City Council
Address	3589 CRESCENT CT, Dubuque
Origin	Website
Comments	Greeting Council Members, My name is Aaron Higgins. This email is an introduction and request for consideration regarding a position on the city's long-term planning committee. Unfortunately, I was ignorant of the timing of the formal introduction meeting for potential candidates. Ms. Gleason informed me by email that the next best option is this electronic communication. I grew up in Grand Blanc, MI and attended the University of Michigan in Ann Arbor, where I earned a bachelor's degree in Film & Video Studies. Later, I attended the U. of M. campus in Flint and earned a master's degree in Elementary Education. I moved to Dubuque in 2006 because this is my wife, Abbey's, hometown. We are both elementary school teachers in the Dubuque public school system. Both of my children, Tomas (17) and Lucy (14), have been raised here. They will be students at

Dubuque Senior this year. My affections for the city and the greater region have grown deep roots over the last 20 years.

Now that our children are getting a bit older and our retirement years are looming on the distant horizon (I was born in 1975), I've been looking for ways to become more involved in local governance. Given the many challenges humanity collectively faces, from the global scale down to the household scale, this committee seems like as good a place as any to continue helping where I can. The resilience committee was also of interest to me, and I have started the process of learning more about creating a neighborhood association.

I appreciate you all taking the time to read this message and consider me for a position on the long-term planning committee. If you need anything else from me, please let me know at 563-564-2053 or alfhiggins75@gmail.com. Good luck in your decision-making process. Take care.

Sincerely,
Aaron Higgins

Submitter Higgins, Aaron L
3589 Crescent Ct.
Dubuque, IA 52003
563-564-2053
alfhiggins75@gmail.com

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Dubuque, IA

Trish Gleason

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Sunday, June 14, 2026 2:49 AM
To: Trish Gleason
Subject: A new Service Request has been created [Request ID #232183] (Contact City Council) - Dubuque, IA

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Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	232183
Date/Time	6/14/2026 2:49 AM
Type	Contact City Council
Address	1537 IRVING ST, Dubuque
Origin	Website
Comments	Hello City Council Members, Unfortunately I will not be able to attend the City Council meeting on June 15th to speak regarding my application to volunteer on the Zoning Advisory Commission as I am traveling out of town. I loved growing up in Dubuque and chose to move back here in 2024 with my wife to raise our 2 kids. After returning I attended various programs (Distinctively Dubuque, City Life, Architecture tours etc.) to get reacquainted with our city and felt called to get involved and contribute. After attending the University of Iowa, I made my way out to Yellowstone where I met my wife and spent the next 10 years living in Poland, traveling around Europe and building my career as a Senior IT Project Manager for a large company out of Memphis. In Poland I lived in a city that was developed in the 1950s to be the "ideal" city for citizens at that time and this sparked my love and interest of architecture and city planning.

I would love to share my skills and perspective with the Zoning Advisory Commission and thank you for your consideration.

Submitter Koch, Jacob J
1537 Irving St.
Dubuque, IA 52001
563-269-1492
jakekoch21@gmail.com

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Dubuque, IA

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June 15, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 1.

ITEM TITLE:	Greater Dubuque Impact Investment Fund Development Agreement - 455 E. 15th Street
SUMMARY:	Proof of Publication on notice of public hearing to consider Development Agreement with Greater Dubuque Impact Investment Fund for the redevelopment and sale of the property at 455 East 15th Street and City Attorney recommending. **RESOLUTION** Approving the Sale of Real Property Owned by the City of Dubuque by Sale to Greater Dubuque Impact Investment Fund Pursuant to a Development Agreement by and between the City of Dubuque and Greater Dubuque Impact Investment Fund
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. CMB Memo Development Agreement with Greater Dubuque Impact Investment Fund - 455 E 15th Street
2. Staff Memo
3. Development Agreement
4. Resolution Disposing Interest

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: Crenna M. Brumwell, City Attorney

SUBJECT: Approving a Development Agreement By and Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: June 11, 2026

Economic Development Director Jill Connors is recommending City Council adopt the attached resolution approving the attached Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the redevelopment and sale of the Property at 455 E. 15th Street in Dubuque.

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 Development 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, 2031. This timeline allows for an anticipated 12–18-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, Developer is eligible to apply for that exemption.

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

CMB: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: Crenna M. Brumwell, City Attorney

FROM: Jill Connors, Economic Development Director

SUBJECT: Approving a Development Agreement By and Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: June 10, 2026

INTRODUCTION

This memorandum is a request for the City Council to adopt the attached resolution approving a Development Agreement by and 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, Developer will support project funding, coordinate implementation strategies, advocate for property redevelopment and coordinate the collaboration of public and private entities.

DISCUSSION

Developer has analyzed critical challenges and opportunities for the Greater Dubuque region, one of which is community health care capacity. Developer's board of directors has identified an initial project for the redevelopment of 455 E. 15th Street (the Property) to address this challenge. The Property is located in an area of the city 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, Developer 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 Development 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, 2031. This timeline allows for an anticipated 12–18-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, Developer is eligible to apply for that exemption.

Pursuant to Resolution 172-26 adopted on May 4, 2026, the City Council set forth its proposal to dispose of its interests in the Property and the City Clerk published a notice on May 8, 2026 as required by urban renewal law soliciting competitive proposals for the Property. The public hearing must be held not less than 30 days after the public notice. During those 30 days, other potential developers have had the opportunity to bring forward a competing proposal for development of the Property. If competing proposals are received, the City Council may consider the proposals and select the proposal it determines is in the best interest of the City. No competing proposals were received by the deadline for submitting competing proposals.

RECOMMENDATION

I recommend the City Council adopt the attached resolution approving the attached Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the redevelopment and sale of the Property at 455 E. 15th Street in Dubuque.

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 October 1, 2029 and shall be substantially completed by April 1, 2029, or such other dates as the parties agree in writing but not later than April 1, 2031. 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

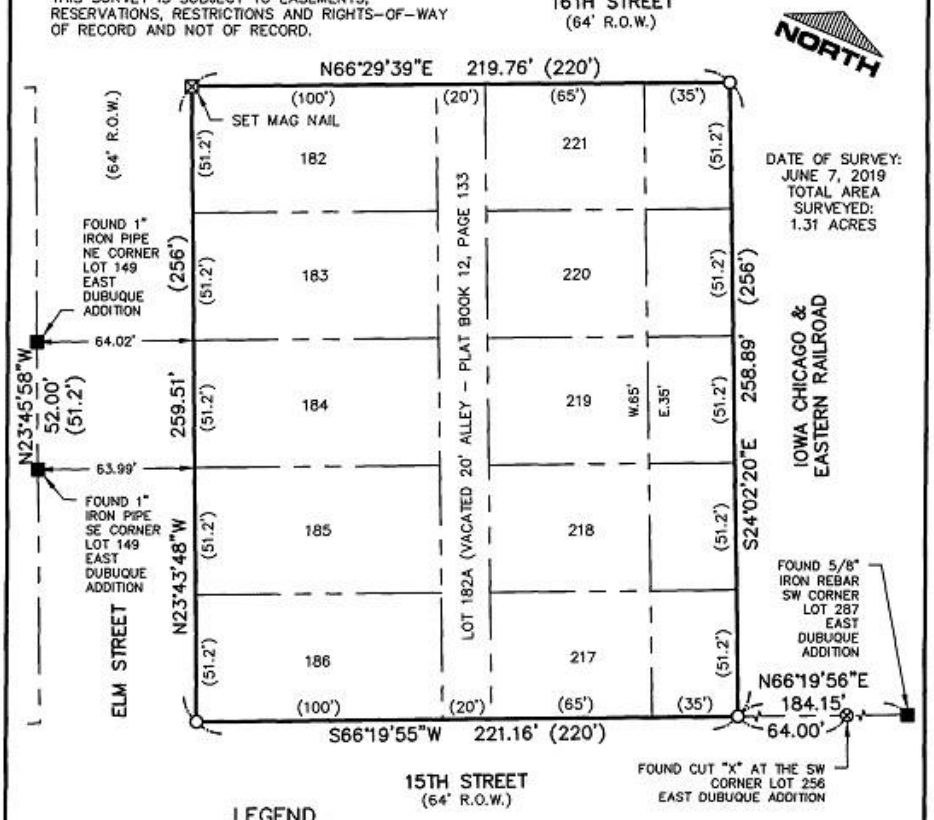
Doc ID: 010302430001 Type: GEN
Kind: RETRACEMENT SURVEY
Recorded: 06/25/2019 at 09:55:13 AM
Fee Amt: $7.00 Page 1 of 1
Dubuque County Iowa
John Murphy Recorder
File 2019–00006553

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

IIW, P.C.
INTEGRITY.EXPERTISE.SOLUTIONS
www.iiwengr.com • 815.226.8391

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STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

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, 1300 Main Street, Dubuque IA 52001, 563 589-4105
Return to: Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4100

RESOLUTION NO. _____-26

APPROVING THE SALE OF REAL PROPERTY OWNED BY THE CITY OF DUBUQUE BY SALE TO GREATER DUBUQUE IMPACT INVESTMENT FUND PURSUANT TO A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND GREATER DUBUQUE IMPACT INVESTMENT FUND

WHEREAS, the City Council of Dubuque, Iowa, did on January 20, 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 City of Dubuque, Iowa (City), is interested in stimulating reinvestment in the Greater Downtown Urban Renewal District; and

WHEREAS, the Plan provides, among other things, for the disposition of properties for private development purposes; and

WHEREAS, City and Greater Dubuque Impact Investment Fund have entered into a Development Agreement , subject to City Council approval, for the sale of certain City-owned real property hereinafter described, to wit, LOTS 182A, 217, 218, 219, 220 & 221 EAST DUBUQUE ADD, locally known as 455 E. 15th Street ("the Property") consisting of 0.71 acres shown on Exhibit A, which Development Agreement provides that Greater Dubuque Impact Investment Fund will undertake the redevelopment of a building and surrounding land on the Property as described therein, which Development Agreement provides that the Property be made available for sale as rapidly as possible; and

WHEREAS, Iowa Code Chapter 403 authorizes cities to dispose of property in furtherance of an urban renewal project and to take other actions as may be necessary to carry out the purposes of said Chapter, and the Plan similarly authorizes the City to dispose of property; and

WHEREAS, in compliance with Iowa Code Section 403.8, and to the extent required by Iowa Code Section 364.7, the City Council has set forth its proposal to sell the Property and the City Clerk published notice on May 8, 2026 as required by law soliciting competitive proposals for the Property; and

WHEREAS, as of 10:00 a.m. on June 15, 2026, the City Clerk received no competitive proposals for the Property; and

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to approve the Development Agreement proposed by Greater Dubuque Impact Investment Fund and the sale of the Property as provided in the Development Agreement.

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

Section 1. The Council finds that the Development Agreement and sale of the Property will promote the purposes of the urban renewal law, Iowa Code Ch. 403, in the City and, together with the other consideration provided for in the Development Agreement, that these benefits constitute fair value for the City's disposal of its interests in the Property under Iowa Code Section 403.8.

Section 2. The Development Agreement between the City and Greater Dubuque Impact Investment Fund including the sale of the Property as provided therein, is hereby approved.

Section 3. The Mayor is authorized and directed to execute said Development Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 15th day of June, 2026.

_____

Brad M. Cavanagh, Mayor

Attest:

_____

Adrienne N. Breitfelder, City Clerk

Copyrighted
June 15, 2026

City of Dubuque
City Council

PUBLIC HEARINGS # 2.

ITEM TITLE:	Municipal Services Center Roof and HVAC Replacement Project
SUMMARY:	Proof of Publication on notice of public hearing to consider the Municipal Services Center Roof and HVAC Replacement Project and City Manager recommending approval. **RESOLUTION** Municipal Services Center Roof and HVAC Replacement Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Municipal Services Center Roof and HVAC Replacement Project
2. 2026-06-08_MSC-Roof_PH-Memo
3. MSC-Roof - 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: Municipal Services Center Roof and HVAC Replacement Project Public Hearing

DATE: June 10, 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 $3,600,300.00 for the Municipal Services Center Roof and HVAC Replacement Project through the adoption of the attached resolution.

The estimate of probable cost for the Municipal Services Center Roof and HVAC Replacement Project is summarized as follows:

Description	**Estimate**
Construction	$ 3,600,300.00
Engineering & Construction Administration	$ 91,820.00
Total Project Cost	**$ 3,692,120.00**

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

Chris Lester, Water Department Director

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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TO: Michael C. Van Milligen, City Manager

FROM: Max O'Brien, Assistant Public Works Director – Project Manager

DATE: June 8, 2026

SUBJECT: Municipal Services Center Roof and HVAC Replacement Project Public Hearing

INTRODUCTION

This memorandum and attached resolution is in reference to the City Council public hearing for the Municipal Services Center Roof and HVAC Replacement Project.

DISCUSSION

This project provides for replacement of the roof and two major HVAC units at the Municipal Services Center, which was constructed in 2005. The existing roof has reached the end of its expected 15–20 year service life and has experienced extensive leaking over the past five years, increasing maintenance costs and creating risk to the facility and the significant City-owned equipment and vehicles housed within. Roof replacement will restore the building envelope, allow the facility to function as designed, and reduce ongoing maintenance and repair needs.

The project also includes replacement of two HVAC units serving critical operational and administrative areas of the facility. One unit serves the sign and traffic signal shops, while the second provides air exchange for Public Works and Water Distribution administrative areas, garage support spaces, and employee support areas. Failure of the latter unit results in little to no air circulation, rendering workspaces nearly unusable during extreme heat conditions. Replacement of these units will restore proper ventilation and climate control, improve working conditions, and reduce operational and maintenance costs associated with aging equipment.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	June 1, 2026
Publish Notice to Bidders, Advertise for Bids	June 3, 2026
Public Hearing on Plans & Specifications	June 15, 2026
Receipt of Bid Proposals (Bid-Letting)	July 9, 2026
Award Construction Contract	July 20, 2026
Final Project Completion Date	January 29, 2027

BUDGET IMPACT

The estimate of probable cost for the Municipal Services Center Roof and HVAC Replacement Project is summarized as follows:

Description	Estimate
Construction	$ 3,600,300.00
Engineering & Construction Administration	$ 91,820.00
Total Project Cost	**$ 3,692,120.00**

The Municipal Services Center Roof and HVAC Replacement Project will be funded from the following funding sources from both the FY26 and FY27 budgets as described below:

FY26 Funding	Fund Description	Fund Amount
301	Street Construction (ST30)	$ 2,404,604.21
601	Water Construction	$ 443,988.61
	Total FY26 Funding:	$ 2,848,592.82

FY27 Funding	Fund Description	Fund Amount
301	Street Construction (ST30)	$ 825,326.18
601	Water Construction	$ 113,201.00
	Total FY27 Funding:	$ 938,527.18

The anticipated schedule of the project allows that the FY27 funds will not be spent until FY27 begins and those funds are available.

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 Municipal Services Center Roof and HVAC Replacement Project through the adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Arielle Swift, Public Works Director
Chris Lester, Water Department 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

MUNICIPAL SERVICES CENTER ROOF AND HVAC REPLACEMENT PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

Whereas, the Municipal Services Center Roof and HVAC Replacement Project will provide for replacement of the roof and two major HVAC units at the Municipal Services Center, which was constructed in 2005. The existing roof has reached the end of its expected 15–20 year service life and has experienced extensive leaking over the past five years, increasing maintenance costs and creating risk to the facility and the significant City-owned equipment and vehicles housed within. Roof replacement will restore the building envelope, allow the facility to function as designed, and reduce ongoing maintenance and repair needs. The project also includes replacement of two HVAC units serving critical operational and administrative areas of the facility. One unit serves the sign and traffic signal shops, while the second provides air exchange for Public Works and Water Distribution administrative areas, garage support spaces, and employee support areas. Failure of the latter unit results in little to no air circulation, rendering workspaces nearly unusable during extreme heat conditions. Replacement of these units will restore proper ventilation and climate control, improve working conditions, and reduce operational and maintenance costs associated with aging equipment; and

Whereas, the City Council, by Resolution No. 215-26, dated June 1, 2026, preliminarily approved the plans, specifications, form of contract, and estimated cost for the Municipal Services Center Roof and HVAC Replacement Project; and

Whereas, pursuant to published notice and published advertisement for bids, a public hearing was held on June 15, 2026, on the plans, specifications, form of contract, and estimated cost for the Municipal Services Center Roof and HVAC Replacement 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 Municipal Services Center Roof and HVAC Replacement Project in the estimated construction amount of $3,600,300.00, are hereby approved.

Passed, adopted and approved this the 15th day of June 2026.

Attest: _____ Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

City of Dubuque
City Council

ACTION ITEMS # 1.

ITEM TITLE:	Fiscal Year Ended June 30, 2025, Annual Comprehensive Financial Report
SUMMARY:	City Manager transmitting the Fiscal Year 2025 Annual Comprehensive Financial Report and Finance Manager Brian DeMoss will make a presentation.
SUGGUESTED DISPOSITION:	Receive and File, Presentation

ATTACHMENTS:

1. 2025 ACFR Submission_MVM memo_2026_15_06
2. 2025 ACFR Submission_Staff memo_2026_15_06
3. City of Dubuque Audit 2025
4. City of Dubuque ACFR FY2025

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: Submission of Fiscal Year Ended June 30, 2025 Annual Comprehensive Financial Report (ACFR)

DATE: June 11, 2026

Chief Financial Officer Jennifer Larson and Finance Manager Brian DeMoss are transmitting the Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR). The City's independent auditor issued an unmodified opinion on the financial statements.

Finance Manager Brian DeMoss and a representative of the auditing firm Mauldin & Jenkins will make presentations, and then Finance Manager Brian DeMoss, Chief Financial Officer Jennifer Larson along with a representative of Mauldin & Jenkins LLP, are available to answer questions.

I respectfully recommend you receive and file the Fiscal Year 2025 annual audit.

Michael C. Van Milligen

MCVM:jh/sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jennifer Larson, Chief Financial Officer
Brian DeMoss, Finance 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
Brian DeMoss, Finance Manager

SUBJECT: Submission of Fiscal Year Ended June 30, 2025 Annual Comprehensive Financial Report (ACFR) and Results of the 2025 Financial Statement Audit

DATE: June 11, 2025

INTRODUCTION

The purpose of this memorandum is to submit the Fiscal Year 2025 ACFR audited by Mauldin & Jenkins, LLC and Results of the 2025 Financial Statement Audit. The City's independent auditor issued an unmodified opinion or “clean” opinion on the financial statements.

BACKGROUND

Iowa state code requires an annual audit by independent certified public accountants or the State Auditor. In addition to meeting the requirements set forth in state statues, the audit also was designed to meet the requirements of an annual single audit in conformity with the provisions of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Award* (Uniform Guidance).

This Annual Comprehensive Financial Report is in conformance with the standards set by Title 2 U.S. Code of Federal Regulations (CFR) Part 200. This federal regulation mandates audit standards for federal programs.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Separate financial statements are required for Dubuque Metropolitan Area Solid Waste Agency, Dubuque Initiatives and Subsidiaries and Dubuque Convention and Visitors Bureau (CVB) and have been received. The financial information for these entities is included in the City of Dubuque ACFR.

ACTION STEP
It is recommended that the City Council receives and files the Fiscal Year 2025 reports identified above and receives and files this communication and related enclosures.

Finance will make a brief presentation at the City Council meeting and Mauldin & Jenkins will present on the audit opinion and be available for questions.

JML

Enclosures: Fiscal Year 2025 ACFR

CITY OF DUBUQUE

AUDIT PRESENTATION TO THE CITY COUNCIL

FOR YEAR ENDED JUNE 30, 2025



WHAT IS AN AUDIT AND WHAT ARE THE BENEFITS

The audit provides a professional opinion of the financial condition of the government unit.

Audited financial statements provide reliable financial information to evaluate the financial health and stability of the governmental unit.

Recommendations to strengthen and improve the management and efficiency of the governmental unit.

Ensure that the local government is in compliance with all applicable legal provisions.

FINANCIAL AUDIT

- Financial audit performed annually
- Required by the Municipal Oversight Law and governmental auditing standards
- Examination of City's financial records
- Conducted in accordance with generally accepted auditing standards
- Report rendered by an independent auditor of how appropriate financial statements depict its financial condition and results of its operations
- Performed by persons not in any way affiliated with the City in order to ensure complete objectivity and professionalism
- ACFR (Annual Certified Financial Report) Presents financial statements, additional financial information and compliance information.

COMPLIANCE AUDIT

Auditors perform compliance audits in which the auditor reviews operations in terms of compliance with various laws and regulations regarding grants and financial operations.

Compliance audits have always been a vital part of governmental audits.

AUDIT RESULTS

- David Irwin, Mauldin & Jenkins Partner

- ***Auditors' Opinion on Financial Statements*** – Unmodified
  - Sometimes referred to as a "clean" audit. This is the highest level of assurance auditors can provide over financial statements.
  - Financial Statements are materially accurate
  - No disagreements with auditors



ACFR REPORT

- ***KEY SECTIONS***
  - **Introduction**
  - **Financial**
    - Auditors Report
    - *Management Discussion and Analysis*
    - Government Wide Financial Statements
    - Fund Financial Statements
    - *Notes to the Financial Statements*
    - Supplementary Information
  - **Statistical**, Historical Information
  - **Compliance**
    - SEFA
    - State Required Reporting



MANAGEMENT'S DISCUSSION AND ANALYSIS



- Discussion and analysis of the City's financial performance during the fiscal year
  - **Financial Highlights FY 2025**
    - Net Position (Assets Less Liabilities) Increased to 773,090,541.
    - Business Type Revenues, increased by approx. 10 Million.
    - Governmental Expenses increased by 5.8 million, due to additional development costs, street maintenance costs, and additional employee costs.
  - **Overview of the FS**
    - Provides Details and Highlights of each statement and key areas.

FINANCIAL STATEMENTS

- ***Government Wide***
  - Broad Overview of the Cities Finances
  - Full Accrual Accounting, Long Term Debt and Capital Assets in Governmental Funds

- ***Fund Statements***
  - Government Funds
    - Modified Accrual (Does not include certain long term items)
    - Includes General Fund, Debt Service, and Capital Project Funds
  - Enterprise Funds
    - Full Accrual
    - Sewer, Water, Stormwater etc.



FINANCIAL STATEMENTS

- ***General Fund Highlights***
  - Unassigned Fund Balances = 42.9 % of General Fund Expenditures
  - Revenues Increased in FY 25 Specifically related to Interest Income and Charges for Services
  - Expenses also increased related to the purchase of capital assets.



FINANCIAL STATEMENTS



- ***Notes to Financial Statements***
  - Provides Details and Discussion of Each Financial Statement Line Items
  - Key Notes include the following:
    - Note 1 - outlines the Cites significant accounting policies
    - Note 6 – Capital Assets – Equipment, Buildings, Infrastructure Balances
    - Note 7 – Long Term Debt – Outlines Cities long term debt by type, and overall balances.

COMPLIANCE SECTION

- ***Auditor Reports on:***
  - Internal Control
  - Compliance and Internal Control with Major Federal Programs
  - No Findings or Noncompliance Noted.

- ***Schedule of Federal Awards***
  - Detailed Listing of Federal Dollars Spent by Grant
- ***Other Findings***
  - Findings and Information Related to State Compliance Audit





Dubuque Arboretum

THANK YOU

FINANCE@CITYOFDUBUQUE.ORG

HTTP://WWW.CITYOFDUBUQUE.ORG

2025

ANNUAL COMPREHENSIVE

FINANCIAL REPORT



FISCAL YEAR ENDED
JUNE 30, 2025

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

Photo Courtesy of:

City of Dubuque Staff

Cover Design by:

Kristin Hill

Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2025

City of Dubuque, Iowa

Prepared by:
Department of Finance

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Introductory Section
June 30, 2025
City of Dubuque, Iowa

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CITY OF DUBUQUE, IOWA
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CITY OF DUBUQUE, IOWA
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April 4, 2026

Honorable Mayor, City Council Members, and Residents of the City of Dubuque:

The City of Dubuque, Iowa, pursuant to the requirements set forth by state and federal regulations, hereby submits the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. Understanding the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects, and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and activities of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial operations have been included.

The Code of Iowa requires an annual audit by independent certified public accountants or the State Auditor. The accounting firm of Mauldin and Jenkins conducted the audit for fiscal year 2025. The independent auditors' report is included in the Financial Section of this report. In addition to meeting the requirements set forth in state statutes, the audit also was designed to meet the requirements of an annual single audit in conformity with the provisions of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirement, Cost Principals, and Audit Requirements for Federal Awards* (Uniform Guidance). Information related to this single audit, including the Schedule of Expenditures of Federal Awards, findings, recommendations, and the auditor's report on internal control over financial reporting and compliance with requirements applicable to laws, regulations, contracts, and grants, are included in the Compliance Section of this report.

The City provides a full range of services including: police and fire protection; sanitation services; the construction and maintenance of roads, streets, and infrastructure; inspection and licensing functions; maintenance of grounds and buildings; regional airport; library; parks, recreational activities; and cultural events. In addition to general government activities, the municipality owns and operates enterprises for a water system, water resource and recovery center (wastewater treatment), stormwater system, parking facilities, refuse collection, road salt, and public transportation.

This report includes all funds of the City of Dubuque, as well as its component units. Component units are legally separate entities for which the City is financially accountable. The City has no blended component units. This report includes the Dubuque Metropolitan Area Solid Waste Agency (DMASWA), Dubuque Initiatives and Subsidiaries, and Dubuque Convention and Visitors Bureau as discretely presented component units. A discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City of Dubuque and to differentiate its financial position and results of operations from those of the City. The City appoints a voting majority to the DMASWA governing board and operates the landfill. Dubuque Initiatives, Inc. is a sustainable, non-profit organization,

working as a community partner and catalyst, to undertake challenging projects involving job creation and/or community revitalization that supports a viable, livable and equitable community. In the event of dissolution, any assets or property of the organization are transferred to the City. Travel Dubuque's purpose is to strengthen the Dubuque area economy by competitively marketing the area as a destination for conventions, tour groups, sporting events, and individual travelers. The organization's board members include one City Council member, the City of Dubuque Mayor, and the City Manager. In the event of dissolution, any assets or property of the organization shall be transferred to the City. The City collects hotel/motel taxes and forwards 50% to Dubuque Convention and Visitors Bureau as the primary source of funds for its operations.

Generally Accepted Accounting Principles (GAAP) require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Dubuque's MD&A can be found immediately following the independent auditor's report.

PROFILE OF THE CITY

The City of Dubuque, incorporated in 1833, is located on the Mississippi River in northeast Iowa, adjacent to the states of Illinois and Wisconsin. Julien Dubuque, the city's namesake, first began mining lead in the area now known as Dubuque in 1788. Dubuque is the oldest city in Iowa and has a unique combination of the old and new, ranging from a historic downtown, numerous examples of Victorian architecture, and a Civil War era shot tower, to expanding industrial parks, multiple retail centers, revitalized riverfront and millwork districts and two casinos, one of which operating as a non-profit (DRA) with annual net revenues disbursed equally to the City's general fund, to the DRA for distribution to local non-profits in the form of grants, and for the redevelopment of Chaplain Schmitt Island. The City of Dubuque has a stable, diversified economic base and is a major tri-state retail center. The City currently has a land area of 32.3 square miles, and a census 2020 population of 59,667. As the largest city in the tri-state area, Dubuque serves as the hub of a trade area with a population estimated at 250,000. As of June 2025, the City's unemployment rate was 3.1%, above the state unemployment rate of 2.8% and below the 4.1% national rate.

The City of Dubuque is empowered to levy a property tax on real property located within the city limits. The City has operated under a council-manager form of government since 1920. Policymaking and legislative authorities are vested in the governing council, which consists of a mayor and a six-member council. The city council is elected on a non-partisan basis. The mayor is elected to a four-year term. Council members are elected to four-year, staggered terms with three council members elected every two years. Four of the council members are elected within their respective wards; the mayor and the two remaining council members are elected at-large. The governing council is responsible, among other things, for setting policy, passing ordinances, adopting the budget, appointing committees, and hiring the city manager, city attorney, and city clerk. The city manager is responsible for overseeing the day-to-day operations of the government, making recommendations to the city council on the budget, and other matters, appointing the heads of the government's departments, and hiring employees.

ECONOMIC CONDITION AND OUTLOOK

The economic condition and outlook of Dubuque continues to thrive. The City's economy has a diverse employer base including manufacturing, technology, health services, insurance, education, and government. The top 10 employers in the area employ less than 26% of the total workforce and cover five different industries, which insulates the City against the negative impact from a downturn in any one area of the economy. Several industry experts and associations have

recognized the community's efforts to diversify its economy. Local unemployment rates are above (3.1%) statewide (2.8%) and below the national (4.1%) figures.

Industrial

In fiscal year 2025, the City of Dubuque experienced an expansion of industrial development in multiple regions of the city. These regions include the Dubuque Industrial Center West (DICW), the Dubuque Industrial Center South (DICS), the Kerper Boulevard industrial area, and the Dubuque Industrial Center Crossroads (DIC).

The Dubuque Industrial Center West and South (DICW and DICS) together have a total of 713 acres of developable land. These industrial centers contain more than forty-five different businesses which have brought hundreds of jobs to the region. The area continues to have available lots for future investment and job creation.

In Fiscal Year 2025, the DICW saw one business expansion project. Universal Tank and Fabrication, Inc. constructed a 30,000 square foot addition to its facility. This project retained 40 full time positions in Dubuque while creating 10 new full-time jobs. Also in 2025, FEH Design purchased property at 902 Main Street for rehabilitation and creation of a new headquarters. The project will retail 11 full time positions within Dubuque while creating 10 new full-time jobs.

Also in 2025, 400 Ice Harbor, LLC (a subsidiary of Hodge Company), acquired property in the North Port to expand its corporate workforce. On Bluff Street, Woodward Communications remodeled its existing facility to bring WHKS & Co to the City of Dubuque. At 781 Locust Street, CBDC, LLC (a subsidiary of Cottingham and Butler) invested $12 million dollars to build out a state-of-the-art childcare center to support the needs of its growing workforce.

Commercial and Retail

Downtown Development: Over $1.2 billion has been invested in the downtown area over the past 30 years in building rehabilitation, new construction, and public improvements where more than 9,000 people work. Heartland Financial and Cottingham & Butler partnered in 2019 to purchase the Roshek Building in order to accommodate their quickly expanding workforce. Their subsequent buildout provides office space on all floors of the building to support hundreds of additional Heartland (now UMB) and Cottingham & Butler employees at this location. This continued use of an iconic historic building in Dubuque's downtown supports our local retail. The Dubuque Museum of Art has a $69 million state-of-the-art facility/campus under construction. And Cottingham and Butler has invested $9 million for the development of the New Horizon Academy childcare facility on that same block. Other downtown development:

- Medical college (500 Main Street), construction of a new 4-story osteopathic medical college ($33 million).
- 5th & Main (501 Main Street), construction of a 5-story mixed-use building including 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units ($24 million).
- Key Hotel and the Q Casino (1825 Greyhound Park Rd), construction of a new 7-story Luxury Hotel with Amenities ($39 million).

Kinseth Hospitality Company has agreed to invest $18 million to create a 90 room Marriott brand hotel in the North Port. Riddle Group has agreed to invest $10 million for the rehabilitation of the Grand Harbor Resort.

Historic Millwork District: The Historic Millwork District is saturated with history. It imbues the area with authenticity and character while offering valuable lessons about the importance of sustainable urban design strategies. Dubuque's Historic Millwork District is a keystone to the region's aggressive economic development strategy. With one million square feet of historic

warehouse space ideal for urban mixed-use development, the District is perfectly suited to attract entrepreneurs, designers, residents, institutions, and businesses prepared to fuel Dubuque's globally competitive and sustainable economy. The District is currently home to multiple eateries, breweries, and shopping venues, as well as over 200 residential units, with nearly 200 additional units planned to begin construction in 2026. To date, the public and private sectors have cooperated to invest more than $175 million into the transformation of the Millwork District and it is attracting entrepreneurs, residents, institutions, and businesses that are fueling Dubuque's competitive economy.

Commercial Development: In 2025, Asbury Plaza continues to be developed with the additions of Starbucks and Brakes Plus. Other notable commercial projects that were reviewed, completed or under construction during the fiscal year include:

- Wanderwood Gardens (3800 Arboretum Drive) - Three-acre immersive woodland playground with classrooms, event spaces, and immersive outdoor experience ($10 million)
- University of Dubuque (1100 Airport Rd) - Construction of a new 43,000 square foot hanger ($10 million)
- Kwik Star Convenience Store and Gas Station (730 Airborne Rd)
- Dutrac Community Credit Union (380 E. 14th Street): New Construction
- Kraus Enterprises LLC Multi-bay Carwash (1061 Cedar Cross Road): New Construction
- Callahan Construction (7619 Commerce Park): Building Expansion
- Horsfall Storage (8205 Seipple Court): New Construction
- Finnin Kia Car Dealership (4355 Dodge Street): Building Expansion
- Peosta Storage (1820 Radford Road): New Construction
- National Mississippi River Museum Otter Exhibit (350 E. Third Street): Building Expansion
- Portzen Multi-Tenant Building (6600 Boulder Brook Court): New Construction

Residential
In fiscal year 2025, the City of Dubuque saw an expansion of residential projects. Residential development included market rate apartments, single-family lots, duplex lots, and workforce housing units. The following residential developments were reviewed, completed, or under construction during the fiscal year:

- CAL5 LLC Properties (3150 Lake Ridge Drive); 14-unit market rate housing development
- Century Square Apartments (1502 and 1504 Bries Dr); 56-unit market rate housing development
- The Landings on Cedar Cross (300 Cedar Cross Rd); 180-unit market rate housing development in six (6) buildings
- 799 Main, LLC (799 Main Street); 36-unit market rate housing development
- Farley & Loetscher (801 Jackson Street); 125-unit market rate housing development
- 5th and Main, LLC (799 Main Street); 102-unit market rate housing development
- Millwork Flats (1065 Jackson); 62-unit market rate housing development
- Union at the Marina (Hawthorne Street); 201-unit affordable housing development in two (2) buildings
- Emri Apartments (Radford Road); 48-unit affordable housing development
- Fox Hills Apartments (Plaza Drive); 390-unit market rate housing development in thirteen (13) buildings with clubhouse and associated detached garages and outdoor boat/RV storage.
- Former St. Anthony School (2175 Rosedale Avenue); 22-unit market rate housing development
- South Pointe Townhomes (Rolling Creek); two 3-unit market rate townhomes

- Numerous other residential housing developments throughout the downtown totaling 38 market rate units

In addition, three parks were constructed in the English Ridge, Westbrook and Eagle Valley Subdivisions.

Health Services
Grand River Medical Center constructed a 45,000 square foot, three-story, acute care medical facility in Westmark Business Park off of the Northwest Arterial and Pennsylvania Avenue. The integration of Grand River Medical Group (GRMG) and UnityPoint Clinic occurred May 4, 2025. GRMA's physicians, advanced practice providers and team members became part of UnityPoint Clinic and clinic locations are owned and operated by UnityPoint Clinic.

Medical Associates Clinic is in the process of grading 5 1/2 acres located on the northwest corner of the intersection of Chavenelle Road and the Northwest Arterial for a future medical clinic.

Crescent Community Health Center, a Federally Qualified Health Center (FQHC), expanded services and their clinic space at 1690 Elm Street to include digital optometries and pediatric dental and oral surgery The clinic continues to expand oral surgery and other services based on community needs. Crescent acquired In Focus pharmacy, located on the second floor of 1690 Elm Street, and now offers pharmacy services.

Education
The Dubuque community takes great pride in the quality of its educational system and it is a top priority for Dubuque residents and leaders.

The Dubuque community schools district provides K-12 education through 11 elementary schools, three junior high schools, one middle school, and three high schools. Dubuque also offers two private school systems accredited by the State of Iowa. Holy Family Catholic Schools offers K-12 education at two elementary schools, one K-5 Spanish Immersion Program, a middle school, and a high school. The Dubuque Lutheran School offers K-5 education at one elementary school. Dubuque boasts three private, liberal arts colleges offering a wide variety of undergraduate and graduate degree programs, a community college with a diverse certificate and degree programs, and a Bible college. The tri-state area features an additional state university and two more community colleges for a total of 18,000 college students.

MAJOR INITIATIVES

For the Year. The City of Dubuque staff, following the adopted priorities of the Mayor and City Council, has been involved in a variety of projects throughout the year. These projects reflect the City's commitment to continue to provide high quality services to the residents and stakeholders of Dubuque within the budget guidelines set by the mayor and city council.

Each year, the Council completes an annual goal-setting process to identify priorities for the next 12-18 months. Top priorities for 2025 included:

- Commercial Air Service Future: Strategy and Action Plan to Sustain and Expand
- Comprehensive Fire Station Location and Facilities Study
- Fire Department Staffing Increases
- Police Department: Full Staffing and Hiring
- Sanitary Sewer Investments and Implementation
  - Catfish Creek Sanitary Sewer Project
  - Cedar Street Lift Station and Force Main
  - Chaplain Schmitt Island Sanitary Sewer

    - Cooper Place/Maiden Lane Project
    - Grove Terrace Project
    - Harvard Street Project
    - Hempstead Street Project
    - Sanitary Sewer Force Main Stabilization Project
    - Sanitary Sewer Consent Decree Compliance
    - Terminal Street Lift Station and Force Main
    - Other Projects
- Sports Complex Development
- Stormwater Management Investments and Implementation
    - 17th and Elm Street Stormwater Project
    - 17th and Locust Street Stormwater Project
    - Bee Branch Gate and Pump Station Project
    - Detention Ponds Maintenance
    - Individual Neighborhood Investments
    - Kaufmann Avenue Storm Sewer Improvements
- Street Maintenance/Rehabilitation Program

For the Future. The mayor and city council will continue to take action to achieve their goals of maintaining a strong local economy, sustaining stable property tax levies, and enhancing the safety and security of residents through neighborhood vitality. City staff will work to implement the city council's vision for Dubuque. A program of comprehensive service reviews has continued as a vehicle for analyzing City services, identifying opportunities for improvement, and determining areas of possible cost reductions. The goal of the service review program is to ensure that services desired by the residents are provided in the most cost effective and efficient method possible. The city council's goals for the next five years and beyond include the following:

- Vibrant Community: Healthy and Safe
- Financially Responsible, High-Performance City Organization: Sustainable, Equitable, and Effective Service Delivery
- Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity
- Livable Neighborhoods and Housing: Great Place to Live
- Sustainable Environment: Preserving and Enhancing Natural Resources
- Connected Community: Equitable Transportation, Technology Infrastructure, and Mobility
- Diverse Arts, Culture, Parks, and Recreation Experiences and Activities

FINANCIAL INFORMATION

Internal Controls: City management is responsible for establishing and maintaining internal controls to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles.

Single Audit: As a recipient of federal and state financial assistance, the City of Dubuque's government is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws, regulations, contracts, and grants related to those programs. These internal controls are subject to periodic evaluation by management.

As a part of the City's single audit described earlier, tests are made to determine the adequacy of internal controls, including that portion related to federal programs, as well as to determine that the government has complied with applicable laws, regulations, contracts, and grants.

Budgeting Controls: In addition, the government maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the city council. All funds, except for fiduciary fund types which include pension trust funds, private purpose trust funds, and custodial funds are included in the annual budget process. The level of budgetary control (that is the level at which expenditures cannot legally exceed the appropriated amount) is established by state programs. The government also maintains an encumbrance accounting system as one technique for accomplishing budgetary control. Encumbered amounts lapse at year-end; however, encumbrances generally are re-appropriated as part of the following year's budget. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Cash Management: Cash temporarily idle during the year was invested in demand deposits, certificates of deposit, federal agency obligations, and authorized mutual funds. The City (including DMASWA) had investment gains in excess of $5 million during fiscal year 2025. The investment policy adopted by the city council stresses the importance of capital preservation. The policy directives intend to minimize credit and market risks while maintaining a competitive yield on the portfolio.

Risk Management: The City of Dubuque is a member of a statewide risk pool for local governments, the Iowa Communities Assurance Pool (ICAP). The coverage for general and auto liability, as well as public official and police professional liability are acquired through this pool. The City has established a Workers' Compensation Reserve Fund for insuring benefits provided to City employees which is included in the Internal Service Fund Type.

Bond Rating: Moody's Investors Service maintained the Aa2 rating on outstanding general obligation unlimited tax (GOULT) debt in January 2025; a Aa2 rating on outstanding second lien sales tax increment debt that is ultimately backed by an unlimited property tax pledge; and the City continues to have a A1 rating on outstanding senior lien sales tax increment revenue bonds. The Aa2 rating reflects . Moody's credit analysis states, "the City of Dubuque's local economy benefits from its role as a regional economic center, with solid resident income and full value per capita. Financial operations are strong and will remain so despite declines in fund balance over the next few years, as it expends funds from the pandemic. Long-term liabilities and fixed cost ratios are moderate and will remain so despite future borrowing needs." According to Moody's, the Aa2 issuer rating for the City of Dubuque's bonds reflects the city's healthy economic base, which serves as a regional economic center. Other rationale stated for the rating include full value per capita and adjusted resident income are solid at around $109,000 and 98% respectively, though weaker than Aa peers, in part because of a large student population, available fund balance was strong at around 60% of revenue at the close of fiscal 2023 (year-end June 30), and cash was stronger at 85% of revenue. The City's available fund balance will likely remain well over 45%, despite some planned draws in fiscal 2024 and fiscal 2025 to spend down federal funds from the pandemic. Despite the state adopting new property tax restrictions, revenue raising flexibility remains strong because the City maintains significant margin in its employee benefits fund and is not utilizing its emergency levy. The long-term liabilities ratio will likely remain well under 300% inclusive of the current issuances and future borrowing plans, and fixed-costs ratio will remain well below 20%.

Moody's provides credit ratings and research covering debt instruments and securities. The purpose of Moody's ratings is to provide investors with a simple system to gauge future relative creditworthiness of securities. The firm uses nine rating classifications to designate least credit risk to greatest credit risk: Aaa, Aa, A, Baa, Ba, B, Caa, Ca, and C. Moody's appends numerical modifiers 1, 2, and 3 to each rating classification.

AWARDS AND ACKNOWLEDGMENTS

Awards: The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Dubuque, Iowa, for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. This was the 37th consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

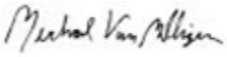
A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

GFOA also awarded a Distinguished Budget Presentation Award to the City of Dubuque, Iowa, for its annual budget for the fiscal year ended June 30, 2026. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This was the 19th consecutive year that the City has achieved this prestigious award. This award is valid for a period of one year.

The City of Dubuque's investment policy was awarded the Certification of Excellence in July 2009 by the Association of Public Treasurers of the United States and Canada. The investment policy is to be reviewed every five years by the APT US&C. The investment policy was successfully recertified in 2023.

Acknowledgments: The preparation of this report could not be accomplished without the efficient and dedicated services of the entire Finance Department staff. We also thank the mayor and city council for their interest and support in planning and conducting the financial operations of the City of Dubuque in a responsible and progressive manner. We also thank the independent certified public accountants, Mauldin and Jenkins, whose competent assistance and technical expertise have enabled the production of this report.

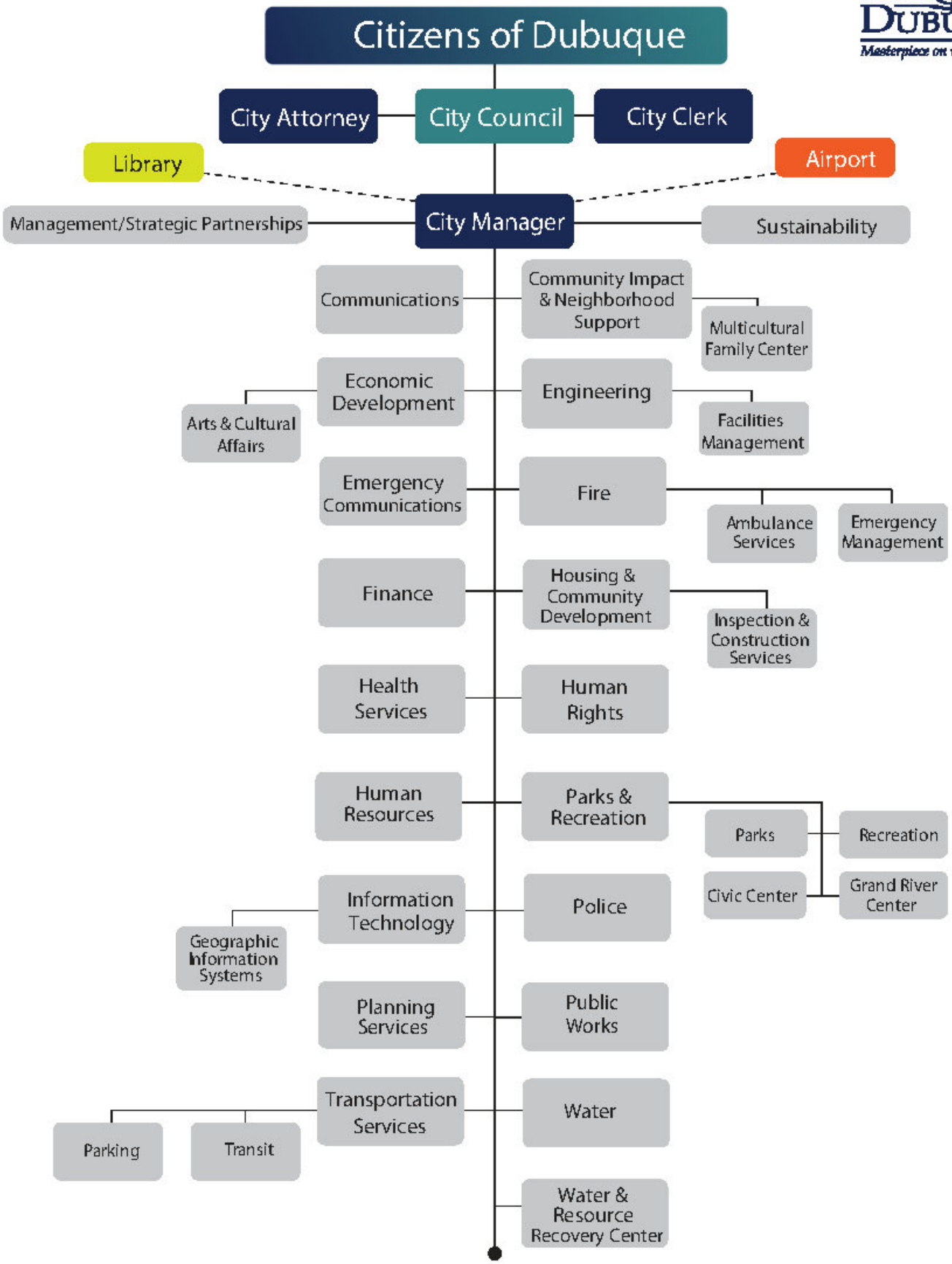
Sincerely,



Michael C. Van Milligen
City Manager



Jennifer M. Larson
Chief Financial Officer



KEY

- Elected by the Citizens of Dubuque
- Appointed by the City Council
- Appointed by the Library Board of Trustees
- Appointed by the Airport Commission
- Appointed by the City Manager

CM004-22326

CITY OF DUBUQUE, IOWA

OFFICIALS

JUNE 30, 2025

CITY COUNCIL

Brad M. Cavanagh	Mayor
Ric W. Jones	Council Member, At-Large Representative
David T. Resnick	Council Member, At-Large Representative
Susan R. Farber	Council Member, Ward One Representative
Laura J. Roussell	Council Member, Ward Two Representative
Daniel C. Sprank	Council Member, Ward Three Representative
Katy A. Wethal	Council Member, Ward Four Representative

COUNCIL APPOINTED OFFICIALS

Michael C. Van Milligen	City Manager
Barry A. Lindahl	Senior Counsel
Crenna M. Brumwell	City Attorney
Jason Lehman	Assistant City Attorney
Adrienne N. Breitfelder	City Clerk

DEPARTMENT MANAGERS

Todd E. Dalsing	Airport Director
Cori L. Burbach	Assistant City Manager
Gus N. Psihoyos	City Engineer
Antonio Mouzon	Community Impact Director
Jennifer M. Larson	Chief Financial Officer
Jill M. Connors	Economic Development Director
Jessica George-Rethwisch	Emergency Communications Director
Jason Leman - Interim	Human Rights Director
Amy Scheller	Fire Chief
Mary Rose Corrigan	Health Services Manager
Sandi Fowler - Interim	Housing and Community Development Director
Shelly M. Stickfort	Chief Human Resources Officer
Joe Pregler	Chief Information Officer
Marie L. Ware	Director of Parks and Recreation
Nicholas L. Rossman	Library Director
Randy W. Gehl	Public Information Officer
Arielle Swift	Public Works Director
Wally C. Wernimont	Planning Services Manager
Jeremy Jensen	Police Chief
Anderson Sainci	Director of the Office of Economic Mobility & Neighborhood Support
Gina S. Bell	Director of Sustainability
Ryan Kunckey	Transportation Services Director
Christopher J. Lester	Water Department Manager
Deron Muchring	Water & Resource Recovery Center Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Dubuque
Iowa

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Dubuque, Iowa** (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Dubuque Initiative and Subsidiaries and the Dubuque Convention and Visitors Bureau, which represents 27.05%, 32.01%, and 35.00%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Dubuque Initiative and Subsidiaries and the Dubuque Convention and Visitors Bureau, is based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau, component units included in the financial statements of the aggregate discretely presented component units, were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charge with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") (on pages 18 through 27), the Schedule of Receipts, Expenditures, and Changes in Fund Balances – Budget and Actual (Budgetary Basis) – Governmental Funds and Enterprise Funds (on page 108), the Note to Required Supplementary Information – Budgetary Reporting (on page 109), the Schedule of the City's Proportionate Share of Net Pension Liability – Iowa Employees' Retirement System (on page 110), the Schedule of the City's Contributions – Iowa Employees' Retirement System (on page 111), the Notes to Required Supplementary Information – Net Pension Liability IPERS (on page 112), the Schedule of the City's Proportionate Share of Net Pension Liability – Municipal Fire and Police Retirement System of Iowa (on page 113), the Schedule of the City's Contributions – Municipal Fire and Police Retirement System of Iowa (on page 114), the Notes to Required Supplementary Information – Net Pension Liability MFPRSI (on page 115) and the Schedule of Changes in Total OPEB Liability, Related Ratios and Notes (on page 116), be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board ("GASB") who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion the combining statements and schedules and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Dubuque, Iowa's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
May 27, 2026

This section of the City of Dubuque's annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2025. Comparative information from the previously issued financial statements for the year ended June 30, 2024, is also included. Please read it in conjunction with the transmittal letter at the front of this report and the City's financial statements found in the next section of this report.

FINANCIAL HIGHLIGHTS

- The net position of the City of Dubuque increased to $773,090,541 compared to net position of $724,718,388 for fiscal year 2024.
- Governmental program revenues were consistent with fiscal year 2024. Total governmental program revenues were $72,966,127.
- The City's business type activities program revenues increased by $10,256,946. Charges for services increased by $4,704,059. Operating grants and contributions decreased by $309,590. Capital grants and contributions increased by $5,862,477 mainly due to contribution of capital assets from outside sources and spend of American Rescue Plan Act funding. Capital contributions received from governmental funds were $3,242,176 and are shown in the transfers line and are detailed out in Note 6.
- Expenses of the City's governmental activities increased approximately 5.8%, or $7,141,941 in fiscal year 2025. The increase was seen mainly in public works and general government, which is due to additional development related costs, street maintenance costs, additional salary and wages, and subscription asset related amortization.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's basic financial statements consist of government-wide financial statements, fund financial statements, and notes to the financial statements. This discussion and analysis is intended to serve as an introduction to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private-sector business. The paragraphs below provide a brief description of the government-wide financial statements.

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between assets plus deferred outflows, and liabilities plus deferred inflows of resources reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. To assess the overall health of the City, additional non-financial factors should be considered, such as changes in the City's property tax base and the condition of the City's infrastructure.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods such as uncollected taxes and earned but unused sick and vacation leave.

The government-wide financial statements include not only the City itself (known as the primary government), but also three other legally separate entities (known as component units), the Dubuque Metropolitan Area Solid Waste Agency (DMASWA), Dubuque Initiatives (DI) and Subsidiaries, and the Dubuque Convention and Visitors Bureau (CVB) for which the City of Dubuque is considered financially accountable. Financial information for DMASWA, DI, and CVB are reported separately from the financial information presented for the primary government. The Dubuque Metropolitan Area Solid Waste Agency, Dubuque Initiatives and Subsidiaries, and Dubuque Convention and Visitors Bureau issue separate financial statements. Dubuque Initiatives and Subsidiaries' financial statements are prepared on a calendar year basis while the Dubuque Metropolitan Area Solid Waste Agency's and Dubuque Convention and Visitors Bureau's financial statements are prepared on the same fiscal year basis as the City of Dubuque.

The government-wide financial statements are divided into two categories:

Governmental activities. This category consists of services provided by the City that are principally supported by taxes and intergovernmental revenues. Basic City services such as police, fire, public works, planning, parks, library, and general administration are governmental activities.

Business-type activities. These activities are supported primarily by user fees. The services provided by the City in this category include water, sewer, storm water, refuse, salt, parking, and transit.

Fund Financial Statements

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with legal requirements for financial transactions and reporting. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances are followed by a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains four individual major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, tax increment financing fund, community development fund and debt service fund, all of which are considered to be major funds. Data from all other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City legally adopts an annual budget by function. A budgetary comparison schedule has been provided.

Proprietary funds. The City maintains two different types of proprietary funds – enterprise funds and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprises funds to account for its sewer, water, storm water, and refuse utilities, transit service, parking facilities, and salt. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its general services, garage services, stores/printing, health insurance, and workers' compensation. The engineering services fund is used to budget for engineering staff time expected to be spent on capital projects, but the actual time spent working on capital projects is directly charged to the funds that the capital projects are budgeted. The City's internal service funds are allocated between the governmental activities and business-type activities in the government-wide financial statements.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has one fiduciary fund, a custodial fund used for reporting resources from police seizures.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the budget and actual results of the City, the City's proportionate share of the net pension liability and related contributions for both of the City's pension plans, and the schedule of changes in the total OPEB liability.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds, nonmajor enterprise funds, and internal service funds are presented immediately following the required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position. As noted earlier, net position may serve as a useful indicator of a government's financial position when observed over time. The analysis that follows focuses on the change in net position for the governmental and business-type activities.

The largest part of the City's net position reflects its net investment in capital assets such as land, buildings, infrastructure, machinery, and equipment less any related debt used to acquire those assets that is still outstanding. The debt related to the investment in capital assets is liquidated with resources other than capital assets, lease and subscription assets. Restricted net position represents resources subject to external restrictions, constitutional provisions or enabling legislation on how they can be used. Unrestricted net position is the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, legislation, or other legal requirements.

CITY OF DUBUQUE'S NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 206,173,090	$ 187,639,906	$ 61,699,019	$ 62,920,712	$ 267,872,109	$ 250,560,618
Capital, lease, and subscription assets	460,564,646	443,728,312	398,308,495	384,840,933	858,873,141	828,569,245
Total assets	666,737,736	631,368,218	460,007,514	447,761,645	1,126,745,250	1,079,129,863
Deferred outflows of resources	14,743,575	15,151,267	1,609,805	2,037,423	16,353,380	17,188,690
Long-term liabilities	130,260,293	112,046,391	136,277,727	145,283,815	266,538,020	257,330,206
Other liabilities	23,168,053	35,265,628	18,484,476	16,319,483	41,652,529	51,585,111
Total liabilities	153,428,346	147,312,019	154,762,203	161,603,298	308,190,549	308,915,317
Deferred inflows of resources	60,290,358	60,996,155	1,527,182	1,688,693	61,817,540	62,684,848
Net position:						
Net investment in capital assets	415,810,303	405,878,371	260,466,624	240,084,787	676,276,927	645,963,158
Restricted	49,828,073	37,049,245	3,178,805	3,190,479	53,006,878	40,239,724
Unrestricted	2,124,231	(4,716,305)	41,682,505	43,231,811	43,806,736	38,515,506
Total net position	$ 467,762,607	$ 438,211,311	$ 305,327,934	$ 286,507,077	$ 773,090,541	$ 724,718,388

Net position of the governmental activities increased $29,551,296 over fiscal year 2024 balance of $438,211,311. There was a $16,836,334 increase in capital assets. The increase is due to construction of building and infrastructure and purchases of equipment. Unearned revenue decreased by $10,475,703 related to American Rescue Plan Act funds spent. The net pension liability increased by $36,834,476 which was offset by pension related deferred inflows that decreased by $828,746.

Net position for the business-type activities increased $19,262,912 over fiscal year 2024 of $286,065,022. A large driver is the reduction in debt related liabilities (loans payable, notes payable, and revenue bonds payable) in the amount of $15,225,346.

The largest portion of the City's net position, 676,276,927 or 87.5% reflects its investment in capital assets less any related debt used to acquire these assets that is still outstanding. Restricted net position in the amount of 53,006,878 or 6.9% represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of 43,806,736, or 5.7% may be used to meet the City's ongoing obligations to citizens and creditors.

Governmental activities. Taxes are the largest source of governmental revenues with property taxes of $47,278,366 or 29.0% in 2025. Additional notable revenues include charges for services in the amount of $19,731,332 or 12.1%, local option sales taxes in the amount of $12,588,620 or 7.7%, and gaming in the amount of $9,859,591 or 6.0%. Charges for services and local option sales taxes remained consistent with the prior year. In calendar year 2025, the DRA saw a decline of 9.70% in gross gaming revenues, while Diamond Jo experienced a slight increase of 3.60% compared to 2024. The Dubuque market in 2025 was approximately $123.6 million annually, showing an increase of 0.8% from the $122.6 million market in 2024. This decline was expected due to construction disruptions throughout the year. The DRA's gross gaming revenue was significantly impacted by redevelopment work on the property both internally and externally, which continued throughout the year. Additionally, the main highway leading to our facility was closed for extended repairs. An exit ramp that was initially scheduled for a brief closure ended up being closed for several months, further affecting traffic and access. A new casino began operations in Rockford, Illinois in August of 2024 that could serve as a substitute for some customers.

Governmental operating expenses during 2025 totaled $130,944,874, an increase of $21,824,147 from 2024. Public Safety increased $4,739,747 due to additional positions being filled at the police and fire departments, ratification of a new collective bargaining agreement for police and fire, and increased payroll costs due to cost of living adjustments and implementation of a cost and class study. Public works decreased $6,233,089 due to position vacancies, reduced equipment replacements, and costs being captured in capital assets. General government decreased $15,211 due to subscription based asset costs and additional payroll costs.

Business-type activities. Charges for services increased $4,704,059 as noted earlier. Operating expenses were $50,172,898, an increase of $1,661,626 from 2024. Most notable increase is with water utility.

CITY OF DUBUQUE
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues						
Charges for services	$ 19,731,332	$ 19,276,865	$ 45,915,593	$ 41,211,534	$ 65,646,925	$ 60,488,399
Operating grants and contributions	27,363,673	22,093,055	2,241,789	2,551,379	29,605,462	24,644,434
Capital grants and contributions	25,871,122	13,669,481	17,251,054	11,388,577	43,122,176	25,058,058
General revenues						
Property taxes	47,278,366	40,926,636	-	-	47,278,366	40,926,636
Local option sales tax	12,588,620	12,440,662	-	-	12,588,620	12,440,662
Hotel/motel tax	3,273,746	2,814,271	-	-	3,273,746	2,814,271
Utility franchise fees	5,369,898	5,617,704	-	-	5,369,898	5,617,704
Gaming	9,859,591	8,721,633	-	-	9,859,591	8,721,633
Unrestricted investment earnings	8,293,425	2,420,275	2,375,715	1,081,314	10,669,140	3,501,589
Miscellaneous	3,243,585	1,770,389	1,267,387	756,376	4,510,972	2,526,765
Gain on sale of capital assets	188,813	1,010,802	-	10,736	188,813	1,021,538
Total revenues	163,062,171	130,761,773	69,051,538	56,999,916	232,113,709	187,761,689
Expenses:						
Public safety	42,246,798	37,507,051	-	-	42,246,798	37,507,051
Public works	29,132,841	35,365,930	-	-	29,132,841	35,365,930
Health and social services	1,194,584	2,584,445	-	-	1,194,584	2,584,445
Culture and recreation	18,098,149	14,920,985	-	-	18,098,149	14,920,985
Community and economic development	24,384,708	17,578,377	-	-	24,384,708	17,578,377
General government	13,129,591	13,144,802	-	-	13,129,591	13,144,802
Interest on long-term debt	2,758,203	2,701,343	-	-	2,758,203	2,701,343
Sewage disposal works			16,309,220	13,921,342	16,309,220	13,921,342
Water utility			10,377,709	11,461,023	10,377,709	11,461,023
Stormwater utility			8,821,297	7,014,499	8,821,297	7,014,499
Parking facilities			3,321,009	4,042,315	3,321,009	4,042,315
Refuse collection			6,122,676	6,434,520	6,122,676	6,434,520
Transit system			5,064,099	5,437,858	5,064,099	5,437,858
Salt	-	-	156,888	199,715	156,888	199,715
Total expenses	130,944,874	123,802,933	50,172,898	48,511,272	181,117,772	172,314,205
Increase in net position before transfers	32,117,297	6,958,840	18,878,640	8,488,644	50,995,937	15,447,484
Transfers	(384,272)	(5,409,229)	384,272	5,409,229	-	-
Increase in net position	31,733,025	1,549,611	19,262,912	13,897,873	50,995,937	15,447,484
Net position, beginning, as restated	436,029,582	436,661,700	286,065,022	272,609,204	722,094,604	709,270,904
Net position, ending	$ 467,762,607	$ 438,211,311	$ 305,327,934	$ 286,507,077	$ 773,090,541	$ 724,718,388

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

The City's governmental funds reported a combined fund balance of $118,792,254 at June 30, 2025. $4,102,526 is in nonspendable for endowment corpus, inventory, long-term receivables, and prepaid items.. $69,772,431 is restricted. Council ordinance has committed $4,113,786 for capital improvements. $2,623,173 is assigned for capital improvements and cable equipment replacement. This leaves $38,180,338 for unassigned fund balances in the government funds.

The General Fund's fund balance reserve goal is 20% of revenues. The fund balance of the General Fund increased by $46,383 to $45,934,646. Taxes increased by $2,476,655, charges for services increased by $680,836, investment earnings increased by $4,443,892, and contributions increased by $344,697. These increases were offset by an increase in intergovernmental revenues of $7,396,165 in fiscal year 2025. General fund expenditures increased to $94,376,984 in 2025. The $10,154,434 increase was primarily due to purchases of capital assets and increase in general government expenditures.

The fund balance of special revenue fund Tax Increment Financing increased by $10,936,359 to $28,003,141. Increase was primarily due to timing of spend tied to TIF funded capital projects. Transfers will be recorded as budgeted projects incur expenditures.

The fund balance of the special revenue Community Development Fund decreased by $372,134 to $5,300,046. Total revenues decreased by $246,843 to $3,660,193 in 2025 primarily due to the decrease in intergovernmental revenue.

The fund balance of the Debt Service Fund increased by $135,697 to a balance of $1,924. The Debt Service Fund paid $4,897,581 in principle and $2,685,206 in interest and fiscal charges during fiscal year 2025.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The combined net position of the enterprise funds at June 30, 2025, totaled $304,771,856 of which the unrestricted is $41,126,427.

The Sewer Fund had an increase of $6,600,608 for total net position of $50,092,004. Operating expenses increased by $2,504,502 primarily due to supplies and services. The Sewer Fund's operating income was $2,797,028.

The Water Utility had an increase in net position by $6,099,645 for total net position of $52,323,836. Operating expenses decreased by $967,850 primarily due to supplies and services. The Water Utility Fund's operating income was $3,860,521.

The Storm Water Utility had an increase in net position of $8,649,481. Ending net position is $133,624,942. The Storm Water Utility's operating income was $477,726.

The Parking Facilities had a decrease in net position of $1,518,293. Ending net position is $47,851,870. Parking Facilities had operating loss of $487,011.

Nonmajor Enterprise Funds net position decreased by $898,306 to $20,879,204. This was primarily due to Refuse's decrease of $582,498 in net position

BUDGETARY HIGHLIGHTS

There was one amendment to the City's 2024-2025 cash basis budget. The amendment was passed in May 2025 to reflect operating and capital budget carryovers (continuing appropriation authority) from fiscal year 2024, amended the fiscal year 2025 budget for operating and capital City Council actions since the beginning of the fiscal year, and amendments to add additional appropriation authority due to increased revenues and grant agreements.

The final budget for total cash basis receipts increased by $47,960,699. The increase was primarily attributable to revenue associated with capital projects and operating carryovers which mainly include grants to intergovernmental funds. The final budget for total expenditures increased $170,160,995 from the original budget. The increase was primarily attributable to purchase order encumbrances carryover, capital projects, and operating carryovers from the prior year and expenditures associated with new grants received.

Actual cash basis revenues were $42,618,008 less than the final amended budget; and, cash basis expenditures were $202,663,167 less than the final amended budget due primarily to projected capital projects not completed by fiscal year end.

CAPITAL, LEASE AND SUBSCRIPTION ASSETS AND DEBT ADMINISTRATION

Capital, lease and subscription assets. The City's investment in capital, lease and subscription assets for its governmental and business-type activities as of June 30, 2025, amounts to $858,873,141 (net of accumulated depreciation and amortization). This investment in capital and lease assets includes land, buildings, improvements other than buildings, machinery and equipment, infrastructure, lease assets, subscription assets, and construction in progress. Additional information on the City's assets can be found in Note 6 to the financial statements in this report.

CAPITAL, LEASE, AND SUBSCRIPTION ASSETS
(net of accumulated depreciation/amortization)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 108,713,096	$ 108,713,096	$ 26,043,617	$ 25,349,764	$ 134,756,713	$ 134,062,860
Buildings	153,217,713	148,471,733	158,099,767	158,052,767	311,317,480	306,524,500
Improvements other than buildings	32,379,188	31,762,782	238,453,403	231,886,259	270,832,591	263,649,041
Machinery and equipment	64,794,927	58,807,495	133,210,874	129,071,254	198,005,801	187,878,749
Infrastructure	293,327,413	276,524,915	-	-	293,327,413	276,524,915
Lease equipment	153,207	209,101	267,361	267,361	420,568	476,462
Lease real estate	509,988	208,093	-	-	509,988	208,093
Subscription assets	4,555,384	4,531,501	-	21,549	4,555,384	4,553,050
Construction in progress	24,219,681	25,824,791	23,863,053	12,865,516	48,082,734	38,690,307
Accumulated depreciation/ amortization	(221,305,951)	(211,325,195)	(181,629,580)	(172,673,537)	(402,935,531)	(383,998,732)
Total assets	$ 460,564,646	$ 443,728,312	$ 398,308,495	$ 384,840,933	$ 858,873,141	$ 828,569,245

Major expenditures during fiscal year 2025 were for the construction work on Schmitt Island amphitheater, the Old Mill Road lift station, and Taxiway Rehab.

Long-term debt. At year end, the City had $218,415,979 of debt outstanding. Long-term debt includes general obligation bonds, tax increment financing bonds, revenue bonds, loans, leases, and subscriptions.

Revenue capital loan notes have been issued for the planning and construction of sewer, stormwater, and water capital projects through the State of Iowa State Revolving Loan Funds (SRF). The City issued an additional $4,301,411 of SRF debt in 2025. The City has pledged income derived from the acquired or constructed assets to pay debt service.

The City continues to operate under the State debt capacity limitations. The State limits the amount of general obligation debt outstanding to 5% of the assessed value of all taxable property in the community. Thus the City's debt capacity is $321,926,120. With $94,817,266 of debt applicable against the capacity, the City is utilizing 29.5% of this limit. Additional information on the City's long-term debt can be found in Note 7 of this report.

ECONOMIC FACTORS

The City's unemployment rate as of June 2025 was 3.7%. The national average was 4.1% for June 2025, according to the Bureau of Labor Statistics. State of Iowa was 2.8% as reported in June 2025.

The assessed valuation of taxable property, net of exemptions, increased by 11.6% to $3,410,395,000. In fiscal year 2025, there was an increase to the minimum monthly refuse rate of 17.25, a 9.0% increase to sewer rate, a 12.0% increase to water rates, and a 5.0% increase to the storm water monthly fee ($10.50 per single family unit (SFU)).

Rate increases included 12.0% for water, 9.0% for sewer, 5.0% for stormwater, and 9.0% for refuse in fiscal year 2025.

Requests for information. This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, 50 West 13th Street, Dubuque, Iowa 52001-4864.

Basic Financial Statements
Fiscal Year Ended June 30, 2025

City of Dubuque, Iowa

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CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
JUNE 30, 2025

	Primary Government			Component Units		
	Governmental Activities	Business-type Activities	Total	Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
ASSETS						
CURRENT ASSETS						
Cash and investments	$ 98,308,065	$ 46,933,782	$ 145,241,847	$ 13,813,408	$ 5,435,713	$ 1,576,394
Receivables						
Property tax						
Delinquent	301,128	-	301,128	-	-	-
Succeeding year	29,855,792	-	29,855,792	-	-	-
Accounts	4,571,757	5,439,549	10,011,306	765,870	20,327	95,864
Leases	1,496,589	95,757	1,592,346	-	145,290	-
Special assessments	565,029	99,716	664,745	-	-	-
Accrued interest	1,215,613	466,586	1,682,199	259,132	-	-
Notes	576,152	-	576,152	-	292,273	-
Intergovernmental	10,017,388	1,662,885	11,680,273	-	85,000	-
Internal Balances	(368,741)	368,741	-	-	-	-
Inventories	1,586,375	1,824,369	3,410,744	-	127,779	9,496
Prepaid items	684,938	208,887	893,825	12,409	-	2,500
Total Current Assets	148,810,085	57,100,272	205,910,357	14,850,819	6,106,382	1,684,254
NONCURRENT ASSETS						
Restricted cash and investments	25,010,647	3,877,338	28,887,985	6,295,359	320,607	318,160
Assets held for commercial development	-	-	-	-	114,000	-
Notes receivable	6,108,110	-	6,108,110	-	4,231,676	-
Lease receivable	26,244,248	721,409	26,965,657	-	1,038,103	-
Capital, lease and subscription assets						
Land	108,713,096	26,043,617	134,756,713	2,737,804	-	-
Buildings	153,217,713	158,099,767	311,317,480	566,523	948,180	265,111
Improvements to other than buildings	32,379,188	238,453,403	270,832,591	22,145,897	-	27,491
Machinery and equipment	64,794,927	133,210,874	198,005,801	5,371,777	-	185,965
Infrastructure	293,327,413	-	293,327,413	-	-	-
Lease equipment	153,207	267,361	420,568	-	-	87,193
Lease real estate	509,988	-	509,988	-	-	-
Subscription asset	4,555,384	-	4,555,384	-	-	-
Construction in Progress	24,219,681	23,863,053	48,082,734	1,297,305	-	-
Accumulated Depreciation	(221,305,951)	(181,629,580)	(402,935,531)	(12,987,619)	(189,636)	(205,448)
Total Noncurrent Assets	517,927,651	402,907,242	920,834,893	25,427,046	6,462,930	678,472
Total Assets	666,737,736	460,007,514	1,126,745,250	40,277,865	12,569,312	2,362,726
DEFERRED OUTFLOWS OF RESOURCES						
Pension related deferred outflows	14,322,389	1,380,629	15,703,018	194,835	-	-
OPEB related deferred outflow	421,186	229,176	650,362	39,171	-	-
Total Deferred Outflows of Resources	$ 14,743,575	$ 1,609,805	$ 16,353,380	$ 234,006	$ -	$ -

CITY OF DUBUQUE, IOWA **EXHIBIT 1 (continued)**
STATEMENT OF NET POSITION (Continued)
JUNE 30, 2025

	Primary Government			Component Units		
	Governmental Activities	Business-type Activities	Total	Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
LIABILITIES						
CURRENT LIABILITIES						
Accounts payable	$ 10,103,341	$ 4,105,400	$ 14,208,741	$ 1,316,935	$ 159,174	$ 906,485
Accrued payroll	1,588,078	273,397	1,861,475	28,095	-	120,058
Leases Payable	116,464	23,210	139,674	-	-	41,978
Subscription payable	190,563	-	190,563	-	-	-
Loans payable	283,154	-	283,154	-	-	9,315
Capital loan notes payable	-	6,842,660	6,842,660	-	-	-
General obligation bonds payable	4,146,061	2,908,939	7,055,000	490,000	-	-
Revenue bonds payable	-	3,740,000	3,740,000	-	-	-
Tax increment financing bonds payable	845,000	-	845,000	-	-	-
Line of credit	-	-	-	-	-	-
Accrued compensated absences - current	735,101	97,894	832,995	8,955	-	15,553
Accrued interest payable	306,094	306,069	612,163	14,413	-	-
Intergovernmental payable	333,037	125,883	458,920	148,725	-	9,622
Unearned revenue	4,224,073	-	4,224,073	-	-	500,000
OPEB liability	297,087	61,024	358,111	7,254	-	-
Total Current Liabilities	23,168,053	18,484,476	41,652,529	2,014,377	159,174	1,603,011
NONCURRENT LIABILITIES						
Leases Payable	357,684	157,375	515,059	-	-	46,402
Subscription payable	232,989	-	232,989	-	-	-
Loans payable	2,381,018	-	2,381,018	-	-	28,973
Capital loan notes payable	-	93,814,695	93,814,695	-	-	-
General obligation bonds payable	61,071,852	19,273,394	80,345,246	5,320,387	-	-
Revenue bonds payable	-	17,994,839	17,994,839	-	-	-
Landfill closure and post-closure care	-	-	-	4,727,938	-	-
Tax increment financing bonds payable	14,647,122	-	14,647,122	-	-	-
Accrued compensated absences	8,958,659	1,193,027	10,151,686	109,138	-	-
Net pension liability	39,427,544	3,190,525	42,618,069	356,025	-	-
Total OPEB liability	3,183,425	653,872	3,837,297	77,731	-	-
Total Noncurrent Liabilities	130,260,293	136,277,727	266,538,020	10,591,219	-	75,375
Total Liabilities	153,428,346	154,762,203	308,190,549	12,605,596	159,174	1,678,386
DEFERRED INFLOWS OF RESOURCES						
Pension related deferred inflows	1,443,888	137,091	1,580,979	28,407	-	-
OPEB related deferred inflows	1,834,571	519,329	2,353,900	66,090	-	-
Leases related deferred inflows	26,892,631	783,630	27,676,261	-	-	-
Succeeding year property tax	29,855,792	-	29,855,792	-	-	-
Deferred amount on refunding	263,476	87,132	350,608	-	-	-
Total deferred inflows of resources	60,290,358	1,527,182	61,817,540	94,497	-	-
NET POSITION						
Net investment in capital assets	415,810,303	260,466,624	676,276,927	12,282,214	758,544	360,312
Restricted for/by:						
Restricted by bond ordinance/development agreement	4,334,273	3,178,805	7,513,078	-	-	-
Restricted employee benefits	13,184	-	13,184	-	-	-
Community development	6,418,656	-	6,418,656	-	-	-
Iowa Finance Authority Trust	1,830,307	-	1,830,307	-	-	-
Capital projects	35,563,892	-	35,563,892	-	-	-
Franchise agreement	78,892	-	78,892	-	-	-
Endowments	170,349	-	170,349	-	-	-
Other	1,418,520	-	1,418,520	-	178,951	-
Restricted by state statute	-	-	-	417,526	-	-
Restricted for landfill closure and post-closure	-	-	-	1,149,895	-	-
Restricted for minority interest	-	-	-	3,153,299	-	-
Unrestricted	2,124,231	41,682,505	43,806,736	10,808,844	11,472,643	324,028
Total Net Position	$ 467,762,607	$ 305,327,934	$ 773,090,541	$ 27,811,778	$ 12,410,138	$ 684,340

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDING JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contribution	Program Revenues: Total Program Revenues
Primary government					
Governmental Activities:					
Public safety	$ 42,246,798	$ 5,333,958	$ 1,950,252	$ 4,090,177	$ 11,374,387
Public works	29,132,841	4,738,211	10,964,501	18,183,204	33,885,916
Health and social services	1,194,584	165,226	30,657	-	195,883
Culture and recreation	18,098,149	2,065,389	475,442	1,877,904	4,418,735
Community and economic development	24,384,708	1,452,413	13,667,865	1,570,899	16,691,177
General government	13,129,591	5,976,135	274,956	148,938	6,400,029
Interest on long-term debt	2,758,203	-	-	-	-
Total governmental activities	130,944,874	19,731,332	27,363,673	25,871,122	72,966,127
Business-type activities					
Sewage disposal works	16,309,220	17,734,103	35,010	4,738,457	22,507,570
Water utility	10,377,709	13,184,681	89,163	1,845,363	15,119,207
Stormwater utility	8,821,297	6,413,501	3,695	9,683,471	16,100,667
Parking facilities	3,321,009	2,628,149	80,589	983,763	3,692,501
Refuse collection	6,122,676	5,375,425	-	-	5,375,425
Transit system	5,064,099	476,406	2,033,332	-	2,509,738
Salt	156,888	103,328	-	-	103,328
Total business-type activities	50,172,898	45,915,593	2,241,789	17,251,054	65,408,436
Total primary government	$ 181,117,772	$ 65,646,925	$ 29,605,462	$ 43,122,176	$ 138,374,563
Component units					
Dubuque Metropolitan Area Solid Waste Agency	$ 6,648,498	$ 8,560,540	$ 8,268	$ -	$ 8,568,808
Dubuque Initiatives and Subsidiaries	1,737,376	-	960,000	-	960,000
Dubuque Convention and Visitors Bureau	2,841,308	549,688	2,274,298	-	2,823,986
Total Component Units	$ 11,227,182	$ 9,110,228	$ 3,242,566	$ -	$ 12,352,794
General revenues					
Property taxes					
Local option sales tax					
Hotel motel tax					
Utility franchise fees					
Gaming					
Unrestricted investment earnings					
Miscellaneous					
Gain (loss) on disposal of capital assets					
Transfers					
Total general revenues and transfers					
Change in Net Position					
NET POSITION, BEGINNING, as previously presented					
Restatements					
Net position, beginning, as restated					
Net position, ending of year					

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF ACTIVITIES (continued)
FOR THE YEAR ENDED JUNE 30, 2025

Net (Expense) Revenue and Changes in Net Position					
Primary Government			Component Units		
Governmental Activities	Business-type Activities	Total	Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
(30,872,411)	-	(30,872,411)			
4,753,075	-	4,753,075			
(998,701)	-	(998,701)			
(13,679,414)	-	(13,679,414)			
(7,693,531)	-	(7,693,531)			
(6,729,562)	-	(6,729,562)			
(2,758,203)	-	(2,758,203)			
(57,978,747)	-	(57,978,747)			
-	6,198,350	6,198,350			
-	4,741,498	4,741,498			
-	7,279,370	7,279,370			
-	371,492	371,492			
-	(747,251)	(747,251)			
-	(2,554,361)	(2,554,361)			
-	(53,560)	(53,560)			
-	15,235,538	15,235,538			
$ (57,978,747)	$ 15,235,538	$ (42,743,209)			
			$ 1,920,310	$ -	$ -
			-	(777,376)	-
			-	-	(17,322)
			1,920,310	(777,376)	(17,322)
$ 47,278,366	$ -	$ 47,278,366	$ -		
12,588,620	-	12,588,620	-		
3,273,746	-	3,273,746	-		
5,369,898	-	5,369,898	-		
9,859,591	-	9,859,591	-		
8,293,425	2,375,715	10,669,140	819,135	461,238	25,019
3,243,585	1,267,387	4,510,972	-	77,884	
188,813	-	188,813	43,833	262,124	
(384,272)	384,272	-	-		
89,711,772	4,027,374	93,739,146	862,968	801,246	25,019
31,733,025	19,262,912	50,995,937	2,783,278	23,870	7,697
438,211,311	286,507,077	724,718,388	24,957,544	12,386,268	676,643
$ (2,181,729)	$ (442,055)	$ (2,623,784)	$ 70,956		
436,029,582	286,065,022	722,094,604	25,028,500		
467,762,607	305,327,934	773,090,541	27,811,778	12,410,138	684,340

CITY OF DUBUQUE, IOWA
BALANCE SHEET
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

		Special Revenue	
	General	Tax Incremental Financing	Community Development
ASSETS			
Cash and investments	$ 41,160,879	$ 23,341,748	$ 1,825,828
Receivables			
Property tax			
Delinquent	224,583	57,040	-
Succeeding year	26,542,315	-	-
Accounts and other	4,083,639	-	-
Special assessments	8,635	-	-
Accrued interest	695,871	329,542	-
Notes	2,328,426	-	3,144,953
Intergovernmental	2,096,526	-	1,097,211
Leases	27,740,837	-	-
Due from other funds	5,228,593	-	-
Inventories	203,895	-	177,770
Prepaid items	508,244	-	5,687
Restricted cash and investments	97,733	4,308,065	-
Total Assets	110,920,176	28,036,395	6,251,449
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	3,996,894	33,254	275,309
Accrued payroll	1,416,101	-	23,718
Intergovernmental payable	332,106	-	-
Due to other funds	-	-	-
Unearned revenue	4,224,073	-	-
Total Liabilities	9,969,174	33,254	299,027
DEFERRED INFLOW OF RESOURCES			
Unavailable revenues			
Succeeding year property tax	26,542,315	-	-
Lease related deferred inflows	26,892,631	-	-
Special assessments	8,635	-	-
Grants	1,069,165	-	652,376
Other	503,610	-	-
Total Deferred Inflows of Resources	55,016,356	-	652,376
FUND BALANCES			
Nonspendable			
Inventory	203,895	-	177,770
Long-term notes receivable	2,094,258	-	-
Prepaid items	508,244	-	5,687
Restricted			
Endowments	-	-	-
Library	-	-	-
Police	-	-	-
Veterans	-	-	-
Bond ordinance	-	4,334,273	-
Capital improvements	-	23,668,868	-
Franchise agreement	-	-	-
Special assessments	-	-	-
Iowa Finance Authority Trust	-	-	-
Community programs	-	-	5,101,105
Employee benefits	-	-	-
Committed, capital improvements	-	-	-
Assigned			
Dubuque Racing gaming/distribution	1,381,800	-	-
Cable equipment replacement	1,241,373	-	-
Unassigned	40,505,076	-	15,484
Total Fund Balances	45,934,646	28,003,141	5,300,046
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 110,920,176	$ 28,036,395	$ 6,251,449

See notes to financial statements.

Debt Service	Nonmajor Governmental Funds	Total
$ 5	$ 23,961,733	$ 90,290,193
2,247	17,259	301,129
285,870	3,027,607	29,855,792
-	272,773	4,356,412
-	556,394	565,029
-	105,360	1,130,773
-	1,210,883	6,684,262
-	6,823,651	10,017,388
-	-	27,740,837
-	-	5,228,593
-	966,691	1,348,356
-	145,981	659,912
-	20,604,849	25,010,647
288,122	57,693,181	203,189,323
-	3,887,525	8,192,982
-	112,867	1,552,686
-	931	333,037
-	5,036,256	5,036,256
-	-	4,224,073
-	9,037,579	19,339,034
285,870	3,027,607	29,855,792
-	-	26,892,631
-	545,355	553,990
-	5,527,627	7,249,168
328	2,516	506,454
286,198	9,103,105	65,058,035
-	966,691	1,348,356
-	-	2,094,258
-	145,981	659,912
-	170,349	170,349
-	1,172,197	1,172,197
-	3,291	3,291
-	232,018	232,018
-	-	4,334,273
-	31,839,382	55,508,250
-	78,892	78,892
-	11,014	11,014
-	1,830,307	1,830,307
-	1,317,551	6,418,656
-	13,184	13,184
-	4,113,786	4,113,786
-	-	1,381,800
-	-	1,241,373
1,924	(2,342,146)	38,180,338
1,924	39,552,497	118,792,254
$ 288,122	$ 57,693,181	$ 203,189,323

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CITY OF DUBUQUE, IOWA **EXHIBIT 3-1**

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET

TO THE STATEMENT OF NET POSITION

JUNE 30, 2025

Total fund balances - governmental funds		$ 118,792,254
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital, lease and subscription assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Cost of capital, lease and subscription assets	681,683,692	
Accumulated depreciation	(221,149,944)	
		460,533,748
Some of the City's revenues will be collected after year-end but are not available soon enough to pay for the current period's expenditures and therefore are unavailable in the funds. Those revenues consist of:		
Special assessments	553,990	
Grants and other	7,755,622	
		8,309,612
Pension and OPEB related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the government funds as follows:		
Deferred inflows of resources	(2,868,455)	
Deferred outflows of resources	14,622,398	
		11,753,943
Internal service funds are used by the City's management to charge the costs of equipment maintenance and self-insurance programs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		6,114,965
Internal service funds allocated to business-type activities		(556,078)
Some liabilities are not due and payable in the current period and therefore are not reported in the funds. Those liabilities consist of:		
General obligation bonds	(65,217,913)	
Tax increment financing bonds	(15,492,122)	
Loans payable	(2,664,172)	
Lease payable	(474,148)	
Subscription payable	(423,552)	
Deferred gain on debt refundings	(263,476)	
Accrued interest	(306,094)	
Compensated absences	(9,693,760)	
Net pension liability	(39,170,088)	
Total OPEB liability	(3,480,512)	
		(137,185,837)
Net position of governmental activities		$ 467,762,607

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General	Special Revenue: Tax Incremental Financing	Special Revenue: Community Development
REVENUES			
Taxes	$ 41,749,799	$ 17,703,106	$ -
Special assessments	-	-	3,500
Licenses and permits	2,671,669	-	-
Intergovernmental	15,874,746	-	3,443,684
Charges for services	16,556,457	-	-
Fines and forfeits	262,474	-	-
Investment earnings	5,936,120	987,131	122,100
Contributions	1,006,834	573,327	54,071
Gaming	9,859,591	-	-
Miscellaneous	2,517,914	-	36,838
Total Revenues	96,435,604	19,263,564	3,660,193
EXPENDITURES			
Current			
Public safety	39,516,326	-	-
Public works	9,380,432	-	764
Health and social services	1,198,214	-	-
Culture and recreation	15,542,792	-	102,387
Community and economic development	6,057,139	3,756,110	2,342,116
General government	11,437,430	-	421
Debt service			
Principal	836,521	-	
Interest and fiscal charges	71,751	-	-
Capital projects	10,336,379	-	2,074,510
Total Expenditures	94,376,984	3,756,110	4,520,198
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,058,620	15,507,454	(860,005)
OTHER FINANCING SOURCES (USES)			
Issuance of debt	301,895	-	-
Premium on bonds	-	-	-
Transfers in	2,718,407	-	487,871
Transfers out	(5,203,602)	(4,571,094)	-
Insurance recovery	18	-	-
Sales of capital assets	171,045	-	-
Total Other Financing Sources (Uses)	(2,012,237)	(4,571,094)	487,871
NET CHANGE IN FUND BALANCES	46,383	10,936,360	(372,134)
FUND BALANCES, BEGINNING	45,888,263	17,066,781	5,672,180
FUND BALANCES, ENDING	$ 45,934,646	$ 28,003,141	$ 5,300,046

See notes to financial statements.

Debt Service	Nonmajor Governmental Funds	Total
$ 299,323	$ 8,755,478	$ 68,507,706
-	39,769	43,269
-	-	2,671,669
-	24,910,945	44,229,375
-	117,706	16,674,163
-	-	262,474
74,535	957,518	8,077,404
-	748,938	2,383,170
-	-	9,859,591
-	905,087	3,459,839
373,858	36,435,441	156,168,660
-	6,044	39,522,370
-	7,992,470	17,373,666
-	-	1,198,214
-	71,501	15,716,680
-	8,819,129	20,974,494
-	1,087,218	12,525,069
4,897,581	34,387	5,768,489
2,685,206	72,997	2,829,954
-	24,892,866	37,303,755
7,582,787	42,976,612	153,212,691
(7,208,929)	(6,541,171)	2,955,969
-	22,695,772	22,997,667
-	334,435	334,435
12,986,051	4,929,483	21,121,812
(5,620,671)	(7,004,116)	(22,399,483)
-	-	18
-	30,477	201,522
7,365,380	20,986,051	22,255,971
156,451	14,444,880	25,211,940
(154,527)	25,107,617	93,580,314
$ 1,924	$ 39,552,497	$ 118,792,254

CITY OF DUBUQUE, IOWA **EXHIBIT 4-1**

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2025

Net change in fund balances - total governmental funds		$ 25,211,940
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense. In the current period, these amounts are:		
Capital assets expended in governmental funds	30,466,396	
Transfers of capital assets to enterprise funds	(3,242,176)	
Contributions from developers	1,895,952	
Depreciation and amortization expense	(12,266,293)	
		16,853,879
In the statement of activities, only the gain or loss on the sale of capital assets is reported, whereas in the governmental funds, the entire proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balances by the book value of the asset being disposed.		(12,709)
Because some revenues will not be collected for several months after the City's fiscal year ends, they are not considered "available" revenues and are deferred in the governmental funds. Deferred inflows of resources increased (decreased) by these amounts this year:		
Special assessments	(43,075)	
Grants and other	4,562,966	
		4,519,891
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but it reduces long-term liabilities in the statement of net position and does not affect the statement of activities. Also, governmental funds report the effect of issuance discounts and premiums when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Debt issuances including premium	(23,332,100)	
Debt repayments	5,768,489	
		(17,563,611)
Some items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These items consist of:		
Increase in accrued interest	(70,980)	
Amortization of bond discount/premium	137,413	
Decrease in compensated absences	386,799	
Deferred amount on debt refundings	(37,640)	
Pension adjustment	1,062,902	
OPEB adjustment	213,309	
Total additional expenses		1,691,803
Internal service funds are used by management to charge the costs of certain activities to individual funds. The change in net position of the internal service funds is reported with governmental activities.		1,031,832
Change in net position of governmental activities		$ 31,733,025

See notes to financial statements.

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	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
ASSETS			
CURRENT ASSETS			
Cash and investments	$ 2,592,969	$ 13,337,338	$ 23,961,472
Receivables			
Accounts	2,042,743	1,851,762	644,143
Accrued interest	67,786	95,515	202,652
Intergovernmental	489,217	-	899,883
Leases	-	95,757	-
Special assessments	20,280	26,562	12,962
Due from other funds	-	-	-
Prepaid items	58,208	32,559	14,128
Inventories	223,002	1,601,367	-
Total Current Assets	5,494,205	17,040,860	25,735,240
NONCURRENT ASSETS			
Restricted cash and investments	278,355	917,486	2,080,000
Lease receivable	-	721,409	-
Capital and lease assets			
Land	299,858	209,244	22,289,957
Buildings	72,304,722	11,165,162	-
Improvements to other than buildings	63,074,238	1,702,821	167,405,369
Machinery and equipment	39,747,404	76,314,099	1,987,480
Lease equipment	267,361	-	-
Construction in Progress	15,521,879	2,979,704	3,942,319
Accumulated Depreciation	(82,286,224)	(35,129,408)	(30,477,317)
Net Capital and Lease Assets	108,929,238	57,241,622	165,147,808
Total Noncurrent Assets	109,207,593	58,880,517	167,227,808
Total Assets	114,701,798	75,921,377	192,963,048
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	317,139	311,228	88,378
OPEB related deferred outflow	50,110	64,925	6,861
Total Deferred Outflows of Resources	$ 367,249	$ 376,153	$ 95,239

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

Business-type Activities-Enterprise Funds			
Parking Facilities	Nonmajor Enterprise Funds	Total	Governmental Activities - Internal Service Funds
$ 222,809	$ 6,819,194	$ 46,933,782	$ 8,017,872
310,401	590,500	5,439,549	215,345
11,148	89,485	466,586	84,840
-	273,785	1,662,885	-
-	-	95,757	-
-	39,912	99,716	-
-	-	-	-
28,560	75,432	208,887	25,026
-	-	1,824,369	238,019
572,918	7,888,308	56,731,531	8,581,102
181,319	420,178	3,877,338	-
-	-	721,409	-
3,208,558	36,000	26,043,617	-
62,750,935	11,878,948	158,099,767	-
4,788,571	1,482,404	238,453,403	-
2,308,059	12,853,832	133,210,874	171,014
-	-	267,361	-
1,419,151	-	23,863,053	15,891
(24,256,626)	(9,480,005)	(181,629,580)	(156,008)
50,218,648	16,771,179	398,308,495	30,897
50,399,967	17,191,357	402,907,242	30,897
50,972,885	25,079,665	459,638,773	8,611,999
92,291	571,593	1,380,629	121,177
25,773	81,507	229,176	-
$ 118,064	$ 653,100	$ 1,609,805	$ 121,177

	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	$ 2,146,201	$ 824,169	$ 1,015,751
Leases Payable	23,210	-	-
Accrued payroll	64,523	63,912	15,213
Due to other funds	-	-	-
General obligation bonds payable	717,675	830,094	693,657
Revenue bonds payable	-	390,000	3,350,000
Capital loan notes payable	3,522,096	890,564	2,430,000
Accrued compensated absences - current	29,798	26,201	5,925
OPEB liability	12,702	16,344	2,286
Accrued interest payable	110,525	35,859	128,533
Intergovernmental payable	59,007	47,448	18,183
Total Current Liabilities	6,685,737	3,124,591	7,659,548
NONCURRENT LIABILITIES			
Leases Payable	157,375	-	-
Loans payable	-	-	-
General obligation bonds payable	5,611,724	6,626,017	2,751,135
Revenue bonds payable	-	1,727,588	16,267,251
Capital loan notes payable	51,156,158	10,248,536	32,410,001
Accrued compensated absences	363,146	319,311	72,209
Net pension liability	727,894	774,434	162,541
Total OPEB liability	136,105	175,128	24,490
Total Noncurrent Liabilities	58,152,402	19,871,014	51,687,627
Total Liabilities	64,838,139	22,995,605	59,347,175
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	14,764	14,372	22,442
OPEB related deferred inflows	110,691	114,238	55,894
Leases related deferred inflows	-	783,630	-
Deferred amount on refunding	13,449	65,849	7,834
Total Deferred Inflows of Resources	138,904	978,089	86,170
NET POSITION			
Net investment in capital assets	53,940,654	36,703,343	107,426,109
Restricted by bond ordinance/development agreement	-	917,486	2,080,000
Unrestricted	(3,848,650)	14,703,007	24,118,833
Total Net Position	$ 50,092,004	$ 52,323,836	$ 133,624,942
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds.			
NET POSITION OF BUSINESS-TYPE ACTIVITIES			

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

Business-type Activities-Enterprise Funds			
Parking Facilities	Nonmajor Enterprise Funds	Total	Governmental Activities - Internal Service Funds
$ 43,603	$ 75,676	$ 4,105,400	$ 1,910,359
-	-	23,210	-
15,475	114,274	273,397	35,392
-	187,337	187,337	5,000
615,054	52,459	2,908,939	-
-	-	3,740,000	-
-	-	6,842,660	-
3,995	31,975	97,894	-
3,938	25,754	61,024	-
24,338	6,814	306,069	-
654	591	125,883	
707,057	494,880	18,671,813	1,950,751
-	-	157,375	-
-	-	-	-
2,180,283	2,104,235	19,273,394	-
-	-	17,994,839	-
-	-	93,814,695	-
48,686	389,675	1,193,027	-
205,287	1,320,369	3,190,525	257,456
42,195	275,954	653,872	-
2,476,451	4,090,233	136,277,727	257,456
3,183,508	4,585,113	154,949,540	2,208,207
17,861	67,652	137,091	410,004
37,710	200,796	519,329	-
-	-	783,630	-
-	-	87,132	-
55,571	268,448	1,527,182	410,004
47,361,855	15,034,663	260,466,624	-
181,319	-	3,178,805	-
308,696	5,844,541	41,126,427	6,114,965
$ 47,851,870	$ 20,879,204	304,771,856	$ 6,114,965
		556,078	
		$ 305,327,934	

CITY OF DUBUQUE, IOWA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
OPERATING REVENUES			
Charges for sales and services	$ 17,742,520	$ 13,168,000	$ 6,413,501
Other	63,773	684,331	410,639
Total Operating Revenues	17,806,293	13,852,331	6,824,140
OPERATING EXPENSES			
Employee expense	4,623,296	4,771,312	2,588,622
Utilities	925,573	1,116,518	38,511
Repairs and maintenance	1,870,529	475,853	51,627
Supplies and services	3,768,692	2,033,159	1,954,226
Insurance	199,173	177,578	39,205
Depreciation	3,622,002	1,417,390	2,629,675
Total Operating Expenses	15,009,265	9,991,810	7,301,866
OPERATING INCOME (LOSS)	2,797,028	3,860,521	(477,726)
NONOPERATING REVENUES (EXPENSES)			
Intergovernmental	568,892	-	8,006,331
Investment earnings	325,513	644,978	1,144,317
Contributions	35,010	89,163	600
Interest expense	(1,285,360)	(373,315)	(1,513,787)
Gain (loss) on disposal of assets	(8,417)	16,681	-
Net Nonoperating Revenues (Expenses)	(364,362)	377,507	7,637,461
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	2,432,666	4,238,028	7,159,735
Capital Contributions	4,169,565	1,845,363	1,680,235
Transfers In	276,665	255,793	6,168,497
Transfers Out	(142,884)	(142,884)	(6,279,312)
CHANGE IN NET POSITION	6,736,012	6,196,300	8,729,155
NET POSITION, BEGINNING, as previously presented	43,491,396	46,224,191	124,975,461
Restatements	$ (135,404)	$ (96,655)	$ (79,674)
Net position, beginning, as restated	$ 43,355,992	$ 46,127,536	$ 124,895,787
NET POSITION, ENDING	$ 50,092,004	$ 52,323,836	$ 133,624,942
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			
CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES			

See notes to financial statements.

Business-type Activities-Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Facilities	Nonmajor Enterprise Funds	Total	
$ 2,620,903	$ 5,951,729	$ 45,896,653	$ 15,490,105
103,383	5,261	1,267,387	218,611
2,724,286	5,956,990	47,164,040	15,708,716
1,046,930	6,569,461	19,599,621	1,314,565
314,178	135,147	2,529,927	36,888
192,903	1,353,738	3,944,650	63,645
594,286	1,843,944	10,194,307	13,846,368
13,186	179,182	608,324	681,796
1,049,814	1,102,161	9,821,042	20,728
3,211,297	11,183,633	46,697,871	15,963,990
(487,011)	(5,226,643)	466,169	(255,274)
-	2,033,332	10,608,555	-
102,841	96,708	2,314,357	273,146
80,589	-	205,362	-
(103,003)	(25,926)	(3,301,391)	-
7,246	3,430	18,940	8,283
87,673	2,107,544	9,845,823	281,429
(399,338)	(3,119,099)	10,311,992	26,155
983,763	-	8,678,926	-
-	2,586,726	9,287,681	893,399
(2,061,429)	(276,900)	(8,903,409)	-
(1,477,004)	(809,273)	19,375,190	919,554
49,370,163	21,777,510	285,838,721	5,195,411
$ (41,289)	$ (89,033)	$ (442,055)	$ -
$ 49,328,874	$ 21,688,477	285,396,666	$ 5,195,411
$ 47,851,870	$ 20,879,204	$ 304,771,856	$ 6,114,965
		(112,278)	
		$ 19,262,912	

	Business-type Activities-Enterprise Funds			
	Sewage Disposal Works	Water Utility	Stormwater Utility	Parking Facilities
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	$ 17,999,887	$ 12,800,087	$ 6,529,776	$ 2,608,501
Cash payments to suppliers for goods and services	(4,304,313)	(3,823,467)	(1,283,492)	(1,179,390)
Cash payments to employees for services	(4,690,742)	(4,932,752)	(2,633,794)	(1,089,942)
Other operating receipts	63,773	684,331	410,639	103,383
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	$ 9,068,605	$ 4,728,199	$ 3,023,129	$ 442,552
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers from other funds	276,665	255,793	6,168,497	-
Transfers to other funds	(142,884)	(142,884)	(6,279,312)	(2,061,429)
Proceeds from interfund balances	-	-	-	-
Payment of interfund balances	-	-	417,467	-
Contributions	35,010	89,163	600	80,589
Intergovernmental grant proceeds	79,675	-	7,117,808	-
NET CASH PROVIDED BY (USED FOR) NONCAPITAL FINANCING ACTIVITIES	248,466	202,072	7,425,060	(1,980,840)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Proceeds from sale of capital assets	(8,417)	16,681	-	7,246
Acquisition and construction of capital assets	(12,001,557)	(816,710)	(1,261,952)	(109,473)
Proceeds from issuance of debt	4,179,080	-	5,000	-
Payment of debt	(4,467,593)	(1,920,851)	(6,534,462)	(599,312)
Interest paid	(1,308,564)	(446,149)	(1,618,217)	(101,358)
NET CASH PROVIDED (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	(13,607,051)	(3,167,029)	(9,409,631)	(802,897)
CASH FLOWS PROVIDED BY INVESTING ACTIVITIES				
Interest received	438,002	576,083	1,207,998	111,105
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(3,851,978)	2,339,325	2,246,556	(2,230,080)
CASH AND CASH EQUIVALENTS, BEGINNING	$ 6,723,302	$ 11,915,499	$ 23,794,916	$ 2,634,208
CASH AND CASH EQUIVALENTS, ENDING	$ 2,871,324	$ 14,254,824	$ 26,041,472	$ 404,128

See notes to financial statements

CITY OF DUBUQUE, IOWA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2025

Business-type Activities-Enterprise Funds		Governmental Activities - Internal Service Funds
Nonmajor Enterprise Funds	Total	
$ 6,006,498	$ 45,944,749	$ 15,991,614
(3,938,960)	(14,529,622)	(15,784,935)
(6,671,407)	(20,018,637)	(1,513,193)
5,261	1,267,387	218,611
$ (4,598,608)	$ 12,663,877	$ (1,087,903)
2,586,726	9,287,681	893,399
(276,900)	(8,903,409)	-
187,337	187,337	(159,473)
-	417,467	-
-	205,362	-
3,673,615	10,871,098	-
6,170,778	12,065,536	733,926
3,430	18,940	8,283
(1,676,790)	(15,866,482)	(15,891)
1,329,753	5,513,833	-
(169,448)	(13,691,666)	-
(23,892)	(3,498,180)	-
(536,947)	(27,523,555)	(7,608)
97,179	2,430,367	280,811
1,132,402	(363,775)	(80,774)
$ 6,106,970	$ 51,174,895	$ 8,098,646
$ 7,239,372	$ 50,811,120	$ 8,017,872

	Business-type Activities-Enterprise Funds			
	Sewage Disposal Works	Water Utility	Stormwater Utility	Parking Facilities
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES				
Operating income (loss)	$ 2,797,028	$ 3,860,521	$ (477,726)	$ (487,011)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities				
Depreciation	3,622,002	1,417,390	2,629,675	1,049,814
Noncash lease revenue	-	(109,927)	-	-
Change in assets and liabilities				
(Increase) decrease in receivables	257,367	(367,913)	116,275	(12,402)
(Increase) decrease in inventories and prepaid items	45,993	(368,290)	11,744	(28,560)
(increase) decrease in lease receivables	-	90,050	-	-
Increase (decrease) in accounts payable	2,415,901	378,783	789,639	(36,277)
(Decrease) increase in accrued liabilities	28,333	(53,589)	(18,748)	(15,062)
Increase in net pension liability	(167,050)	(176,745)	(59,186)	(61,429)
(Increase) in deferred outflows - pension related	96,445	90,482	35,743	34,230
Decrease (increase) in deferred outflows - OPEB related	(26,688)	(9,052)	(3,592)	6,035
(Decrease) increase in deferred inflows - pension related	(14,376)	(14,386)	4,437	(92)
Increase (decrease) in deferred inflows - OPEB related	239	(2,529)	(5,687)	6,532
Increase in deferred amount on refunding	(2,240)	(10,975)	(1,306)	-
(Decrease) increase in total OPEB liability	15,651	4,379	1,861	(13,226)
Total Adjustments	6,271,577	867,678	3,500,855	929,563
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	9,068,605	4,728,199	3,023,129	442,552
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE COMBINED STATEMENT OF NET POSITION				
Cash and investments, current and restricted	2,871,324	14,254,824	26,041,472	404,128
Less items not meeting the definition of cash equivalents	-	-	-	-
Cash and cash equivalents at end of the year	$ 2,871,324	$ 14,254,824	$ 26,041,472	$ 404,128
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Contribution of capital assets from outside sources	2,322,840	1,584,600	1,529,310	-
Amortization of bond discount (premium)	31,154	69,783	89,164	14,515
Net acquisition of capital assets through accounts and retainage payable	(1,393,095)	136,291	-	-
Contributions of capital assets from Governmental Activities	1,846,725	260,763	150,925	983,763

See notes to financial statements

Business-type Activities-Enterprise Funds		Governmental Activities - Internal Service Funds
Nonmajor Enterprise Funds	Total	
$ (5,226,643)	$ 466,169	$ (255,274)
1,102,161	9,821,042	20,728
-	(109,927)	-
54,769	48,096	501,509
(36,750)	(375,863)	(41,807)
-	90,050	-
(390,199)	3,157,847	(1,114,431)
78,378	19,312	1,683
(345,801)	(810,211)	(150,652)
185,660	442,560	50,204
18,355	(14,942)	-
(6,559)	(30,976)	(99,863)
(4,642)	(6,087)	-
-	(14,521)	-
(27,337)	(18,672)	-
628,035	12,197,708	(832,629)
(4,598,608)	12,663,877	(1,087,903)
7,239,372	50,811,120	8,017,872
-	-	-
$ 7,239,372	$ 50,811,120	$ 8,017,872
-	5,436,750	-
763	205,379	-
-	(1,256,804)	-
-	3,242,176	-

CITY OF DUBUQUE, IOWA **EXHIBIT 8**
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
JUNE 30, 2025

	Custodial Funds
ASSETS	
Cash and investments	$ 156,061
Total Assets	156,061
LIABILITIES	
Unearned revenue	154,541
Total Liabilities	154,541
NET POSITION	
Restricted	1,520
Total Net Position	$ 1,520

See notes to financial statements

CITY OF DUBUQUE, IOWA **EXHIBIT 9**
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Custodial Funds
ADDITIONS	
Other	$ 23,861
DEDUCTIONS	
Payment to individuals, organization, or other agencies	57,623
Total Deductions	57,623
CHANGE IN NET POSITION	(33,762)
NET POSITION, BEGINNING	35,282
NET POSITION, ENDING	$ 1,520

See notes to financial statements

The notes to financial statements contain a summary of significant accounting policies and other notes considered necessary for an understanding of the financial statements of the City and are an integral part of this report. The index to the notes is as follows:

1. Summary of Significant Accounting Policies
2. Deficit Fund Balance and Deficit Fund Net Positon
3. Cash on Hand, Deposits, and Investments
4. Notes Receivable
5. Interfund Balances and Transfers
6. Capital Assets
7. Long-Term Debt
8. Risk Management
9. Commitments and Contingent Liabilities
10. Other Postemployment Benefits (OPEB)
11. Employee Pension Plans
12. Landfill Closure and Postclosure Care
13. Leases Where City is Lessor
14. Subsequent Events
15. Prospective Accounting Pronouncements
16. Tax Abatements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City of Dubuque, Iowa, is a municipal corporation governed by an elected mayor and a six-member council. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City has no blended component units. The discretely presented component units are reported in separate columns in the government-wide financial statements to emphasize that they are legally separate from the City.

Discretely Presented Component Units

The Dubuque Metropolitan Area Solid Waste Agency was created under the provisions of Chapter 28E of the Code of Iowa by the City of Dubuque and Dubuque County. The purpose of the Agency is to provide solid waste management for the Dubuque metropolitan area. The City appoints a voting majority of the Agency's governing board and has authority over those persons responsible for the day-to-day operations of the Agency. The Agency has a June 30 year end. During the year ended June 30, 2025, $1,109,529 of the Dubuque Metropolitan Area Solid Waste Agency's charges for services were related to services provided to the City of Dubuque.

Dubuque Initiatives and Subsidiaries is a non-profit corporation organized under the laws of Iowa and Section 501(c)(3) of the Internal Revenue Code. The Organization was created to render service to the City Council of the City of Dubuque, Iowa, on matters of community interest. The Organization's articles require that its board members include two city council members, the mayor, and the city manager of the City of Dubuque, Iowa; and in the event of dissolution, any assets or property of the Organization be transferred to the City of Dubuque, Iowa. During the fiscal year 2008, the City of Dubuque, Iowa guaranteed debt issued by Dubuque Initiatives and Subsidiaries for the rehabilitation of the Roshek Building. The Organization has a December 31 year end.

Dubuque Convention and Visitors Bureau is a non-profit corporation organized under the laws of Iowa and Section 501(c)(3) of the Internal Revenue Code. The Organization's purpose is to strengthen the Dubuque area economy by competitively marketing the area as a destination for conventions, tour groups, sporting events and individual travelers. The Organization's articles require that its board members include one City Council member, the City of Dubuque Mayor and the City Manager. In the event of dissolution, any assets or property of the Organization shall be distributed to the City of Dubuque, Iowa after paying or making provision for the payment of all liabilities of the Corporation. The City collects hotel/motel taxes and forwards 50% to the CVB as the primary source of funds for its operations. The CVB has a June 30 year end.

Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau present their financial information in accordance with the Financial Accounting Standards Board (FASB).

Complete financial statements for the Component Units may be obtained from the City of Dubuque's Finance Department for the Dubuque Metropolitan Area Solid Waste Agency and Dubuque Area Convention and Visitors Bureau, and the Economic Development Office for Dubuque Initiatives and Subsidiaries. These offices are located at: City Hall, 50 West 13th Street, Dubuque, Iowa 52001.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions:

City of Dubuque Conference Board
Dubuque County E-911 Committee
Dubuque Drug Task Force

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services. Likewise, the *primary government* is reported separately from the legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions, and interest restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter is excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period (year-end).

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, interest, special assessments, and grants are susceptible to accrual. Sales taxes are considered measurable and available at the time the underlying transaction occurs, provided they are collected by the City within 60 days after year-end. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Tax Increment Financing Fund* is used to account for the receipt of property taxes, for the payment of projects within the tax increment financing district, and for the payment of remaining principal and interest costs on the tax increment financing districts' long-term debt service.

The *Community Development Fund* is used to account for the use of Community Development Block Grant funds as received from federal and state governmental agencies.

The *Debt Service Fund* is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

The City reports the following major proprietary funds:

The *Sewage Disposal Works Fund* is used to account for the operations of the City's sewage disposal works and services.

The *Water Utility Fund* is used to account for the operations of the City's water facilities and services.

The *Stormwater Utility Fund* is used to account for the operations of the City's stormwater services.

The *Parking Facilities Fund* is used to account for the operations of the City-owned parking ramps and other parking facilities.

Additionally, the City reports the internal service fund type. *Internal service funds* are used to account for general, garage, stores/printing, health insurance, and worker's compensation insurance services provided by one department to other departments of the City on a cost-reimbursement basis. These funds cannot be used to support City activities.

Fiduciary funds, including the custodial funds, use the *economic resources measurement focus* and the *full accrual basis of accounting*. The City reports Custodial Funds to account for assets held by the City for assets obtained in police seizures.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Exceptions to this general rule are charges between the City's water and sewer function and various other functions of the City. Eliminations of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position/Fund Balance

Deposits and Investments

The City's cash, investments, and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The cash balances of most City funds are pooled and invested. Interest earned on investments is recorded in the General Fund unless otherwise provided by law. Investments are stated at fair value except for the investment in the Iowa Public Agency Investment Trust and non-negotiable certificates of deposit which are valued at amortized cost.

For purposes of the Statement of Cash Flows, all short-term cash investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash and, at the day of purchase, have a maturity date no longer than three months.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at year-end are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

Property tax receivable is recognized in the funds on the levy or lien date, which is the date that the tax asking is certified by the City to the County Board of Supervisors.

Current year delinquent property tax receivable represents taxes collected by the County but not remitted to the City at June 30, 2025, and 2025 unpaid taxes. The succeeding year property tax receivable represents taxes certified by the City to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year.

By statute, the City is required to certify its budget to the County Auditor by March 31 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow of resources in both the government- wide and fund financial statements and will not be recognized as revenue until the year for which it is levied.

Property taxes are levied as of July 1 on property values assessed as of January 1 of the previous year. The tax levy is divided into two billings. The billings are due September 1 and March 1. On September 30 and March 31, the bill becomes delinquent, and penalties and interest may be assessed by the City.

Special assessment receivable represents the amounts due from individuals for work done which benefits their property. These assessments are payable by individuals in not less than ten nor more than twenty annual installments. Each annual installment with interest on the unpaid balance is due on September 30 and is subject to the same interest and penalties as the other tax.

Inventories and Prepaid Items

Inventories included in the governmental funds are valued at cost using the first-in first-out (FIFO) method. The costs of governmental fund inventories are recorded as expenditures when consumed rather than when purchased.

Inventories of materials and supplies in the enterprise funds are determined by actual count and priced on the FIFO method.

Inventories included in internal service funds are stated at cost and consist of consumable supplies. The cost of these supplies is recorded as an expense at the time they are removed from inventory for use.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The costs of governmental fund prepaids are recorded as expenditures when consumed rather than when purchased.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Restricted Assets

Certain proceeds of the City's enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. The "revenue bond operating" account is used to report resources set aside to subsidize potential deficiencies from the enterprise fund's operation that could adversely affect debt service payments. The "revenue bond sinking" account is used to segregate resources accumulated for debt service payments over the next twelve months. The "revenue bond reserve" account is used to report resources set aside to make up potential future deficiencies in the revenue bond sinking account.

Certain assets of the special revenue funds and capital project funds are classified as restricted assets because their use is limited by debt agreement, the City's cable television franchise agreement, or Iowa Finance Authority housing program agreement.

Certain assets of the Dubuque Metropolitan Area Solid Waste Agency are classified as restricted assets because their use is restricted by state statute for certain specified uses.

Capital, Lease and Subscription Assets

Capital assets, lease assets and subscription assets, which include property, plant, equipment, intangibles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide statement of net position and in the proprietary funds statement of net position. Capital assets are defined by the government as assets with an initial, individual cost of more than $100,000 for infrastructure and intangible assets, $20,000 for building assets, and $10,000 for the remaining assets including lease assets and subscription assets, and an estimated useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repair not adding to the value of the asset or materially extending asset lives are not capitalized. All of the City’s infrastructure has been recorded, including infrastructure acquired prior to June 30, 1980.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the primary government, as well as the component units, are depreciated or amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	40 to 125
Improvements other than buildings	15 to 50
Machinery and equipment	2 to 30
Infrastructure and intangibles	2 to 75

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases - Lessor

The City is a lessor in leases of real estate and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide, proprietary, and governmental fund financial statements. For regulated lessor contracts, the City recognizes inflows of resources (revenues) based on the payment provisions of the lease contract.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines 1) the discount rate it uses to discount the expected lease receipts to present value 2) lease term, and 3) lease receipts. The City uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee. The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

Compensated Absences

The City allows employees to accumulate a limited amount of earned but unused vacation and sick pay benefits. Vacation pay is payable to employees upon retirement or termination. Sick pay is payable only upon retirement, in which event, employees with twenty years or more of service are paid 100% of their accrued sick leave balance over a five year period. All vacation pay and applicable sick pay benefits are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Leases - Lessee

The City is a lessee in leases of real estate, buildings, and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide and proprietary financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Key estimates and judgments related to leases include how the City determines 1) the discount rate it uses to discount the expected lease payments to present value 2) lease term, and 3) lease payments. The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise. The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Subscription-based Information Technology Agreements (SBITAs)

The City is a subscriber to various information technology agreements. The City recognizes a subscription liability and an intangible right-to-use subscription asset (subscription asset) in the government-wide and proprietary financial statements.

At the commencement of a subscription, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying asset.

Key estimates and judgments related to subscriptions include how the City determines 1) the discount rate it uses to discount the expected subscription payments to present value 2) subscription term, and

3) subscription payments. The City uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for subscriptions. The subscription term includes the noncancellable period of the Subscription. Subscription payments included in the measurement of the subscription liability are composed of fixed payments. The City monitors changes in circumstances that would require a remeasurement of its subscription and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Subscription assets are reported with capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, and deferred amounts on refunding are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of the Iowa Public Employees' Retirement System and the Municipal Fire and Police Retirement System (Systems') and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems'. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For the governmental activities, the net pension liability is generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

Total OPEB Liability

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB, deferred inflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. For the governmental activities, the total OPEB liability is generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

Deferred Inflows of Resources

Deferred inflows of resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

resources consist of property tax receivable and other receivables not collected within sixty days after year end.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax and tax increment financing receivable that will not be recognized as revenue until the year for which they are levied, and unrecognized items not yet charged to pension, OPEB, and lease revenue.

Net Position/Fund Balance

The Dubuque Metropolitan Area Solid Waste Agency's restricted net position represents outside third-party restrictions and amounts restricted for minority interest of the Agency. The Agency is restricted to using certain amounts for purposes specified by state statute. The net position restricted for minority interest is calculated at 22.7% of unrestricted net position, based on the 1976 revenue bond resolution authorizing the issuance of revenue bonds for the construction of the landfill.

In the government-wide and proprietary fund financial statements, net position is displayed in three components as follows:

- Net investment in capital assets: This consists of capital, lease and subscription assets, net of accumulated depreciation and amortization, less the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. Unspent debt proceeds were $19,946,546 for the governmental activities and $1,048,995 for business-type activities.

- Restricted: This consists of net position that is legally restricted by outside parties or by law through constitutional provisions or enabling legislation. Net position restricted through enabling legislation as of June 30, 2025 consists of $13,184 for employee benefits. All other restrictions are by outside parties through grants, debt agreements or donors.

- Unrestricted: This consists of net position that does not meet the definition of restricted or net investment in capital assets.

In the governmental fund financial statements, fund balances are classified as follows:

- Nonspendable: Nonspendable fund balances cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact.

- Restricted: Restricted fund balances are restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantor or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- Committed: Committed fund balances can be used only for specific purposes determined pursuant to constraints formally imposed by the City Council through resolution approved prior to year-end. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by resolution.

- Assigned: Assigned fund balances contain self-imposed constraints of the government to be used for a particular purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority. The City Council has by resolution delegated the authority to the City Manager, and Director of Finance and Budget.

- Unassigned: Unassigned fund balances are amounts not included in the other spendable classifications. Positive unassigned fund balance amount is only appropriate in the general fund. However in governmental funds, other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

The budget guideline of the City of Dubuque maintains a General Fund working balance or operating reserve of 20% of the total General Fund operating revenue requirements. An operating reserve or working balance must be carried into a fiscal year to pay operating costs until tax money, or other anticipated revenue is received.

The State of Iowa recommends a reasonable amount for a working balance as (a) anticipated revenues for the first three months of the fiscal year, less anticipated expenditures or (b) 5% of the total General Fund operating budget, excluding fringes and tort liability expenses.

The City's rating agency, Moody's Investor Service, recommends a reserve balance of at least 10% for "A" rated cities. This is based on the fact that a large portion of the revenue sources are beyond the City's control and therefore uncertain.

None of the City's policies qualify as stabilization arrangements.

Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Required Supplementary Information.

Other Significant Accounting Policies

Other significant accounting policies are set forth in the financial statements and the notes thereto.

Implementation of GASB Statement No. 101

During the current year, the City implemented GASB Statement No. 101, Compensated Absences. In addition to the value of the unused vacation time owed to employees upon separation of employment, the City now recognizes an estimated sick leave earned as of year-end that will be used by the employees as time off in future years as part of the liability for compensated absences. The effects of the change in accounting principle are summarized below in the "Restatement - GASB 101 Implementation" column in the table below.

	Net position 06/30/2024 as previously reported	Restatement - GASB 101 implementation	Net position 06/30/2024 as restated
Government-wide			
Government activities	$438,211,311	$(2,181,729)	$436,029,582
Business-type activities	286,507,077	(442,055)	286,065,022
Total government-wide	$724,718,388	$(2,623,784)	$722,094,604
Proprietary Funds			
Enterprise Funds			
Major Funds:			
Sewer Fund	43,491,396	(135,404)	43,355,992
Water Fund	46,224,191	(96,655)	46,127,536
Stormwater Fund	124,975,461	(79,674)	124,895,787
Parking Fund	49,370,163	(41,289)	49,328,874
Non Major Enterprise Funds	21,777,510	(89,033)	21,688,477
Total enterprise funds	$285,838,721	$(442,055)	$285,396,666
Internal service funds	$5,195,411	$—	$5,195,411
Discretely presented component units			
DMASWA	$24,957,544	$70,956	$25,028,500

NOTE 2 – DEFICIT FUND BALANCE AND DEFICIT FUND NET POSITION

The following funds had a deficit net position/fund balance amount as of June 30, 2025:

Nonmajor Governmental Fund:	
Airport Construction Fund	2,342,146
Nonmajor Enterprise Fund	
Refuse Fund	273,424
Internal Service Fund:	
General Service	358,126
Garage Service	189,970
Stores/Printing	5,934

The Debt Service Fund and Airport Construction Fund deficits will be addressed the next fiscal year with additional transfers to the fund. The Refuse fund will be addressed the next fiscal year with additional transfers, and rate adjustments. The General Service Fund, Garage Service Fund and Printing/Shop Fund deficits will be addressed during next fiscal year's reallocation of expenses.

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS

Cash on Hand. Cash on hand represents authorized change funds and petty cash funds used for current operating purposes. The carrying amount at year-end was $14,461 for the City and $1,200 for the Dubuque Metropolitan Area Solid Waste Agency.

Deposits. At year-end, the City's carrying amount of deposits was $144,728,843, and the bank balance was $149,937,063. The City's deposits in banks at June 30, 2025, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The carrying amount of deposits for the Dubuque Metropolitan Area Solid Waste Agency was $20,107,567 and the bank balance was $21,195,714. The Agency's deposits in banks at June 30, 2025, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa.

Investments. As of June 30, 2025, the City had the following investments and maturities. (The City assumes callable bonds will not be called):

	Investment Maturities (In Years)				
Investment Type	Less Than 1	1 to 5	6 to 10	More than 10	Total
Money Market Funds - U.S. Treasury	$ 958,793				$ 958,793
U.S. Treasury Securities	2,609,229	4,026,351	1,322,139		7,957,719
Federal Agency Obligations	5,468,655	7,077,269	959,576	7,032,851	20,538,351
Corporate Stock	87,726				87,726
	$ 9,124,403	$ 11,103,620	$ 2,281,715	$ 7,032,851	$ 29,542,589

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

The City and the Dubuque Metropolitan Solid Waste Agency are authorized by state statute to invest public funds in obligations of the United States government, its agencies and instrumentality's; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

Corporate stock was donated in 1957 to the City to establish the Ella Lyons Peony Trail Permanent Trust Fund.

The City uses the fair value hierarchy established by generally accepted accounting principles based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

All of the City's investments, except for U.S. Treasury Securities, Federal Agency Obligations, and Managed Accounts L/T CD which were valued by the custodians of the securities using pricing models based on credit quality, time to maturity, stated interest rates, and market-rate assumptions (Level 2 inputs), were determined using the last reported sales price at current exchange rates. (Level 1 inputs)

Interest Rate Risk. The City's investment policy limits the investments of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in instruments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit Risk. The City's investment policy limits investments in commercial paper and other corporate debt to the top two highest classifications. The City did not invest in any commercial paper or other corporate debt during the year. The City's investments in Money Market Funds and US Agencies were rated AAA by Standard & Poor's.

Concentration of Credit Risk. The City's investment policy does not allow for a prime bankers' acceptance or commercial paper and other corporate debt balances to be greater than ten percent of its total deposits and investments. The policy also limits the amount that can be invested in a single issue to five percent of its total deposits and investments. The City held no such investments during the year.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's deposits are entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Custodial Credit Risk – Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City had no custodial risk with regards to investments, since all investments were held by the City or its agent in the City's name.

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

Due to legal and budgetary reasons, the General Fund is assigned a portion of the investment earnings associated with other funds. These funds are the employee benefits, community development, road use tax, cable TV, general construction, transit system, general service, garage service, and stores/printing funds.

A reconciliation of cash and investments as shown on the government-wide statement of net position for the primary government and statement of fiduciary assets and liabilities follows:

Cash on hand	$	14,461
Carrying amount of deposits		144,728,843
Carrying amount of investments		29,542,589
Total	$	174,285,893

Government-wide		
Cash and investments	$	145,241,847
Cash and investments - restricted		28,887,985
Fiduciary		
Cash and investments		156,061
Total	$	174,285,893

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Metropolitan Solid Waste Agency follows:

Cash on hand	$	1,200
Carrying amount of deposits		20,107,567
Total	$	20,108,767

Cash and investments	$	13,813,408
Cash and investments - restricted		6,295,359
Total	$	20,108,767

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Initiatives and Subsidiaries (December 31, 2024) follows:

Deposits	$	5,435,713
Beneficial interest in assets held by others		320,607
Total	$	5,756,320

Cash and investments	$	5,435,713
Cash and investments-restricted		320,607
Total	$	5,756,320

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Convention and Visitors Bureau (June 30, 2025) follows:

Deposits	$ 1,894,554
Total	$ 1,894,554
Cash and investments	$ 1,576,394
Cash and investments-restricted	318,160
Total	$ 1,894,554

NOTE 4 - NOTES RECEIVABLES

The City provides low interest and no interest loans to promote economic and community development, provide opportunities for home ownership to low- and moderate-income citizens and improve rental properties for low-income citizens. Loans may contain a forgivable portion if recipient meets specific conditions such as job creation for economic development or residency requirements community development. Loans are secured by mortgage liens against the property.

At June 30, 2025 the City had the following notes receivable.

	Original Balance	Interest Rate	Issued	Maturity	Balance	Current Portion
Downtown Rehabilitation Loan Program						
Judy Davison	$ 300,000	3 %	2020	12/1/2040	$ 284,000	$ -
Gronen Adaptive	300,000	2	2006	5/1/2036	106,513	9,068
CARich Properties, LLC	120,000	-	2020	9/1/2030	63,000	12,000
Franklin Investments, LLC	300,000	3	2021	4/1/2041	258,000	-
HJD Landlord LLC	466,000	3	2016	4/1/2036	356,798	28,300
Interstate Building LLP	300,000	3	2010	9/22/2030	120,621	21,537
Chadwick Block, LLC	340,000	-	2024	3/1/2030	269,167	56,667
Virtual Velocity	300,000	-	2025	11/1/2029	300,000	7,554
Downtown Housing Incentive Loan Caradco Landlord, LLC	4,500,000	3	2012	6/1/2030	2,313,767	233,166
					$ 4,071,866	$ 368,292

NOTE 4 – NOTES RECEIVABLE (continued)

	Interest Rate	Balance	Current Portion
Community Development Installment Loans Receivables Residential Rehabilitation Installment Loan Programs			
First Time Home Buyers	6 %	$ 160,086	$ 27,000
Homebuyers Assistance Program	6	797,674	104,000
Infill	-	20,421	3,607
RRP Reserve	-	92,353	13,000
Washington Neighborhood Revitalize	-	14,658	1,000
The Accessibility Rehabilitation Program (for rentals)	6	212,440	4,000
Iowa Finance Authority	-	1,210,882	41,253
HOME Program (1)	-	65,255	10,000
Historic Preservation Revolving Loan Fund/Historic Preservation			
Housing Forgivable Loan Program	6	2,223	1,000
MicroLending	-	36,404	3,000
		$ 2,612,396	$ 207,860

(1) Principal payments deferred if one tenant is low income

At December 31, 2024, Dubuque Initiatives and Subsidiaries had the following notes receivable:

Chadwick Block, 6.50%, unsecured, matures February 2030	$ 150,000
Dubuque Racing Association, unsecured, 3.50%, matures October 2043	3,835,461
Dubuque Racing Association, unsecured, no interest, matures October 2026	150,000
Virtual Velocity, secured, 7.00% matures August 2027	300,000
2400 Central Loan, secured, no interest, matures June 2030 (A)	50,000
1824 Central Loan, unsecured, no interest, matures October 2027	86,700
1828 Central Loan, unsecured, 6.00%, matures June 2027	38,556
Less: allowance for doubtful accounts	(86,768)
Total notes receivable	$ 4,523,949

(1) The note provides the ability to draw additional funds through June 2025. Throughout this period, interest only payments are required at 2.00%. Once all draws are complted, monthly payments will be required of $1,840.

NOTE 5 – INTERFUND BALANCES AND TRANSFERS

Interfund balances at June 30, 2025, include amounts due to/from other funds. Interfund balances are as follows:

	Due From Other Funds	Due To Other Funds
General Fund	$ 5,228,593	$ -
Nonmajor Governmental	-	5,036,256
Refuse Collection	-	187,337
Internal Service	-	5,000
	$ 5,228,593	$ 5,228,593

The outstanding balances due to the General Fund primarily represent temporary cash advances provided to various capital project funds—specifically for airport and general construction activities—to cover ongoing project expenditures pending the receipt of permanent financing or grant reimbursements. Additionally, minor balances owed by the refuse collection enterprise fund and internal service operations result from routine, year-end timing differences in the settlement of interfund billings for costs and supplies.

NOTE 5 – INTERFUND BALANCES AND TRANSFERS (continued)

Interfund transfers for the year ended June 30, 2025, consisted of the following:

	Transfers From									
Transfers to	General	Tax Increment Financing	Debt Service	Nonmajor Governmental	Sewer Disposal Works	Water Utility	Stormwater Utility	Parking Facilities	Nonmajor Enterprise	Total
General	$ -	$ 15,970	$ -	$2,401,495	$ 142,884	$ 142,884	$ 15,174	$ -	$ -	$ 2,718,407
Community Development	1	70,403	-	-	-	-	417,467	-	-	487,871
Debt Service	512,672	2,923,626	-	1,594,753	-	-	5,616,671	2,061,429	276,900	12,986,051
Nonmajor Governmental	960,428	1,561,095	-	2,407,960	-	-	-	-	-	4,929,483
Internal Service Funds	893,399	-	-	-	-	-	-	-	-	893,399
Sewage Disposal Works	45,314		-	1,351	-	-	230,000	-	-	276,665
Water Utility	255,793	-	-	-	-	-	-	-	-	255,793
Stormwater Utility	-	-	5,620,671	547,826	-	-	-	-	-	6,168,497
Parking Facilities	-	-	-	-	-	-	-	-	-	-
Nonmajor Enterprise	2,535,995	-	-	50,731	-	-	-	-	-	2,586,726
	$5,203,602	$ 4,571,094	$5,620,671	$ 7,004,116	$ 142,884	$ 142,884	$ 6,279,312	$2,061,429	$ 276,900	$31,302,892

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, and (4) fund capital projects.

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS

Capital, lease and subscription asset activity for the year ended June 30, 2025, was as follows:

Primary Government:

Governmental activities:

	Beginning Balance	Transfers In	Transfers Out	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:						
Land	$ 108,713,096	$ -	$ -	$ -	$ -	$ 108,713,096
Construction in Progress	25,824,791	-	(3,242,176)	1,637,066	-	24,219,681
Total Capital assets, not being depreciated	134,537,887	-	(3,242,176)	1,637,066	-	132,932,777
Capital and lease assets, being depreciated:						
Buildings	148,471,733	-	-	4,846,156	(100,176)	153,217,713
Improvements other than buildings	31,762,782	-	-	647,796	(31,390)	32,379,188
Machinery and equipment	58,807,495	-	-	8,015,644	(2,028,212)	64,794,927
Lease equipment	209,101	-	-	-	(55,894)	153,207
Lease real estate	208,093	-	-	301,895	-	509,988
Subscription asset	4,531,501	-	-	100,772	(76,889)	4,555,384
Infrastructure	276,524,915	-	-	16,802,498	-	293,327,413
Total capital and lease assets, being depreciated	520,515,620	-	-	30,714,761	(2,292,561)	548,937,820
Less accumulated depreciation and amortization for:						
Buildings	(55,316,686)	-	-	(2,606,300)	100,176	(57,822,810)
Improvements other than buildings	(16,274,174)	-	-	(1,067,266)	31,390	(17,310,050)
Machinery and Equipment	(36,206,224)	-	-	(3,360,316)	2,034,859	(37,531,681)
Lease equipment	(76,320)	-	-	(30,641)	55,893	(51,068)
Lease real estate	(62,427)	-	-	(87,737)	-	(150,164)
Subscription asset	(1,826,733)	-	-	(1,379,470)	76,889	(3,129,314)
Infrastructure	(101,562,631)	-	-	(3,748,233)	-	(105,310,864)
Total accumulated depreciation and amortization	(211,325,195)	-	-	(12,279,963)	2,299,207	(221,305,951)
Total capital and lease assets, being depreciated, net	309,190,425	-	-	18,434,798	6,646	327,631,869
Governmental activities capital and lease assets, net	$ 443,728,312	$ -	$ (3,242,176)	$ 20,071,864	$ 6,646	$ 460,564,646

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Business-type activities:

	Beginning Balance	Transfers In	Transfers Out	Increases	Decreases	Ending Balance
Capital and lease assets, not being depreciated:						
Land	$ 25,349,764	$ -	$ -	$ 693,853		$ 26,043,617
Construction in progress	12,865,516	3,242,176	-	7,967,830	(212,469)	23,863,053
Total Capital and lease assets,not being depreciated	38,215,280	3,242,176	-	8,661,683	(212,469)	49,906,670
Capital and lease assets, being depreciated / amortized:						
Buildings	158,052,767	-	-	47,000	-	158,099,767
Improvements other than buildings	231,886,259	-	-	6,567,144	-	238,453,403
Machinery and equipment	129,071,254	-	-	4,996,712	(857,092)	133,210,874
Lease equipment	267,361	-	-	-	-	267,361
Subscription asset	21,549	-	-	-	(21,549)	-
Total capital and lease assets, being depreciated / amortized	519,299,190	-	-	11,610,856	(878,641)	530,031,405
Less accumulated depreciation and amortization for:						
Buildings	(63,876,781)	-	-	(2,024,102)	-	(65,900,883)
Improvements other than buildings	(51,636,961)	-	-	(3,696,367)	-	(55,333,328)
Machinery and equipment	(57,070,368)	-	-	(4,071,959)	843,449	(60,298,878)
Lease equipment	(72,368)	-	-	(24,123)	-	(96,491)
Subscription asset	(17,059)	-	-	(4,489)	21,548	-
Total accumulated depreciation / amortization	(172,673,537)	-	-	(9,821,040)	864,997	(181,629,580)
Total capital and lease assets, being depreciated, net	346,625,653	-	-	1,789,816	(13,644)	348,401,825
Business-type activities capital and lease assets, net	$ 384,840,933	$ 3,242,176	$ -	$ 10,451,499	$ (226,113)	$ 398,308,495

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Depreciation and amortization expense was charged to functions/programs for the primary government as follows:

Governmental activities:		
Public safety	$	1,140,410
Public works		6,169,777
Health and social services		3,821
Culture and recreation		2,333,311
Community and economic development		149,735
General government		2,462,181
Capital assets held by the government's internal service funds are charged to various functions based on their usage of their assets		20,728
Total depreciation and amortization expense - governmental activities	$	12,279,963
Business-type activities:		
Sewage disposal works	$	3,622,002
Water utility		1,417,390
Stormwater utility		2,629,675
Parking facilities		1,049,814
Refuse collection		253,258
Salt		27,639
Transit system		821,264
Total depreciation and amortization expense - business-type activities	$	9,821,042

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Dubuque Metropolitan Area Solid Waste Agency (Component Unit):

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 2,737,804	$ -	$ -	$ 2,737,804
Construction in Progress	12,032	1,285,273	-	1,297,305
Total capital assets, not being depreciated	2,749,836	1,285,273	-	4,035,109
Capital assets, being depreciated:				
Buildings	566,523	-	-	566,523
Improvements to other than buildings	21,069,589	1,076,308	-	22,145,897
Machinery and equipment	5,190,082	698,593	(516,898)	5,371,777
Total capital assets, being depreciated	26,826,194	1,774,901	(516,898)	28,084,197
Less accumulated depreciation for:				
Buildings	(230,043)	(42,343)	-	(272,386)
Improvements to other than buildings	(9,211,233)	(800,501)	-	(10,011,734)
Machinery and equipment	(2,825,298)	(393,862)	515,661	(2,703,499)
Total accumulated depreciation	(12,266,574)	(1,236,706)	515,661	(12,987,619)
Total capital assets, being depreciated, net	14,559,620	538,195	(1,237)	15,096,578
Dubuque Metropolitan Area Solid Waste, capital assets	$ 17,309,456	$ 1,823,468	$ (1,237)	$ 19,131,687

Depreciation expense of $1,236,706 was charged to the Dubuque Metropolitan Area Solid Waste Agency.

NOTE 7 – LONG-TERM DEBT

General Obligation Bonds. The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. The original amount of general obligation bonds issued in prior years was $107,735,500. During fiscal year 2025, the City issued $22,595,000 of new general obligation bonds .

General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds generally are issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. General obligation bonds outstanding at June 30, 2025, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year
Corporate Purpose Series 2016A	4/4/2016	06/01/17-6/1/2035	2.00-3.75 %	$ 2,830,000	$ 1,615,000
Corporate Purpose Refunding Series 2016B	4/4/2016	06/01/16-6/1/2028	2.00-3.00	10,920,000	760,000
Corporate Purpose Series 2016C	4/4/2016	06/01/17-6/1/2035	2.00-3.13	4,145,000	2,425,000
Corporate Purpose Series 2017A	4/17/2017	06/01/18-6/1/2030	3.00	8,495,000	2,022,584
Corporate Purpose Refunding Series 2017B	4/17/2017	06/01/18-6/1/2030	3.00	9,745,500	3,820,000
Corporate Purpose Refunding Series 2017C	4/17/2017	06/01/18-6/1/2030	3.00-3.45	2,120,000	970,000
Corporate Purpose Series 2018A	3/19/2018	06/01/18-6/1/2031	3.00-4.00	4,950,000	2,515,988
Corporate Purpose Refunding Series 2018B	3/19/2018	06/01/18-6/1/2026	3.00-3.15	1,005,000	145,000
Corporate Purpose Series 2019A	6/20/2019	06/01/22-6/1/2039	3.00	2,240,000	1,960,000
Corporate Purpose Series 2019B	6/20/2019	06/20/20-6/1/2027	3.00	860,000	220,000
Corporate Purpose Refunding Series 2019C	7/3/2019	06/01/20-6/1/2032	3.00	4,240,000	2,125,000
Corporate Purpose Refunding Series 2021A	6/2/2021	06/01/22-6/1/2041	2.00	27,995,000	19,540,000
Corporate Purpose Refunding Series 2021B	6/2/2021	06/01/22-6/1/2036	2.00	12,535,000	8,870,000
Corporate Purpose Refunding Series 2022A	5/16/2022	06/01/22-6/1/2042	4.00-4.125	2,345,000	2,145,000
Corporate Purpose Refunding Series 2022B	5/16/2022	06/01/22-6/1/2042	4.00-4.70	7,220,000	7,055,000
Corporate Purpose 2023A	8/1/2023	08/01/23-06/01/2043	4.30-6.00	6,090,000	5,890,000
Corporate Purpose Series 2025A	03/04/2025	03/04/25-06/01/2044	4.00-5.00	6,420,000	6,420,000
Corporate Purpose Series 2025B	03/04/2025	03/04/25-06/01/2044	4.30-5.30	8,370,000	8,370,000
Corporate Purpose Series 2025C	03/04/2025	03/04/25-06/01/2044	4.50-6.00	8,945,000	8,945,000
				$ 131,470,500	$ 85,813,572

NOTE 7 – LONG-TERM DEBT (continued)

Annual debt service requirements to maturity for general obligation bonds are as follows:

Fiscal Year June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2026	$ 4,146,061	$ 2,648,685	$ 2,908,939	$ 583,271
2027	4,496,957	2,267,040	3,023,045	493,367
2028	4,492,924	2,136,365	3,037,076	410,966
2029	4,995,063	2,006,482	2,839,937	328,111
2030	4,858,944	1,855,562	2,163,642	251,278
2031-2035	17,426,921	7,237,086	6,658,072	577,756
2036-2040	13,735,415	4,280,392	654,585	136,591
2041-2045	9,993,227	1,115,551	382,764	35,134
Total	$ 64,145,512	$ 23,547,163	$ 21,668,060	$ 2,816,474

Tax Increment Financing Bonds. The City issues tax increment financing bonds to provide funds for urban renewal projects. The City pledges property tax revenues from the tax increment financing districts to pay debt service. These bonds are generally issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. Tax increment financing bonds outstanding at June 30, 2025, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year	Current Portion
Diamond Jo Parking Ramp	10/16/2007	06/01/11-06/01/37	7.50%	$ 23,025,000	$ 15,565,000	$ 845,000

Annual debt service requirements to maturity for tax increment financing bonds are as follows:

Fiscal Year June 30	Governmental Activities	
	Principal	Interest
2026	$ 845,000	$ 1,167,375
2027	910,000	1,104,000
2028	975,000	1,055,750
2029	1,050,000	962,625
2030	1,130,000	883,875
2031-2035	7,045,000	3,014,625
2036-2040	3,610,000	411,000
Total	$ 15,565,000	$ 8,599,250

NOTE 7 – LONG-TERM DEBT (continued)

Revenue Bonds. The City also issues bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. These bonds are generally issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. Revenue bonds outstanding at June 30, 2025, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year
Sales Tax Incremental 2014	05/19/2014	06/01/23-6/1/2029	4.00-5.00 %	$ 7,190,000	$ 4,875,000
Sales Tax Incremental 2015A	06/15/2015	06/01/23-6/1/2031	3.25-4.00	20,800,000	14,575,000
Water Revenue Refunding Series 2021C	7/19/2021	06/01/22-6/1/2030	2.00	3,505,000	2,055,000
				$ 31,495,000	$ 21,505,000

The City shall at all times prescribe, fix, and maintain and collect rates, fees and other charges for their services and facilities furnished by the system that are fully sufficient at all times which will (a) provide for 100% of the budgeted Operation and Maintenance Expenses and for the accumulation in the Revenue Fund of a reasonable reserve; and b) produce net revenues in each fiscal year which (1) equal at least 125% of the debt service requirement of all bonds and parity obligations then outstanding for the year of computation; (2) enable the City to make all required payments, if any, into the debt service reserve fund. For the current year, principal and interest paid and total customer net revenues (operating income, plus interest earnings, plus depreciation expense) were $428,700 and $5,922,889, respectively.

During the year ended June 30, 2025, the City was in compliance with the revenue bonds' provisions.

Pursuant to the Master Resolutions, approved by the City Council, Sales Tax Increment Revenues received as a result of the Flood Mitigation Program under the Award Agreement shall be applied solely for the benefit of the holders of the Series 2015A Bonds $20,800,000, and outstanding from time to time, any other Senior Bonds, the Series 2014 Bonds, $7,190,000 and any other second lien bonds that may be issued in the future under the Master Resolution. The bonds provide financing for costs for acquisition, construction and installation and equipping of the Bee Branch Watershed Flood Mitigation Project.

The total principal and interest remaining to be paid on all revenue bonds is $24,228,394.

NOTE 7 – LONG-TERM DEBT (continued)

The City issued $7,190,000 Sales Tax Increment Revenue Bonds, June 2014 and $20,800,000 June 2015, for the purpose of paying costs of the acquisition, construction and installation and equipping of the Bee Branch Watershed Flood Mitigation Project. The master resolution establishes a Debt Service Reserve Account that may secure one or more series of Bonds. Upon the issuance of the Series 2015A Bonds a deposit of $2,080,000 was made into the Debt Service Reserve Account, and the Series 2015A Bonds shall be secured by amounts held in the Debt Service Reserve Account. The Series 2014 Bonds are revenue bonds secured by and payable as provided in the Master Resolution from all Pledged Revenues which are pledged under the Master Resolution to the payment of the principal and interest of the Series 2014 Bonds. There shall be no deposit made into the Debt Service Reserve Account for Series 2014 Bonds, there is no debt service reserve requirement applicable to the Series 2014 Bonds, and Series 2014 Bonds shall not be secured by any amounts held in the Debt Service Reserve Account.

The Sales Tax Increment Revenue Bonds will be paid from increased sales tax revenues paid to the City by the Iowa Department of Revenue per the Iowa Code and related regulations and the Flood Mitigation grant award program.

Revenue bond debt service requirements to maturity are as follows:

Fiscal Year	Business-type Activities	
June 30	Principal	Interest
2026	$ 3,740,000	$ 806,381
2027	3,895,000	670,019
2028	4,035,000	533,694
2029	4,180,000	389,400
2030	2,995,000	217,500
2031-2035	2,660,000	106,400
Total	$ 21,505,000	$ 2,723,394

NOTE 7 – LONG-TERM DEBT (continued)

Capital Loan Notes. Revenue capital loan notes have been issued for the planning and construction of sewer, stormwater, and water capital projects through the State of Iowa Revolving Loan Funds (SRF). The City issued an additional $4,301,411 of SRF debt in 2025 for various City purposes. The City has pledged income derived from the acquired or constructed assets to pay debt service. Capital loan notes payable at June 30, 2025, are as follows:

Purpose	Date Authorized	Final Maturity Dates	Interest Rates	Amount Authorized	Amount Outstanding End of Year	Current Portion
Drinking Water - Clear Wells	10/18/2007	6/1/2028	2.00%	$ 1,037,000	$ 177,000	$ 57,000
Clean Water - West 32nd Stormwater	1/14/2009	6/1/2028	2.00	1,847,000	355,000	115,000
North Catfish Creek Stormwater	1/13/2010	6/1/2030	2.00	800,000	250,000	47,000
North Catfish Creek Sewer	1/13/2010	6/1/2030	2.00	912,000	285,000	53,000
Water Meter Replacement-Water	2/12/2010	6/1/2030	2.00	7,676,000	1,172,000	180,000
Water Pollution Control Plant / Green A	8/18/2010	6/1/2039	2.00	74,285,000	44,755,000	2,802,000
Upper Bee Branch - Stormwater	10/27/2010	6/1/2041	2.00	7,850,000	5,097,000	248,000
WPCP Go Generation	5/17/2013	6/1/2033	2.00	3,048,000	1,366,000	159,000
Water Meter Replacement-Sewer	5/31/2013	6/1/2030	2.00	3,058,000	1,172,000	180,000
Lower Bee Branch - Stormwater	2/28/2014	6/1/2033	2.00	1,029,000	151,000	18,000
Bee Branch - Stormwater/Floating Islan	4/30/2021	6/1/2037	1.43	22,138	16,114,000	1,258,000
CIWA Purchase	7/7/2017	6/1/2037	2.00	10,198,000	5,804,000	439,000
Kerper Sanitary Sewer and Eagle Point	3/8/2019	6/1/2038	0.75	2,992,000	1,781,000	131,000
Upper Bee Branch Railroad Culverts	6/7/2019	6/1/2040	2.00	16,382,000	12,873,000	744,000
Roosevelt Water Tower	8/9/2019	6/1/2040	2.00	4,400,000	3,445,000	203,000
High Strength Waste	9/24/2021	9/24/2044	-	290,000	285,336	6,187
Granger Creek / Twin Ridge	9/20/2024	9/20/2044	2.84	2,536,000	1,762,246	36,710
Water Webber Extension Ext P&D	1/7/2022	1/7/2025	-	1,570,000	541,098	11,564
Force Main WPFP	3/3/2023	6/1/2043	1.00	1,950,000	204,650	90,000
Old Mill Lift Station	2/7/2025	6/1/2046	2.54	26,221,000	3,067,023	64,199
				$ 168,103,138	$ 100,657,353	$ 6,842,660

On October 18, 2007 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to $1.037 million. This line of credit was issued to finance the clear well improvements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2008, with the last payment in Fiscal Year 2028. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 14, 2009 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $1.847 million. This line of credit was

NOTE 7 – LONG-TERM DEBT (continued)

issued to finance the West 32nd Stormwater Detention Basin improvements by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2009, with the last payment in Fiscal Year 2028.The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 13, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $800,000. This line of credit was issued to finance the North Catfish Creek improvements by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030.The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 13, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $912,000. This line of credit was issued to finance the North Catfish Creek improvements by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On February 12, 2010 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to $7.676 million. This line of credit was issued to finance the Water Meter Replacements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On August 18, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $74.285 million. This line of credit was issued to finance the Water & Resource Recovery Center Renovation and the Green Alley Sponsorship Program by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2011, with the last payment in Fiscal Year 2039. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On October 27, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $7.85 million. This line of credit was issued to finance the Bee Branch Creek Restoration by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2011, with the last payment in Fiscal Year 2041. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On May 17, 2013 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $3.048 million. This line of credit was issued to finance the Water & Resource Recovery Center Cogeneration by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2013, with the last payment in Fiscal Year 2033. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

NOTE 7 – LONG-TERM DEBT (continued)

On May 31, 2013 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $3.058 million. This line of credit was issued to finance the Meter Replacements by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2013, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On February 28, 2014 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $1.029 million. This line of credit was issued to finance the costs of construction storm water drainage projects and improvements, including those costs associated with the Lower Bee Branch Creek Restoration Project by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2014, with the last payment in Fiscal Year 2033. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On June 19, 2015 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $31.418 million. This line of credit was refunded on April 30, 2021 for $22.138 million to change the type of debt from revenue debt to general obligation debt. This line of credit was issued to finance the Upper Bee Branch Creek Restoration project and Catfish Creek Sponsorship project by the Stormwater Fund. The interest rate for this line of credit is 1.43%. Annual payments began in Fiscal Year 2016, with the last payment in Fiscal Year 2037. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On July 7, 2017 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to $10.198 million. This line of credit was issued to finance the purchase of the Central Iowa Water Association Water System and Improvements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2018, with the last payment in Fiscal Year 2037. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 8, 2019 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $2.992 million. This line of credit was issued to finance the reconstruction of the Kerper Sanitary Sewer project and the Eagle Point Park Sponsorship Project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0.75%. Annual payments began in Fiscal Year 2019, with the last payment in Fiscal Year 2038. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On June 7, 2019 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $16.382 million. This line of credit was issued to finance the construction of the Bee Branch Creek Restoration Railroad Culverts project by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments will begin in Fiscal Year 2020, with the last payment in Fiscal Year 2040. The note payable is payable

NOTE 7 – LONG-TERM DEBT (continued)

solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On September 22, 2017 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to $4.4 million. This line of credit was issued to finance the Roosevelt Street water tower and water distribution improvements and the Eagle Point water treatment plant and water distribution improvements project by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments will begin in Fiscal Year 2020, with the last payment in Fiscal Year 2040. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $350,000 and 2.0% interest rate. This line of credit was issued to finance the planning and design of the Catfish and Granger Creek Sanitary Sewer projects by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $160,000 and 2.54% interest rate. This line of credit was issued to finance the planning and design of the Auburn and Custer/Center Place/Cooper and Maiden/Hawthorne to Fengler Sanitary Sewer projects by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $970,000 and 2.54% interest rate. This line of credit was issued to finance the planning and design of the Sanitary Sewer Master Plan project by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $400,000. This line of credit was issued to finance the planning and design of the Sanitary Sewer 42-Ince Force Main Stabilization project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $465,000. This line of credit was issued to finance the planning and design of the Sanitary Sewer Granger Creek Interceptor Sewer Improvements project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Sanitary

NOTE 7 – LONG-TERM DEBT (continued)

Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to $1.57 million. This line of credit was issued to finance the planning and design of the Webber Property Water Distribution System Improvements project by the Water Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On July 7, 2023 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to $290,000. This line of credit was issued to finance the planning and design of the High Strength Waste Improvement project by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.0%. The line of credit matures in Fiscal Year 2046. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On February 7, 2025 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to $26,221,000. This line of credit was issued to finance the planning and design of the Old Mill Road Lift Station by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.54%. The line of credit matures in Fiscal Year 2046. The note payable is solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

Annual debt service requirements to maturity for capital loan notes are as follows:

Fiscal Year June 30	Business-type Activities	
	Principal	Interest
2026	$ 6,842,660	$ 2,024,471
2027	7,096,367	1,793,332
2028	7,169,905	1,661,292
2029	7,100,339	1,527,165
2030	7,239,625	1,394,228
2031-2035	35,522,861	4,969,675
2036-2040	27,844,690	1,663,546
2041-2045	1,840,908	109,689
Total	$ 100,657,355	$ 15,143,398

At June 30, 2025, the City of Dubuque had $4,301,411 of capital loan note funds available. These funds are available to the City by filing a disbursement request with the State of Iowa. The City expects to use the remaining available funds in fiscal years 2026 and 2027. The Sewer Utility

NOTE 7 – LONG-TERM DEBT (continued)

revenue capital loan notes covenants include a requirement for the utility to produce net revenue of at least 110% of the current year debt service requirement.

Loans Payable. Loans payable have been issued to fund several City projects. Loans payable at June 30, 2025, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year	Current Portion
Iowa Finance Authority	8/26/2011	06/01/20-06/01/30	3.00%	$ 4,500,000	$ 2,314,172	$ 233,154
Bowling & Beyond Inc.	10/15/2012	12/04/12-12/04/32	-	1,000,000	350,000	50,000
				$ 5,500,000	$ 2,664,172	$ 283,154

On August 26, 2011, the City issued $4.5 million loan. Interest is payable each December 1 and June 1 at a rate of 3.00%. Principal payments are due each December 1 and June 1 and range from $82,922 to $2,582,540 with final maturity in 2030. The proceeds were used to pay costs of funding workforce housing assistance loans to private developers constructing improvements and rehabilitating historic buildings for residential and commercial use in the Greater Downtown Urban Renewal Area. The debt is owned by the Iowa Finance Authority and; therefore, constitutes a direct borrowing.

On October 15, 2012, the City terminated the leases with Bowling & Beyond Dubuque, Inc. and entered into a lease buyout agreement. The purchase price is $1.0 million. There is no interest. Principal payments are due each July 25 in the amount of $50,000 with final maturity in 2032. The debt is owned by Michael K. Schmidt and; therefore, constitutes a direct borrowing.

Annual debt service requirements to maturity for loans payable are as follows:

Fiscal Year June 30	Governmental Activities Principal	Interest
2026	$ 283,154	$ 67,690
2027	290,202	60,642
2028	297,462	53,382
2029	304,941	45,903
2030	1,388,413	38,197
2031-2035	100,000	-
Total	$ 2,664,172	$ 265,814

NOTE 7 – LONG-TERM DEBT (continued)

Leases Payable. The City has entered into lease agreements for office space and equipment as a lessee. The following is a recap of leases as of June 30, 2025 in which the City is a lessee:

Purpose	Date of Issue	Maturity Dates	Discount Rates	Initial Liability	Amount Outstanding End of Year	Current Portion
Governmental Activities						
Building Leases	7/1/2021	6/30/2031	1.57%	$ 509,988	$ 359,107	$ 86,493
Equipment Leases	11/1/2023	11/1/2028	3.80	153,207	115,041	29,971
				$ 663,195	$ 474,148	$ 116,464
Business-Type Activities						
Building Leases	7/1/2021	7/31/2032	3.03	$ 267,361	$ 180,585	$ 23,210

Annual debt service requirements to maturity for leases payable are as follow:

Fiscal Year	Governmental Activities		Business-type Activities	
June 30	Principal	Interest	Principal	Interest
2026	$ 116,464	$ 15,284	$ 23,210	$ 5,152
2027	120,996	10,752	23,923	4,439
2028	125,706	6,042	24,649	3,714
2029	86,415	1,341	25,416	2,947
2030	24,568	210	26,197	2,166
2031-2033	-	-	57,190	1,899
Total	$ 474,149	$ 33,629	$ 180,585	$ 20,317

NOTE 7 – LONG-TERM DEBT (continued)

Subscriptions Payable. The City has entered into subscription agreements for various computer software programs. The following is a recap of subscriptions as of June 30, 2025:

Purpose	Date of Issue	Maturity Dates	Discount Rates	Initial Liability	Amount Outstanding End of Year	Current Portion
Governmental Activities						
Software	7/1/2022	7/1/2025	3.00%	$ 28,262	$ —	$ —
Software	10/1/2022	9/30/2025	3.87	22,235	—	—
Software	7/10/2022	7/9/2025	3.86	24,865	—	—
Software	6/1/2023	5/31/2026	5.08	128,227	—	—
Software	7/1/2022	4/30/2026	3.88	1,884,766	—	—
Software	7/1/2022	5/11/2027	3.89	148,802	34,585	34,585
Software	10/1/2022	9/30/2027	3.90	350,570	165,692	71,852
Software	6/1/2023	5/31/2028	4.83	257,194	156,890	51,326
Software	12/01/2024	11/30/2027	2.36	100,772	66,385	32,800
				$ 2,945,693	$ 423,552	$ 190,563
Business-Type Activities						
				$ -	$ -	$ -

Annual debt service requirements to maturity for subscriptions payable are as follow:

Fiscal Year June 30	Governmental Activities Principal	Interest
2026	$ 190,563	$ 14,600
2027	162,150	7,059
2028	70,839	1,386
	$ 423,552	$ 23,045

NOTE 7 – LONG-TERM DEBT (continued)

Changes in Long-term Liabilities. Long-term liability activity for the year ended June 30, 2025, was as follows:

	Balance Beginning of Year	Additions	Reductions	Balance End of Year	Due Within One Year
Governmental activities:					
General obligation bonds	$ 45,386,780	$ 22,595,000	$ (3,836,268)	$ 64,145,512	$ 4,146,061
Unaccreted premium	885,813	334,435	(147,847)	1,072,401	-
Total general obligation bonds	46,272,593	22,929,435	(3,984,115)	65,217,913	4,146,061
Tax increment financing bonds	16,350,000	-	(785,000)	15,565,000	845,000
Unamortized discounts	(83,312)	-	10,434	(72,878)	-
Total tax increment financing bonds	16,266,688	-	(774,566)	15,492,122	845,000
Loans payable	2,940,486	-	(276,314)	2,664,172	283,154
Lease payable	285,404	301,893	(113,149)	474,148	116,464
Subscriptions payable	1,080,538	100,772	(757,758)	423,552	190,563
Compensated absences	10,080,559	-	(386,799)	9,693,760	735,101
Total governmental activities	$ 76,926,268	$ 23,332,100	$ (6,292,701)	$ 93,965,667	$ 6,316,343
Business-type activities:					
General obligation bonds	$ 23,545,801	$ 1,140,000	$ (3,017,741)	$ 21,668,060	$ 2,908,939
Unaccreted premium	563,994	72,422	(122,143)	514,273	-
Unamortized discounts	(9,093)	-	9,093	-	-
Total general obligation bonds	24,100,702	1,212,422	(3,130,791)	22,182,333	2,908,939
Revenue bonds	25,160,000	-	(3,655,000)	21,505,000	3,740,000
Unaccreted premium	352,632	-	(97,530)	255,102	-
Unamortized discounts	(29,473)	-	4,210	(25,263)	-
Total revenue bonds	25,483,159	-	(3,748,320)	21,734,839	3,740,000
Notes payable	103,352,351	4,301,411	(6,996,407)	100,657,355	6,842,660
Lease payable	203,103	-	(22,518)	180,585	23,210
Subscriptions payable	-	-	-	-	-
Compensated absences	1,312,070	-	(21,149)	1,290,921	97,894
Total business-type activities	$ 154,451,385	$ 5,513,833	$ (13,919,185)	$ 146,046,033	$ 13,612,703

For the governmental activities, compensated absences are generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

NOTE 7 – LONG-TERM DEBT (continued)

Legal Debt Margin Calculation

Estimated actual value	$ 6,438,522,409
Debt limit - 5% of total actual valuation	321,926,120
Debt applicable to limit	(94,817,266)
Legal debt margin	$ 227,108,854

Dubuque Metropolitan Area Solid Waste Agency

General Obligation Bonds. Dubuque County, Iowa issued a general obligation landfill facilities bond to provide funds for the acquisition and construction of major capital facilities.

The Dubuque Area Metropolitan Solid Waste Agency will reimburse Dubuque County for interest and principal payments from operating revenues. These bonds generally are issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. The amount outstanding as of June 30, 2025 is as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year
Landfill Facility	12/30/2014	06/01/16-06/01/34	2.0-4.0%	$ 4,500,000	$ 2,445,000
Landfill Facility	12/28/2016	06/01/17-06/01/36	3.0	5,100,000	3,225,000
				$ 9,600,000	$ 5,670,000

Annual debt service requirements to maturity of the general obligation bond is as follows:

Fiscal Year June 30	Principal	Interest
2026	$ 490,000	$ 172,965
2027	505,000	158,865
2028	520,000	144,328
2029	535,000	129,365
2030	555,000	113,965
2031-2035	2,725,000	300,435
2036-2037	340,000	11,050
Total	$ 5,670,000	$ 1,030,973

NOTE 7 – LONG-TERM DEBT (continued)

Changes in Long-Term Liabilities. Long term liability activity for the year ended June 30, 2025 is as follows:

	Balance Beginning of Year (as restated)	Additions	Reductions	Balance End of Year	Due Within One Year
General obligation bond	$ 6,145,000	$ -	$ (475,000)	$ 5,670,000	$ 490,000
Unamortized premium	153,244	-	(12,857)	140,387	-
Total general obligation bond	6,298,244	-	(487,857)	5,810,387	490,000
Compensated absences	107,109	10,984	-	118,093	8,955
Total Landfill	$ 6,405,353	$ 10,984	$ (487,857)	$ 5,928,480	$ 498,955

NOTE 8 – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance purchased from independent third parties and participates in a local government risk pool. The City assumes liability for deductibles and claims in excess of coverage limitations.

The City has established a Health Insurance Reserve Fund for insuring benefits provided to City employees and covered dependents which is included in the Internal Service Fund Type. Health benefits were self- insured up to an individual stop-loss amount of $120,000, and an aggregate stop-loss of 125% of expected claims. Coverage from a private insurance company is maintained for losses in excess of the stop-loss amount. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate. Settled claims have not exceeded commercial coverage in any of the past three fiscal years. The estimated liability does not include any allocated or unallocated claims adjustment expense.

The City has established a Workers' Compensation Reserve Fund for insuring benefits provided to City employees which is included in the Internal Service Fund Type. Coverage from a private insurance company is maintained for losses in excess of the stop-loss amount. The City is fully insured for all claims with the exception of sworn Police Officers and Fire Fighters medical claims. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate. Settled claims have not exceeded commercial coverage in any of the past three fiscal years. The estimated liability does not include any allocated or unallocated claims adjustment expense. The City purchases private insurance to include sworn Police Officers and Fire Fighters medical claims under a self- insured retention of $750,000 for each accident.

All funds of the City participate in both programs and make payments to the Health Insurance Reserve Fund and the Workers' Compensation Reserve Fund based on actuarial estimates of the amounts needed to pay prior and current year claims. The claims liability of $936,469 in the Health Insurance Reserve Fund and $804,000 in the Workers' Compensation Reserve Fund is based on the requirements of Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial

NOTE 8 – RISK MANAGEMENT (continued)

statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

Changes in reported liabilities, all of which are expected to be paid within one year of year end, for the fiscal years ended June 30, 2025 and 2024, are summarized as follows:

	Health Insurance Reserve Fund	Workers' Compensation Reserve Fund
Liabilities at June 30, 2023	$ 471,617	$ 703,944
Claims and changes in estimates during fiscal year 2024	10,425,895	1,070,035
Claim payments	(9,275,500)	(455,294)
Liabilities at June 30, 2024	1,622,012	1,318,685
Claims and changes in estimates during fiscal year 2025	6,493,788	82,203
Claim payments	(7,179,331)	(596,888)
Liabilities at June 30, 2025	$ 936,469	$ 804,000

A portion of the Workers' Compensation Reserve is reported in the General Fund.

The City is a member in the Iowa Communities Assurance Pool (Pool), as allowed by Chapter 670.7 of the Code of Iowa. The Pool is a local government risk-sharing pool whose 800 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, cyber liability, property, inland marine, and boiler/machinery. The City acquires automobile physical damage coverage through the Pool. All other property, inland marine, and boiler/machinery insurance is acquired through commercial insurance. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses, and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained not to exceed 300 percent of the total current members' basis rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions. The City does not obtain property

NOTE 8 – RISK MANAGEMENT (continued)

insurance through the Pool. Instead, property, inland marine, and boiler/machinery coverage are purchased through commercial insurance provider Chubb.

The City's property and casualty contributions to the risk pool are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Pool for the year ended June 30, 2025, were $925,884.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to $500,000 per claim. Excess coverage is provided for claims exceeding $500,000 under various reinsurance agreements. Property and automobile physical damage risks are retained by the Pool up to $500,000 each occurrence, each location, with excess coverage reinsured on an individual-member basis.

The Pool's Iowa Risk Management Agreement with its members provides that in the event a casualty claim, property loss or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. As of June 30, 2025, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool through the Iowa Risk Management Agreement for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

NOTE 9 – COMMITMENTS AND CONTINGENT LIABILITIES

Grants

The City has received financial assistance from numerous federal and state agencies in the form of grants and entitlements. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, liabilities resulting from disallowed claims, if any, will not have a material effect on the City's financial position as of June 30, 2025.

Litigation

The City Attorney reported that various claims and lawsuits were on file against the City.

The City Attorney has estimated that all potential settlements and lawsuits against the City not covered by insurance would not materially affect the financial position of the City. The City has authority to levy additional taxes (outside the regular limit) to cover uninsured judgments against the City.

Construction Contracts

The City has recognized as a liability only that portion of construction contracts representing construction completed through June 30, 2025. The City has additional commitments for signed construction contracts of $56,406,048 as of June 30, 2025. These commitments will be funded by federal and state grants, cash reserves, and bond proceeds.

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB)

Plan Description - The City operates a single-employer retiree benefit plan which provides postemployment benefits for eligible participants enrolled in the City-sponsored plans, which include the employees of the Dubuque Metropolitan Area Solid Waste Agency (a component unit). The Plan does not issue a stand-alone financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. The benefits are provided in the form of:

An implicit rate subsidy where pre-65 retirees receive health insurance coverage by paying a combined retiree/active rate for the self-insured medical and prescription drug plan.

An explicit rate subsidy exists since the City pays the full cost of a $1,000 policy in the fully-insured life insurance plan.

To be eligible for the health insurance coverage, retirees must be at least 55 years old, have completed 4 years of service, and be vested with either the Iowa Public Employees' Retirement System (IPERS) or the Municipal Fire and Police Retirement System of Iowa (MFPRSI). In addition to the health eligibility coverage requirements, one must have belonged to a bargaining group to be eligible for life insurance benefits. There are approximately 615 active and 40 retired members in the plan, as of most recent actuarial valuation report.

Funding Policy - The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis.

Total OPEB Liability - The City's OPEB liability of $4,195,408 reported as of June 30, 2025 was measured as of June 30, 2025 (the measurement date), and was determined by an actuarial valuation as of June 30, 2024, which was rolled forward to June 30, 2025. The City's proportion is based on the number of employees in the plan. The City's proportion was 98% as of June 30, 2025.

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB Liability beginning of year	$ 4,397,046
Changes for the year:	
Service cost	165,984
Interest	177,229
Other changes	(8,288)
Changes in experience	
Changes in assumptions	(178,454)
Benefit payments	(358,109)
Net Changes	(201,638)
Total OPEB Liability end of year	$ 4,195,408

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Actuarial Methods and Assumptions - The total OPEB liability in the June 30, 2025 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation effective June 30, 2025	3.00% per annum
Rates of salary increase effective June 30, 2025	4.00% per annum,including inflation
Discount rate effective June 30, 2025	4.81 % compounded annually, including inflation
Healthcare cost trend rate effective June 30, 2025	6.00% initial rate decreasing to an ultimate rate of 4.50% (ultimate rate reached in Fiscal Year 2039)

Discount Rate - The discount rate used to measure the total OPEB liability was 4.21% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date. The rate used is the S&P Municipal Bond 20-Year High-Grade Index as of June 30, 2025.

Mortality rates are from the PubG.H-2010 Mortality Table with Mortality Improvement using Scale MP- 2020. Annual retirement and termination probabilities were developed consistent with the City's experience and the IPERS and MFPRSI retirement patterns.

Projected claim costs of the medical plan are $14,565 to 19,633 per year for retirees depending on the age of retiree. The actuarial assumptions used in the June 30, 2025 valuation were based on the results of actual experience dates study with dates corresponding to those listed above.

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate - The following presents the total OPEB Liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate.

	1% Decrease (3.21%)	Discount Rate (4.21%)	1% Increase (5.21%)
Total OPEB Liability	$ 3,901,535	$ 4,195,408	$ 4,518,413

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates - The following presents the total OPEB Liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates.

	1% Decrease (5.00%)	Healthcare Cost Trend Rate (6.00%)	1% Increase (7.00%)
Total OPEB Liability	$ 3,812,957	$ 4,195,408	$ 4,647,347

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

OPEB Expense and Deferred Outflows of Resources Related to OPEB - For the year ended June 30, 2025 the City recognized OPEB expense of $226,807. At June 30, 2025 the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Experience	$ 152,248	$ 338,788
Changes in Assumptions	313,089	1,822,651
Change in Proportion	185,025	192,461
	$ 650,362	$ 2,353,900

The net amount reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense in future periods as follows:

Year Ending June 30	Net Deferred Outflows (Inflows) of Resources
2026	$ (210,926)
2027	(212,700)
2028	(235,478)
2029	(239,975)
2030	(207,091)
Thereafter	(597,368)
	$ (1,703,538)

Dubuque Metropolitan Area Solid Waste Agency Specific (DMASWA) OPEB Disclosures

Total OPEB Liability- DMASWA OPEB liability of $84,985 was measured as of June 30, 2025 (the measurement date), and was determined by an actuarial valuation as of June 30, 2024, which was rolled forward to June 30, 2025. The agency's portion is based on the number of employees in the plan. The Agency's portion was 1.80% as of June 30, 2025.

	Total OPEB Liability
Total OPEB Liability beginning of year	$ 80,613
Changes for the year:	
Service cost	3,362
Interest	3,590
Changes in experience	-
Other changes	8,289
Changes in assumptions	(3,615)
Benefit payments	(7,254)
Net Changes	4,372
Total OPEB Liability end of year	$ 84,985

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate- The following presents the total OPEB Liability of the DMASWA, as well as what the DMASWA's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate.

	1% Decrease (3..21%)	Discount Rate (4..21%)	1% Increase (5.21%)
Total OPEB Liability	$ 79,031	$ 84,985	$ 91,527

Sensitivity of the DMASWA's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates- The following presents the total OPEB Liability of the DMASWA, as well as what the DMASWA's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates.

	1% Decrease (5.00%)	Healthcare Cost Trend Rate (6.00%)	1% Increase (7.00%)
Total OPEB Liability	$ 94,139	$ 84,985	$ 77,237

OPEB Expense and Deferred Outflows of Resources Related to OPEB - For the year ended June 30, 2025 the DMASWA recognized OPEB expense of $4,594. At June 30, 2025 the DMASWA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Experience	$ 3,084	$ 6,862
Changes in Assumptions	6,342	36,920
Change in Proportion	29,745	22,308
	$ 39,171	$ 66,090

The net amount reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense in future periods as follows:

Year Ending June 30	Net Deferred Outflows (Inflows) of Resources
2026	$ (5,276)
2027	(5,312)
2028	(5,774)
2029	(5,865)
2030	(4,100)
Thereafter	(592)
	$ (26,919)

NOTE 11 – EMPLOYEE PENSION PLANS

Aggregate Pension Expense

The primary government participates in two public pension systems, Iowa Public Employees' Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). The component unit DMASWA participates in IPERS only. The following sections outline the pension related disclosures for each pension of both entities. The aggregate increase in pension expense for the period associated with the net pension liability for all plans is $5,784,041 for the primary government. Other aggregate amounts related to pension are separately displayed in the financial statements. See table below for breakdown between IPERS and MFPRSI:

	IPERS	MFPRSI	Total
Net Pension Liability	$ 12,575,535	$ 30,042,534	$ 42,618,069
Deferred Inflows	706,829	874,150	1,580,979
Deferred Outflows	5,494,009	10,209,009	15,703,018
Pension Expense (Decrease)	1,445,386	4,338,655	5,784,041

Iowa Public Employees Retirement System IPERS

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2025, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% for a total rate of 15.73%.

The City's total contributions to IPERS for the year ended June 30, 2025 were $3,173,660. The Dubuque Metropolitan Area Solid Waste Agency's total contributions to IPERS for the year ended June 30, 2025 were $79,161.

City Specific IPERS Disclosures

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2025, the City reported a liability of $12,575,535 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2024, the City's collective proportion was 0.34054% which was an increase of 0.00019% from its proportion measured as of June 30, 2023. The City allocations to governmental and business-type activities according to the proportionate share of contributions in the prior year.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

For the year ended June 30, 2025, the City recognized pension expense of $1,445,386. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,000,648	$ 7,812
Changes of assumptions	-	176
Net difference between projected and actual learnings on IPERS' investments	157,276	2
Changes in proportion and differences between City's contributions and City's proportionate share of contributions	1,162,425	698,839
City contributions subsequent to the measurement date	3,173,660	-
Total	$ 5,494,009	$ 706,829

The $3,173,660 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Net Deferred Outflows (Inflows) of Resources
2026	$ (740,757)
2027	2,281,836
2028	274,982
2029	(207,205)
2030	4,664
	$ 1,613,520

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate- The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1.00% lower (6.00%) or 1.00% higher (8.00%) than the current rate.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability (asset):	$ 30,860,135	$ 12,575,535	$ (2,737,916)

Dubuque Metropolitan Area Sold Waste Agency Specific (DMASWA) IPERS Disclosures

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2025, the DMASWA reported a liability of $356,025 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The DMASWA's proportion of the net pension liability was based on the Agency's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2024, the DMASWA's collective proportion was 0.00964% which was an increase of 0.001770% from its proportion measured as of June 30, 2023.

For the year ended June 30, 2025, the Agency recognized a pension expense of $30,855. At June 30, 2025, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 28,327	$ 221
Changes of assumptions	-	-
Net difference between projected and actual earnings on IPERS	4,454	-
Changes in proportion and differences between Agency contributions and the Agency's proportionate share of contributions	82,893	28,186
Agency contributions subsequent to the measurement date	79,161	-
Total	$ 194,835	$ 28,407

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

The $79,161 reported as deferred outflows of resources related to pensions resulting from the Agency contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2026 Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Total
2026	$ (40,064)
2027	123,413
2028	14,872
2029	(11,207)
2030	251
	$ 87,265

Sensitivity of the Agency's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the Agency's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the Agency's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1.00% lower (6.00%) or 1.00% higher (8.00%) than the current rate.

	1% Decrease (6.00)%	Discount Rate (7.00)%	1% Increase (8.00)%
Agency's proportionate share of the net pension liability (asset):	$ 873,684	$ 356,025	$ (77,513)

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions - actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	2.60% per annum
Rates of salary increase	3.25 to 16.25% average, including inflation Rates vary by membership group
Long-term Investment rate of return	7.00%, compounded annually, net of investment expense, including inflation
Wage Growth	3.25% per annum based on 2.60% inflation and 0.65% real wage inflation

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of the actuarial experience study covering the four-year period ending June 30, 2024.

Mortality rates are based on the PubG-2010 Generational Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different membership groups. Future mortality improvements are anticipated using Projection Scale MP-2021. Different adjustments apply to pre-retirement, post-retirement, beneficiary and post-disability mortality tables.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	21.00 %	3.33 %
International equity	13.00	4.99
Global smart beta equity	5.00	3.87
Core plus fixed income	25.00	2.84
Public credit	3.00	4.21
Cash	1.00	1.24
Private equity	17.00	7.68
Private real assets	9.00	4.62
Private credit	6.00	6.23
Total	100 %	

Discount Rate - The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and that contributions from the Agency will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

IPERS' Fiduciary Net Position - Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on the IPERS' website at www.ipers.org.

Payables to IPERS - At June 30, 2025, the City reported no payables to the defined benefit pension plan for legally required employer contributions. There were no legally required employee contributions withheld from employee wages which had not yet been remitted to IPERS.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full-service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP, the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits – Disability benefits may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a $100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2025.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 22.66% for the year ended June 30, 2025.

The City's contributions to MFPRSI for the year ended June 30, 2025 was $4,089,849.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2025.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2025, the City reported a liability of $30,042,534 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the new pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2024, the City's proportion was .045465% which was a decrease of 0.030276% from the proportions measured as of June 30, 2023. This is funded by governmental activities only.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

For the year ended June 30, 2025, the City recognized pension expense of $4,338,655. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net differences between expected and actual experience	$ 3,167,968	$ -
Changes of assumptions	108,443	-
Net difference between projected and actual earnings on pension plan investments	2,010,738	-
Changes in proportion and differences between City contributions and proportionate share of contributions	832,011	874,150
City contributions subsequent to the measurement date	4,089,849	-
Total	$ 10,209,009	$ 874,150

The $4,089,849 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Net Deferred Outflows (Inflows) of Resources
2026	$ (989,965)
2027	4,532,955
2028	1,305,193
2029	358,459
2030	38,368
	$ 5,245,010

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Actuarial Assumptions - The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00% per annum
Rates of salary increase	3.75 to 15.11% average, including inflation.
Investment rate of return	7.50%, net of pension plan investment expense, including inflation

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the 10-year period ending June 30, 2023.

Mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Broad Fixed Income	4.7 %
Broad U.S. Equity	7.2
Global Equity	7.2
Broad Non-US Equity	7.3
Managed Futures	5.2
Core Real Estate	6.4
Opportunistic Real Estate	10.0
Global Infrastructure	6.9
Private Credit	9.0
Private Equity	9.9

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Discount Rate - The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rates, actuarially determined. Based on those assumptions, MFPRSI fiduciary net position was projected to be available to make all projected future benefit payments to current active and inactive employees. Therefore, the long-term expected rate of return on MFPRSI investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the city's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1.00% lower (6.50%) or 1.00% higher (8.50%) than the current rate.

	1% Decrease 6.50%	Discount Rate 7.50%	1% Increase 8.50%
City's proportionate share of the net pension liability (asset):	$ 52,269,745	$ 30,042,534	$ 11,644,512

MFPRSI Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to MFPRSI - At June 30, 2025, City of Dubuque, Iowa reported no payables to the defined benefit pension plan for legally required employer contributions. There were no legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

NOTE 12 – LANDFILL CLOSURE AND POST CLOSURE CARE

To comply with federal (40 CFR 258.74) and state regulations (IAC 113.14 (455b)), the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) is required to complete a closure and post-closure plan and to provide funding necessary to effect that plan, including the proper monitoring and care of the landfill after closure. Once the landfill is no longer accepting waste and is closed, the owner is responsible for maintaining the final cover, monitoring ground water and methane gas, and collecting leachate (the liquid that drains out of waste) for thirty years.

State governments are primarily responsible for implementation and enforcement of those requirements and have been given flexibility to tailor requirements to accommodate local conditions that exist. A variety of financial mechanisms can be used to demonstrate compliance with federal and state financial assurance rules. The Agency utilizes the dedicated fund mechanism, which is funded through the tipping fees it receives. The Agency files an annual report with the State to provide compliance with its legal requirements of maintaining a balance per the prescribed formula. Any adjustments to the account are made prior to June 30.

The Agency is required to estimate total landfill closure and post-closure care costs and recognize a portion of these costs each year based on the percentage of estimated total landfill capacity used that period. Estimated total costs, for closure and post-closure, would consist of four components: (1) the cost of equipment and facilities used in post-closure monitoring and care, (2) the cost of final cover (material and labor), (3) the cost of environmental monitoring of the landfill during the post-closure period and (4) the cost of any environmental cleanup required after closure. Estimated total cost is based on an engineer's estimate for these services and is required to be updated annually for changes due to inflation or deflation, technology, and/or changes to applicable laws or regulations.

The Agency's estimated closure and post-closure care expected costs are as follows:

	2025
Closure	$ 4,994,155
Post-closure care	2,783,981
Totals	$ 7,778,136

The total closure and post-closure care costs for the DMASWA have been estimated at $7,778,136 as of June 30, 2025, and the portion of the liability, that has been recognized is $4,727,938. This liability represents the cumulative amount reported to date based on the use of 100% of the estimated capacity of cells 1, 2, 3, 4, 5, 6, 7, 8, and 53% of cell 9. The Agency has accumulated resources to fund closure and post-closure costs; they are included in assets whose use is limited on the statement of net position and total 5,877,833 as of June 30, 2025. The Agency will recognize the remaining estimated cost of closure and post-closure care of $3,050,198 over the estimated remaining life of 15 years as the remaining capacity is filled.

NOTE 13 – LEASES WHERE CITY IS LESSOR

The City of Dubuque leases riverfront property, farm land, parking areas, and space for antennas on top of water towers. The following are the leases in effect at June 30, 2025 in which the City is a lessor:

Governmental Activities:

Lease Type	Lease Term Beginning	Lease Term Ending	Discount Rate	Original Balance	Balance as of June 30, 2025	Due Within One Year	Rent Revenue	Interest Revenue
Land	7/1/2021	7/1/2055	1.71 % - 4.42%	$ 22,868,287	$ 18,810,186	$ 1,117,878	$ 1,224,431	$ 658,169
Building	7/1/2021	6/30/2056	3.34% - 4.91%	10,232,491	8,775,352	369,896	512,409	314,028
Other	7/1/2021	11/30/2038	3.40	194,951	155,299	8,815	11,422	5,365
				$ 33,295,729	$ 27,740,837	$ 1,496,589	$ 1,748,262	$ 977,562

In the governmental activities the lease term for the various leases began on July 1, 2021, with the exception of one land lease in the amount of $93,505 that was entered into in January 2022. The lease term for the lease arrangements end at various dates through June 30, 2056.

The most significant lease is the lease of the greyhound racing and gambling facility and related parking areas to the Dubuque Racing Association (DRA). The DRA lease amount is based on the association's gross gambling receipts. Total rent related to this variable lease was $6,863,733.

The City recognized revenue of $493,712 for payments from regulated leases not previously included in the above schedules. The following is a schedule of the future minimum payments under regulated leases:

Year Ending	Total to be paid
2026	$ 677,836
2027	603,523
2028	234,399
2029	210,107
2030	210,107
Thereafter	4,907,711
	$ 6,843,683

Business-Type Activities:

Lease Type	Lease Term Beginning	Lease Term Ending	Discount Rate	Original Balance	Balance as of June 30, 2024	Due Within One Year	Rent Revenue	Interest Revenue
Land	7/1/2021	2/28/2038	2.34% - 3.9%	$ 889,248	$ 817,166	$ 95,757	$ 109,947	$ 30,263

In the business-type activities, the lease term for the various leases began on July 1, 2021, with the exception of one land lease in the amount of $131,587 that was entered into in November 2021. The lease term for the lease arrangements end at various dates through February 28, 2038.

Dubuque Metropolitan Area Solid Waste Agency (Component Unit):

The Agency did not have any lessor agreements in place as of June 30, 2025.

NOTE 14 – SUBSEQUENT EVENTS

On July 11, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note, Series 2026 in an amount not to exceed $3,600,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 0.00%. Note is payable to principal on July 11, 2028.

On July 11, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note, Series 2026 in an amount not to exceed $3,400,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 0.00%. Note is payable to principal on July 11, 2028.

On July 11, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note, Series 2026 in an amount not to exceed $500,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 0.00%. Note is payable to principal on July 11, 2028.

On July 25, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Bonds, Series 2025 in an amount not to exceed $761,000. The purpose of the bonds is for the cost of constructing a certain water resource restoration project to the benefit of the Storm Water Management Utility System of the City. The interest rate is 0.0%. Annual payments begin on December 1, 2025, with the last payment on June 1, 2040.

On September 12, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Water Revenue Bonds, Series 2025 in an amount not to exceed $1,941,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Waterworks Utility System of the City. The interest rate is 0.0%. Annual payments begin on December 1, 2025, with the last payment on June 1, 2045.

On February 20, 2026, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Water Revenue Bonds, Series 2026 in an amount not to exceed $2,330,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Waterworks Utility System of the City. The interest rate is 2.90%. Annual payments begin on June 1, 2026, with the last payment on June 1, 2045.

On February 20, 2026, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Bonds, Series 2026 in an amount not to exceed $14,643,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 2.90%. Annual payments begin on June 1, 2026, with the last payment on June 1, 2046.

NOTE 15 – PROSPECTIVE ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued statements not yet implemented by the City. The statements which might impact the City are as follows:

NOTE 15 – PROSPECTIVE ACCOUNTING PRONOUNCEMENTS (continued)

GASB Statement No. 103, Financial Reporting Model Improvements will improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues. The statement will be effective for the City with its year ending June 30, 2026.

GASB Statement No. 104, Disclosure of Certain Capital Assets will improve financial reporting by provided issuers of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. The statement will be effective for the City with its year ending June 30, 2026.

The City's management has not yet determined the effect these statements will have on the City's financial statements.

NOTE 16 – TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapter 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as a part of these agreements.

For the year ended June 30, 2025, the City abated $17,551,607 of property tax under the urban renewal and economic development projects.

Required Supplementary Information
June 30, 2025
City of Dubuque, Iowa

CITY OF DUBUQUE, IOWA
SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN BALANCES - BUDGET AND ACTUAL (BUDGETARY BASIS)
GOVERNMENTAL AND ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Actual	Budgeted Amounts Original	Budgeted Amounts Final	Final to Actual Variance
RECEIPTS				
Property tax	$ 28,781,764	$ 27,540,529	$ 27,540,528	$ 1,241,236
Tax increment financing	17,551,607	17,907,459	17,907,459	(355,852)
Other City tax	22,533,590	25,126,148	25,126,148	(2,592,558)
Licenses and permits	5,023,423	2,375,397	2,290,822	2,732,601
Use of money and property	25,397,388	19,143,084	19,143,084	6,254,304
Intergovernmental	47,786,550	49,923,475	94,339,978	(46,553,428)
Charges for services	54,427,716	58,638,885	58,215,895	(3,788,179)
Special assessments	74,022	3,000	662,524	(588,502)
Miscellaneous	14,220,367	9,795,759	13,187,997	1,032,370
Total Receipts	215,796,427	210,453,736	258,414,435	(42,618,008)
EXPENDITURES				
Public safety	42,626,355	39,761,962	45,110,229	2,483,874
Public works	16,395,835	16,714,526	20,719,349	4,323,514
Health and social services	1,172,595	1,251,733	1,323,877	151,282
Culture and recreation	17,222,773	18,070,634	20,458,315	3,235,542
Community and economic development	21,502,546	17,708,651	19,476,722	(2,025,824)
General government	15,161,161	15,744,283	18,513,110	3,351,949
Debt service	10,865,131	13,597,492	13,597,492	2,732,361
Capital projects	41,582,357	54,596,496	153,792,806	112,210,449
Business-type activities	64,570,928	86,156,076	140,770,948	76,200,020
Total Expenditures	231,099,681	263,601,853	433,762,848	202,663,167
EXCESS (DEFICIENCY) OF RECEIPTS OVER (UNDER) EXPENDITURES	(15,303,254)	(53,148,117)	(175,348,413)	160,045,159
OTHER FINANCING SOURCES, NET	28,388,353	38,124,352	70,871,122	42,482,769
EXCESS DEFICIENCY OF RECEIPTS AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	13,085,099	(15,023,765)	(104,477,291)	202,527,928
BALANCE, BEGINNING OF YEAR	151,961,543	72,261,524	152,461,021	151,961,543
BALANCE, ENDING OF YEAR	$ 165,046,642	$ 57,237,759	$ 47,983,730	$ 354,489,471

See Notes to Required Supplementary Information.

CITY OF DUBUQUE, IOWA

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION – BUDGETARY REPORTING
FOR THE YEAR ENDED JUNE 30, 2025

The budgetary comparison is presented as Required Supplementary Information in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

The Code of Iowa requires the adoption of an annual budget by the City Council on or before March 31 of each year which becomes effective July 1 and constitutes the appropriation for each function specified therein until amended. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the function level for the City as a whole, rather than at the fund or fund type level. The internal service fund or custodial fund activity is not included in the adopted budget.

The City's budget is prepared on the cash basis of accounting with an adjustment for accrued payroll following required public notice and hearings. After the initial annual budget is adopted, it may be amended for specified purposes. Budget amendments must be prepared and adopted in the same manner as the original budget. Management is not authorized to amend the budget or to make budgetary transfers between functions without the approval of the City Council. Management may make budgeting transfers between funds as long as the transfers are within the same function. The City has adopted a policy relative to budgetary control and amendment which provides for control at the line-item level and review of the current year's budget at the time the next year's budget is prepared. This usually results in amending the appropriations of all functions to adjust to current conditions. Supplemental appropriations are only provided when unanticipated revenues or budget surpluses become available. Appropriations as adopted lapse at the end of the fiscal year.

The budget for the fiscal year ended June 30, 2025, was amended two times during the year to allow the City to increase function expenditures by $170,160,995 primarily for the carry-forward of unfinished capital improvement projects. During the year ended June 30, 2025, no functional expenses exceeded the budgeted amount.

The following is a reconciliation of the budgetary basis to the modified accrual basis of accounting:

				Governmental Funds	Enterprise Funds	
	Budgetary Basis	Accrual Adjustments	Modified Accrual/ Accrual Basis	Modified Accrual Basis	Accrual Basis	Total
Receipts/Revenue	$ 215,796,427	$ 683,487	$ 216,479,914	$ 156,168,660	$ 60,311,254	$ 216,479,914
Expenditures/Expenses	231,099,681	(27,887,728)	203,211,953	153,212,691	49,999,262	203,211,953
Deficiency of Receipts/Revenue Under Expenditures/Expenses	(15,303,254)	28,571,215	13,267,961	2,955,969	10,311,992	13,267,961
Other Financing Sources	28,388,353	2,930,816	31,319,169	22,255,971	9,063,198	31,319,169
Net	13,085,099	31,502,031	44,587,130	25,211,940	19,375,190	44,587,130
Balance, Beginning	151,961,543	227,015,437	378,976,980	93,580,314	285,396,666	378,976,980
Balance, Ending	$ 165,046,642	$ 258,517,468	$ 423,564,110	$ 118,792,254	$ 304,771,856	$ 423,564,110

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
LAST TEN FISCAL YEARS
(IN THOUSANDS)
Required Supplementary Information

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City's proportion of the net pension liability (asset)	0.34054%	0.34035%	0.31846%	0.31474%	0.33061%	0.33194%	0.33329%	0.33490%	0.34275%	0.35135%
City's proportionate share of the net pension liability	$ 12,576	$ 15,705	$ 12,640	$ 441	$ 23,063	$ 19,350	$ 21,091	$ 22,309	$ 21,570	$ 17,358
City's covered payroll	$ 32,028	$ 30,527	$ 26,888	$ 25,496	$ 26,048	$ 25,423	$ 25,024	$ 24,961	$ 24,597	$ 24,039
City's proportionate share of the net pension liability as a percentage of its covered payroll	39.27 %	51.45 %	47.01 %	1.73 %	88.54 %	76.11 %	84.28 %	89.38 %	87.69 %	72.21 %
Plan fiduciary net position as a percentage of the total pension liability	95.27 %	92.30 %	91.40 %	100.81 %	82.90 %	85.45 %	83.62 %	82.21 %	81.82 %	85.19 %

*In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY CONTRIBUTION
IOWA PUPLIC EMPLOYEES RETIREMENT SYSTEM
LAST 10 FISCAL YEARS
(IN THOUSANDS)
Required Supplementary Information

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Statutorily required contribution	$ 3,253	$ 3,018	$ 2,879	$ 2,535	$ 2,407	$ 2,460	$ 2,403	$ 2,235	$ 2,229	$ 2,196
Contributions in relation to the statutorily required contribution	$ (3,253)	$ (3,018)	$ (2,879)	$ (2,535)	$ (2,407)	$ (2,460)	$ (2,403)	$ (2,235)	$ (2,229)	$ (2,196)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	$ 34,458	$ 32,028	$ 30,527	$ 26,888	$ 25,496	$ 26,048	$ 25,423	$ 25,024	$ 24,961	$ 24,597
Contributions as a percentage of covered payroll	9.44%	9.42%	9.43%	9.43%	9.44%	9.44%	9.45%	8.93%	8.93%	8.93%

Changes of benefit terms:

There are no significant changes in benefit terms.

Changes of assumption:

The 2022 valuation implemented the following refinements:

- Mortality assumption was changed to the family of PubG-2010 Mortality Tables for all groups, with age setbacks and set forwards, as well as other adjustments. Future mortality improvements are modeled using Scale MP-2021.
- Retirement rates were adjusted to partially reflect observed experience for regular member only.
- Disability rates were lowered for Regular members only.
- Termination rates were adjusted to partially reflect observed experience for all groups.

The 2021, 2020, and 2019 valuations did not include any changes of assumptions.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates
- Lowered disability rates
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
LAST TEN FISCAL YEARS
(IN THOUSANDS)
Required Supplementary Information

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City's proportion of the net pension liability (asset)	4.54%	4.58%	4.32%	4.43%	4.73%	4.69%	4.86%	4.78%	4.95%	4.99%
City's proportionate share of the net pension liability	$ 30,043	$ 28,660	$ 24,281	$ 9,964	$ 37,737	$ 30,775	$ 28,960	$ 28,062	$ 30,971	$ 23,423
City's covered payroll	$ 18,049	$ 16,513	$ 14,603	$ 14,418	$ 14,879	$ 14,203	$ 14,118	$ 13,552	$ 13,423	$ 13,052
City's proportionate share of the net pension liability as a percentage of its covered payroll	166.45%	173.56%	166.27%	69.11%	253.63%	216.68%	205.13%	207.07%	230.73%	179.46%
Plan fiduciary net position as a percentage of the total pension liability	84.41%	86.53%	84.62%	93.62%	76.47%	79.94%	81.07%	80.60%	78.20%	83.04%

*In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY CONTRIBUTION
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
LAST 10 FISCAL YEARS
(IN THOUSANDS)
Required Supplementary Information

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Statutorily required contribution	$ 4,090	$ 3,922	$ 3,947	$ 3,823	$ 3,649	$ 3,632	$ 3,696	$ 3,626	$ 3,513	$ 3,727
Contributions in relation to the statutorily required contribution	$ (4,090)	$ (3,922)	$ (3,947)	$ (3,823)	$ (3,649)	$ (3,632)	$ (3,696)	$ (3,626)	$ (3,513)	$ (3,727)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	$ 18,049	$ 17,067	$ 16,513	$ 14,603	$ 14,418	$ 14,879	$ 14,203	$ 14,118	$ 13,552	$ 13,423
Contributions as a percentage of covered payroll	22.66%	22.98%	23.90%	26.18%	25.31%	24.41%	26.02%	25.68%	25.92%	27.77%

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions

The 2022, 2021, 2020, and 2019 valuations did not include any changes of assumptions.

The 2018 valuation changed postretirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set- forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

CITY OF DUBUQUE, IOWA
SCHEDULE OF CHANGES IN
TOTAL OPEB LIABILITY, RELATED RATIOS AND NOTES
LAST SEVEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019
Service Cost	$ 165,984	$ 182,568	$ 214,747	$ 306,094	$ 303,146	$ 288,187	$ 296,597
Interest Cost	177,229	235,146	230,459	134,580	152,598	165,496	172,576
Changes in assumptions	(178,454)	(1,254,513)	(18,042)	(887,322)	254,038	(19,982)	85,951
Changes in experience	-	(296,783)	-	281,561	13	(242,263)	-
Other Changes	(8,288)	(17,912)	(5,704)	42,042	(11,228)	(49,950)	2,582
Benefit payments	(358,109)	(325,967)	(374,762)	(360,953)	(269,461)	(380,158)	(452,573)
Net change in total OPEB Liability	(201,638)	(1,477,461)	46,698	(483,998)	429,106	(238,670)	105,133
Total OPEB liability beginning of year	4,397,046	5,874,502	5,827,804	6,311,802	5,882,696	6,121,366	6,016,233
Total OPEB liability end of year	$ 4,195,408	$ 4,397,046	$ 5,874,502	$ 5,827,804	$ 6,311,802	$ 5,882,696	$ 6,121,366
Covered-employee payroll	$ 44,195,413	$44,625,352	$ 37,635,156	$ 42,133,307	$ 41,593,187	$ 34,543,167	$39,626,000
Total OPEB liability as a percentage of covered-employee payroll	9.49%	9.85%	15.61%	13.83%	15.18%	17.03%	15.45%

Notes to Schedule of Changes in the Total OPEB Liability and Related Ratios

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes in benefit terms:

There were no significant changes in benefit terms.

Change in assumptions:

Changes in assumptions and other inputs reflect the effects of changes in the discount rate, health care trend rates and other changes. In Fiscal Year 2022, mortality assumption was adjusted to include mortality improvement scale MP-2020 and the withdrawal assumption was change from Table T-2 from the Pension Actuary's Handbook to Table T-3.

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a 10-year trend is completed, the City will present information for those years for which information is available.

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NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Road Use Tax Fund – This fund is used to account for state revenues allocated to the City for maintenance and improvement of City streets.

Section VIII Housing Fund – This fund is used to account for the operations of federal Section VIII existing, voucher, and moderate rehabilitation projects.

Employee Benefits Fund – This fund is used to account for pension and related employee benefit costs for those employees paid wages from the General Fund.

Special Assessments Fund – This fund is used to account for the financing of public improvements that are deemed to benefit primarily the properties against which special assessments are levied and to accumulate monies for the payment of principal and interest on the outstanding long-term debt service.

Cable TV Fund – This fund is used to account for the monies and related costs as set forth in the cable franchise agreement between the City of Dubuque and the cable franchisee.

Library Expendable Gifts Trust – This fund is used to account for contributions given to the library to be spent for specific purposes.

IFA Housing Trust – This fund is used to account for funds received under the Iowa Finance Authority State Housing Trust Fund Program.

Police Expendable Gifts Fund – This fund is used to account for contributions given to the police department to be spent for specific purposes.

Veteran's Memorial - This fund is used to account for contributions given to the Veteran's Memorial for specific purposes and for maintenance.

Construction Escrow Fund – This fund is used to account for developer contributions towards public improvements and ensure the funds are securely set aside and properly allocated for their intended purposes.

NONMAJOR GOVERNMENTAL FUNDS

CAPITAL PROJECTS FUNDS

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Airport Construction Fund – This fund is used to account for the resources and costs related to airport capital improvements.

Sales Tax Construction Fund – This fund is used to account for the resources and costs related to capital improvements financed through the local option sales tax.

General Construction Fund – This fund is used to account for the resources and costs related to general capital improvements.

Street Construction Fund – This fund is used to account for the resources and costs related to street capital improvements.

PERMANENT FUNDS

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting City's programs.

Ella Lyons Peony Trail Trust Fund – This fund is used for dividends and maintenance cost related to the City Peony Trail, per trust agreement.

Library Gifts Trust Fund – This fund is used to account for testamentary gifts to the City library.

CITY OF DUBUQUE, IOWA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue Funds			
	Road Use Tax	Section VIII Housing	Employee Benefits	Special Assessments
ASSETS				
Cash and investments	$ 8,853,717	$ 841,310	$ -	$ -
Receivables				
Property Tax				
Delinquent	-	-	17,259	-
Succeeding year	-	-	3,027,607	-
Accounts and other	-	-	-	-
Special assessments	-	-	-	556,394
Accrued interest	-	12,348	-	-
Notes	-	-	-	-
Intergovernmental	651,829	-	-	-
Inventories	432,174	-	-	-
Prepaid items	87,192	14,823	-	-
Restricted cash and investments	-	491,192	-	-
Total Assets	10,024,912	1,359,673	3,044,866	556,394
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	431,008	4,143	1,559	-
Accrued payroll	61,010	23,156	-	-
Intergovernmental payable	-	-	-	-
Due to other funds	-	-	-	25
Total Liabilities	492,018	27,299	1,559	25
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues				
Succeeding year property tax	-	-	3,027,607	-
Special assessments	-	-	-	545,355
Grants	-	-	-	-
Other	-	-	2,516	-
Total Deferred Inflows of Resources	-	-	3,030,123	545,355
FUND BALANCES				
Nonspendable:				
Inventory	432,174	-	-	-
Prepaid items	87,192	14,823	-	-
Restricted:				
Endowments	-	-	-	-
Library	-	-	-	-
Police	-	-	-	-
Veterans	-	-	-	-
Capital improvements	9,013,528	-	-	-
Franchise agreement	-	-	-	-
Special assessments	-	-	-	11,014
Iowa Finance Authority Trust	-	-	-	-
Community programs	-	1,317,551	-	-
Employee benefits	-	-	13,184	-
Committed, capital improvements	-	-	-	-
Unassigned Fund Balances	-	-	-	-
Total Fund Balances	9,532,894	1,332,374	13,184	11,014
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 10,024,912	$ 1,359,673	$ 3,044,866	$ 556,394

Special Revenue Funds					Capital Projects Funds		
Cable TV	Library Expendable Gifts Trust	Police Expendable Gifts Trust	Veteran's Memorial	IFA Housing Trust	Construction Escrow Fund	Airport Construction	General Construction
$ 13,826	$ 1,161,739	$ 3,257	$ 232,018	$ 784,784	$ 1	$ -	$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
81,598	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
2,587	12,293	34	-	-	-	2,933	1,253
-	-	-	-	1,190,195	-	-	20,688
-	-	-	-	8,450	-	3,821,318	1,706,309
-	-	-	-	217,500	-	-	317,017
42,096	-	-	-	-	-	-	1,870
-	-	-	-	-	-	1,873,651	12,201,732
140,107	1,174,032	3,291	232,018	2,200,929	1	5,697,902	14,248,869
9,410	1,303	-	-	153,122	-	773,522	1,486,736
9,709	411	-	-	-	-	-	8,295
-	121	-	-	-	-	-	810
-	-	-	-	-	-	3,445,208	1,591,023
19,119	1,835	-	-	153,122	-	4,218,730	3,086,864
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	3,821,318	1,706,309
-	-	-	-	-	-	-	-
-	-	-	-	-	-	3,821,318	1,706,309
-	-	-	-	217,500	-	-	317,017
42,096	-	-	-	-	-	-	1,870
-	-	-	-	-	-	-	-
-	1,172,197	-	-	-	-	-	-
-	-	3,291	-	-	-	-	-
-	-	-	232,018	-	-	-	-
-	-	-	-	-	1	-	9,136,809
78,892	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	1,830,307	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	(2,342,146)	-
120,988	1,172,197	3,291	232,018	2,047,807	1	(2,342,146)	9,455,696
$ 140,107	$ 1,174,032	$ 3,291	$ 232,018	$ 2,200,929	$ 1	$ 5,697,902	$ 14,248,869

CITY OF DUBUQUE, IOWA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

EXHIBIT A-1 (continued)

	Capital Projects Funds		Permanent Funds		
	Sales Tax Construction	Street Construction	Ella Lyons Peony Trail Trust	Library Gifts Trust	Total Nonmajor Governmental Funds
ASSETS					
Cash and investments	$ 5,185,050	$ 6,886,031	$ -	$ -	$ 23,961,733
Receivables					
Property Tax					
Delinquent	-	-	-	-	17,259
Succeeding year	-	-	-	-	3,027,607
Accounts and other	-	191,175	-	-	272,773
Special assessments	-	-	-	-	556,394
Accrued interest	-	72,863	839	210	105,360
Notes	-	-	-	-	1,210,883
Intergovernmental	254,298	381,447	-	-	6,823,651
Inventories	-	-	-	-	966,691
Prepaid items	-	-	-	-	145,981
Restricted cash and investments	5,868,974	-	149,456	19,844	20,604,849
Total Assets	11,308,322	7,531,516	150,295	20,054	57,693,181
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable	536,245	490,477	-	-	3,887,525
Accrued payroll	342	9,944	-	-	112,867
Intergovernmental payable	-	-	-	-	931
Due to other funds	-	-	-	-	5,036,256
Total Liabilities	536,587	500,421	-	-	9,037,579
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues					
Succeeding year property tax	-	-	-	-	3,027,607
Special assessments	-	-	-	-	545,355
Grants	-	-	-	-	5,527,627
Other	-	-	-	-	2,516
Total Deferred Inflows of Resources	-	-	-	-	9,103,105
FUND BALANCES					
Nonspendable:					
Inventory	-	-	-	-	966,691
Prepaid items	-	-	-	-	145,981
Restricted:					
Endowments	-	-	150,295	20,054	170,349
Library	-	-	-	-	1,172,197
Police	-	-	-	-	3,291
Veterans	-	-	-	-	232,018
Capital improvements	7,906,057	5,782,987	-	-	31,839,382
Franchise agreement	-	-	-	-	78,892
Special assessments	-	-	-	-	11,014
Iowa Finance Authority Trust	-	-	-	-	1,830,307
Community programs	-	-	-	-	1,317,551
Employee benefits	-	-	-	-	13,184
Committed, capital improvements	2,865,678	1,248,108	-	-	4,113,786
Unassigned Fund Balances	-	-	-	-	(2,342,146)
Total Fund Balances	10,771,735	7,031,095	150,295	20,054	39,552,497
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 11,308,322	$ 7,531,516	$ 150,295	$ 20,054	$ 57,693,181

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	Special Revenue Funds			
	Road Use Tax	Section VIII Housing	Employee Benefits	Special Assessments
REVENUES				
Taxes	$ -	$ -	$ 2,102,292	$ -
Special assessments	-	-	-	39,769
Intergovernmental	8,446,777	8,851,212	-	-
Charges for services	-	-	-	-
Investment earnings	-	5,734	-	1,132
Contributions	-	-	-	-
Miscellaneous	85,584	112,781	-	-
Total Revenues	8,532,361	8,969,727	2,102,292	40,901
EXPENDITURES				
Governmental activities				
Current				
Public safety	-	-	-	-
Public works	6,682,311	-	-	-
Culture and recreation	-	-	-	-
Community and economic development	-	8,819,129	-	-
General government	6,885	-	173	-
Debt service				
Principal	-	34,387	-	-
Interest and fiscal charges	-	-	-	-
Capital projects	319,529	1,532	-	-
Total Expenditures	7,008,725	8,855,048	173	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,523,636	114,679	2,102,119	40,901
OTHER FINANCING SOURCES (USES)				
Issuance of debt	-	100,772	-	-
Premium on bonds	-	-	-	-
Transfers in	3,314	152,744	-	-
Transfers out	(423,548)	-	(2,140,941)	(72,287)
Sales of capital assets	7,898	-	-	-
Total Other Financing Sources (Uses)	(412,336)	253,516	(2,140,941)	(72,287)
NET CHANGE IN FUND BALANCES	1,111,300	368,195	(38,822)	(31,386)
FUND BALANCES, BEGINNING	8,421,594	964,179	52,006	42,400
FUND BALANCES, ENDING	$ 9,532,894	$ 1,332,374	$ 13,184	$ 11,014

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

Special Revenue Funds						Capital Projects Funds	
Cable TV	Library Expendable Gifts Trust	Police Expendable Gifts Trust	Veteran's Memorial	IFA Housing Trust	Construction Escrow Fund	Airport Construction	General Construction
$ 358,876	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
-	-	-	-	173,262	-	5,797,780	197,249
-	28,149	-	-	-	-	75,771	-
9,581	52,001	358	9,383	-	-	38,558	223,984
-	-	-	17,485	5,000	-	-	-
690	38,996	-	-	518	-	-	444,308
369,147	119,146	358	26,868	178,780	-	5,912,109	865,541
-	-	6,044	-	-	-	-	-
-	-	-	-	794	-	2,636	322,465
-	60,333	-	7,058	-	-	-	-
-	-	-	-	-	-	-	-
686,843	-	-	-	-	-	-	3,883
-	-	-	-	-	-	-	-
-	-	-	-	-	-	2,423	43,928
-	-	-	-	241,340	400,188	6,454,761	8,517,975
686,843	60,333	6,044	7,058	242,134	400,188	6,459,820	8,888,251
(317,696)	58,813	(5,686)	19,810	(63,354)	(400,188)	(547,711)	(8,022,710)
-	-	-	-	-	-	654,198	14,250,000
-	-	-	-	-	-	41,560	32,024
-	-	-	-	62,583	-	345,618	1,498,497
-	-	-	-	-	-	(181,365)	(609)
-	-	-	-	-	-	-	-
-	-	-	-	62,583	-	860,011	15,779,912
(317,696)	58,813	(5,686)	19,810	(771)	(400,188)	312,300	7,757,202
438,684	1,113,384	8,977	212,208	2,048,578	400,189	(2,654,446)	1,698,494
$ 120,988	$ 1,172,197	$ 3,291	$ 232,018	$ 2,047,807	$ 1	$ (2,342,146)	$ 9,455,696

	Capital Projects Funds		Permanent Funds		
	Sales Tax Construction	Street Construction	Ella Lyons Peony Trail Trust	Library Gifts Trust	Total Nonmajor Governmental Funds
REVENUES					
Taxes	$ 2,517,724	$ 3,776,586	$ -	$ -	$ 8,755,478
Special assessments	-	-	-	-	39,769
Intergovernmental	196,119	1,248,546	-	-	24,910,945
Charges for services	-	13,786	-	-	117,706
Investment earnings	271,851	339,536	4,509	891	957,518
Contributions	-	726,453	-	-	748,938
Miscellaneous	147,513	74,687	-	10	905,087
Total Revenues	3,133,207	6,179,594	4,509	901	36,435,441
EXPENDITURES					
Governmental activities					
Current					
Public safety	-	-	-	-	6,044
Public works	384,109	600,155	-	-	7,992,470
Culture and recreation	-	-	4,110	-	71,501
Community and economic development	-	-	-	-	8,819,129
General government	366,629	22,805	-	-	1,087,218
Debt service					
Principal	-	-	-	-	34,387
Interest and fiscal charges	26,646	-	-	-	72,997
Capital projects	4,935,161	4,022,380	-	-	24,892,866
Total Expenditures	5,712,545	4,645,340	4,110	-	42,976,612
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,579,338)	1,534,254	399	901	(6,541,171)
OTHER FINANCING SOURCES (USES)					
Issuance of debt	7,690,802	-	-	-	22,695,772
Premium on bonds	260,851	-	-	-	334,435
Transfers in	2,481,744	384,983	-	-	4,929,483
Transfers out	(2,049,490)	(2,135,876)	-	-	(7,004,116)
Sales of capital assets	22,579	-	-	-	30,477
Total Other Financing Sources (Uses)	8,406,486	(1,750,893)	-	-	20,986,051
NET CHANGE IN FUND BALANCES	5,827,148	(216,639)	399	901	14,444,880
FUND BALANCES, BEGINNING	4,944,587	7,247,734	149,896	19,153	25,107,617
FUND BALANCES, ENDING	$ 10,771,735	$ 7,031,095	$ 150,295	$ 20,054	$ 39,552,497

NONMAJOR ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises -- where the intent of the City Council is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the City Council has decided that periodic determination of net income is appropriate for accountability purposes.

Refuse Collection Fund – This fund is used to account for the operations of the City's refuse collection services.

Transit System Fund – This fund is used to account for the operations of the City's bus and other transit services.

Salt Fund – This fund is used to account for the operations of the City's salt distribution.

CITY OF DUBUQUE, IOWA **EXHIBIT B-1**
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
JUNE 30, 2025

	Refuse Collection	Transit System	Salt	Total Other Enterprise Funds
ASSETS				
CURRENT ASSETS				
Cash and investments	$ -	$ 6,752,625	$ 66,569	$ 6,819,194
Receivables				
Accounts	586,205	4,295	-	590,500
Accrued interest	1,499	87,282	704	89,485
Intergovernmental	-	273,785	-	273,785
Special assessments	39,912	-	-	39,912
Prepaid items	30,179	45,253	-	75,432
Total Current Assets	657,795	7,163,240	67,273	7,888,308
NONCURRENT ASSETS				
Restricted cash and investments	192,550	227,628	-	420,178
Capital assets				
Land	-	36,000	-	36,000
Buildings	-	11,703,490	175,458	11,878,948
Improvements to other than buildings	-	796,092	686,312	1,482,404
Machinery and equipment	3,657,974	9,159,516	36,342	12,853,832
Accumulated Depreciation	(2,385,250)	(6,778,980)	(315,775)	(9,480,005)
Net Capital Assets	1,272,724	14,916,118	582,337	16,771,179
Total Noncurrent Assets	1,465,274	15,143,746	582,337	17,191,357
Total Assets	2,123,069	22,306,986	649,610	25,079,665
DEFERRED OUTFLOWS OF RESOURCES				
Pension related deferred outflows	242,998	328,595	-	571,593
OPEB related deferred outflow	28,488	53,019	-	81,507
Total Deferred Outflows of Resources	271,486	381,614	-	653,100
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	44,381	24,395	6,900	75,676
Accrued payroll	50,269	64,005	-	114,274
Due to other funds	187,337	-	-	187,337
General obligation bonds payable	6,700	45,759	-	52,459
Accrued compensated absences - current	21,994	9,981	-	31,975
Accrued interest payable	5,109	1,705	-	6,814
Net OPEB liability	11,897	13,857	-	25,754
Total Current Liabilities	327,687	159,702	6,900	494,289
NONCURRENT LIABILITIES				
General obligation bonds payable	1,241,489	862,746	-	2,104,235
Intergovernmental payable	591	-	-	591
Accrued compensated absences	268,037	121,638	-	389,675
Net pension liability	542,623	777,746	-	1,320,369
Total OPEB liability	127,475	148,479	-	275,954
Total Noncurrent Liabilities	2,180,215	1,910,609	-	4,090,824
Total Liabilities	2,507,902	2,070,311	6,900	4,585,113
DEFERRED INFLOWS OF RESOURCES				
Pension related deferred inflows	50,081	17,571	-	67,652
OPEB related deferred inflows	109,996	90,800	-	200,796
Total Deferred Inflows of Resources	160,077	108,371	-	268,448
NET POSITION				
Net investment in capital assets	217,085	14,235,241	582,337	15,034,663
Unrestricted	(490,509)	6,274,677	60,373	5,844,541
Total Net Position	$ (273,424)	$ 20,509,918	$ 642,710	$ 20,879,204

CITY OF DUBUQUE, IOWA **EXHIBIT B-2**
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Refuse Collection	Transit System	Salt	Total Other Enterprise Funds
OPERATING REVENUES				
Charges for sales and services	$ 5,373,375	$ 475,026	$ 103,328	$ 5,951,729
Other	465	4,796	-	5,261
Total Operating Revenues	5,373,840	479,822	103,328	5,956,990
OPERATING EXPENSES				
Employee expense	3,789,757	2,779,704	-	6,569,461
Utilities	20,406	114,741	-	135,147
Repairs and maintenance	677,071	674,548	2,119	1,353,738
Supplies and services	1,272,426	444,388	127,130	1,843,944
Insurance	44,812	134,370	-	179,182
Depreciation	253,258	821,264	27,639	1,102,161
Total Operating Expenses	6,057,730	4,969,015	156,888	11,183,633
OPERATING INCOME (LOSS)	(683,890)	(4,489,193)	(53,560)	(5,226,643)
NONOPERATING REVENUES (EXPENSES)				
Intergovernmental	-	2,033,332	-	2,033,332
Investment earnings	53,981	39,538	3,189	96,708
Interest expense	(5,005)	(20,921)	-	(25,926)
Gain on disposal of assets	2,050	1,380	-	3,430
Net Nonoperating Revenues (Expenses)	51,026	2,053,329	3,189	2,107,544
INCOME (LOSS) BEFORE TRANSFERS	(632,864)	(2,435,864)	(50,371)	(3,119,099)
Transfers In	105,744	2,480,982	-	2,586,726
Transfers Out	-	(276,900)	-	(276,900)
CHANGE IN NET POSITION	(527,120)	(231,782)	(50,371)	(809,273)
NET POSITION, BEGINNING, as previously presented	309,074	20,775,355	693,081	21,777,510
Restatements	(55,378)	(33,655)	-	(89,033)
NET POSITION, BEGINNING, as restated	253,696	20,741,700	693,081	21,688,477
NET POSITION, ENDING	$ (273,424)	$ 20,509,918	$ 642,710	$ 20,879,204

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Refuse Collection	Transit System	Salt	Total Other Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	$ 5,407,408	$ 480,996	$ 118,094	$ 6,006,498
Cash payments to suppliers for goods and services	(2,431,248)	(1,385,363)	(122,349)	(3,938,960)
Cash payments to employees for services	(3,821,508)	(2,849,899)	-	(6,671,407)
Other operating receipts	465	4,796	-	5,261
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	(844,883)	(3,749,470)	(4,255)	(4,598,608)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers from other funds	105,744	2,480,982	-	2,586,726
Transfers to other funds	-	(276,900)	-	(276,900)
Proceeds of interfund balances	187,337	-	-	187,337
Intergovernmental grant proceeds	-	3,673,615	-	3,673,615
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	293,081	5,877,697	-	6,170,778
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Proceeds from sale of capital assets	2,050	1,380	-	3,430
Acquisition and construction of capital assets	(996,972)	(679,818)	-	(1,676,790)
Proceeds from issuance of debt	1,212,422	117,331	-	1,329,753
Principal Paid	(5,591)	(163,857)	-	(169,448)
Interest paid	(2,300)	(21,592)	-	(23,892)
NET CASH PROVIDED BY (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	209,609	(746,556)	-	(536,947)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	63,785	30,108	3,286	97,179
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(278,408)	1,411,779	(969)	1,132,402
CASH AND CASH EQUIVALENTS, BEGINNING	470,958	5,568,474	67,538	6,106,970
CASH AND CASH EQUIVALENTS, ENDING	$ 192,550	$ 6,980,253	$ 66,569	$ 7,239,372

CITY OF DUBUQUE, IOWA **EXHIBIT B-3**
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities - Enterprise Funds			
	Refuse Collection	Transit System	Salt	Total Other Enterprise Funds
RECONCILIATION OF OPERATING (LOSS) INCOME TO NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES				
Operating (loss) income	$ (683,890)	$ (4,489,193)	$ (53,560)	$ (5,226,643)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities				
Depreciation	253,258	821,264	27,639	1,102,161
Change in assets and liabilities				
(Increase) Decrease in receivables	34,033	5,970	14,766	54,769
(Increase) decrease in inventories and prepaid items	(8,840)	(27,910)	-	(36,750)
Increase (decrease) in accounts payable	(407,693)	10,594	6,900	(390,199)
(Decrease) increase in accrued liabilities	58,416	19,962	-	78,378
Increase in net pension liability	(177,188)	(168,613)	-	(345,801)
(Increase) in deferred outflows - pension related	88,128	97,532	-	185,660
(Increase) in deferred outflows - OPEB related	7,154	11,201	-	18,355
(Decrease) in deferred inflows - pension related	9,143	(15,702)	-	(6,559)
(Decrease) increase in deferred inflows - OPEB related	(2,880)	(1,762)	-	(4,642)
(Decrease) in total OPEB liability	(14,524)	(12,813)	-	(27,337)
Total Adjustments	(160,993)	739,723	49,305	628,035
NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES	$ (844,883)	$ (3,749,470)	$ (4,255)	$ (4,598,608)
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Amortization of bond discount (premium)	$ 186	$ 577	$ -	$ 763

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the government and to other government units, on a cost-reimbursement basis.

General Service Fund - This fund is used to account for engineering, street, and general services supplied to other departments.

Garage Service Fund - This fund is used to account for maintenance and repair services for the City's automotive equipment.

Stores/Printing Fund - This fund is used to account for printing, supplies, and other services provided to other departments.

Health Insurance Reserve Fund - This fund is used to account for health insurance costs.

Workers' Compensation Reserve Fund - This fund is used to account for workers' compensation costs.

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CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Service	Garage Service	Stores/ Printing
ASSETS			
CURRENT ASSETS			
Cash and investments	$ -	$ -	$ -
Receivables			
Accounts	-	-	471
Accrued interest	-	-	-
Inventories	-	222,802	15,217
Prepaid items	-	25,026	-
Total Current Assets	-	247,828	15,688
NONCURRENT ASSETS			
Capital assets			
Machinery and equipment	-	171,014	-
Construction in Progress	-	15,891	-
Accumulated Depreciation	-	(156,008)	-
Net Capital Assets	-	30,897	-
Total Assets	-	278,725	15,688
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	-	121,177	-
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	-	245,146	16,622
Accrued payroll	12,913	22,479	-
Due to other funds	-	-	5,000
Total Current Liabilities	12,913	267,625	21,622
NONCURRENT LIABILITIES			
Net pension liability	-	257,456	-
Total Liabilities	12,913	525,081	21,622
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	345,213	64,791	-
Total Deferred Inflows of Resources	345,213	64,791	-
NET POSITION (DEFICIT)			
Unrestricted	(358,126)	(189,970)	(5,934)
Total Net Position (Deficit)	$ (358,126)	$ (189,970)	$ (5,934)

Health Insurance Reserve	Workers' Compensation Reserve	Total
$ 7,171,185	$ 846,687	$ 8,017,872
214,874	-	215,345
75,881	8,959	84,840
-	-	238,019
-	-	25,026
7,461,940	855,646	8,581,102
-	-	171,014
-	-	15,891
-	-	(156,008)
-	-	30,897
7,461,940	855,646	8,611,999
-	-	121,177
936,469	712,122	1,910,359
-	-	35,392
-	-	5,000
936,469	712,122	1,950,751
-	-	257,456
936,469	712,122	2,208,207
-	-	410,004
-	-	410,004
6,525,471	143,524	6,114,965
$ 6,525,471	$ 143,524	$ 6,114,965

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (DEFICITS)
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Service	Garage Service	Stores/ Printing
OPERATING REVENUES			
Charges for sales and services	$ -	$ 3,100,224	$ 5,804
Other	-	218,611	-
Total Operating Revenues	-	3,318,835	5,804
OPERATING EXPENSES			
Employee expense	338,181	976,384	-
Utilities	-	28,693	8,195
Repairs and maintenance	-	63,645	-
Supplies and services	-	2,552,733	36,309
Insurance	-	8,946	-
Depreciation	-	20,728	-
Total Operating Expenses	338,181	3,651,129	44,504
OPERATING INCOME (LOSS)	(338,181)	(332,294)	(38,700)
NONOPERATING REVENUES (EXPENSES)			
Investment earnings	-	-	-
Gain on disposal of assets	-	8,283	-
Net Nonoperating Revenues (Expenses)	-	8,283	-
INCOME (LOSS) BEFORE TRANSFERS	(338,181)	(324,011)	(38,700)
Transfers In	187,364	672,696	33,339
CHANGE IN NET POSITION	(150,817)	348,685	(5,361)
NET POSITION (DEFICIT), BEGINNING	(207,309)	(538,655)	(573)
NET POSITION (DEFICIT), ENDING	$ (358,126)	$ (189,970)	$ (5,934)

Health Insurance Reserve	Workers' Compensation Reserve	Total
$ 11,654,598	$ 729,479	$ 15,490,105
-	-	218,611
11,654,598	729,479	15,708,716
-	-	1,314,565
-	-	36,888
-	-	63,645
11,254,076	3,250	13,846,368
-	672,850	681,796
-	-	20,728
11,254,076	676,100	15,963,990
400,522	53,379	(255,274)
243,273	29,873	273,146
-	-	8,283
243,273	29,873	281,429
643,795	83,252	26,155
-	-	893,399
643,795	83,252	919,554
5,881,676	60,272	5,195,411
$ 6,525,471	$ 143,524	$ 6,114,965

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Service	Garage Service	Stores/ Printing
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	$ -	$ 3,100,552	$ 8,717
Cash payments to suppliers for goods and services	-	(2,825,916)	(16,481)
Cash payments to employees for services	(488,756)	(1,024,437)	-
Other operating receipts	-	218,611	-
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	(488,756)	(531,190)	(7,764)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from other funds	187,364	672,696	33,339
Proceeds from interfund balances	-	(133,898)	(25,575)
NET CASH PROVIDED BY (USED FOR) NONCAPITAL FINANCING ACTIVITIES	187,364	538,798	7,764
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Proceeds from sale of capital assets	-	8,283	-
Acquisition and construction of capital assets	-	(15,891)	-
NET CASH PROVIDED BY (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	-	(7,608)	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	-	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(301,392)	-	-
CASH AND CASH EQUIVALENTS, BEGINNING	301,392	-	-
CASH AND CASH EQUIVALENTS, ENDING	$ -	$ -	$ -
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES			
Operating loss	$ (338,181)	$ (332,294)	$ (38,700)
Adjustments to reconcile operating income to net cash provided by (used for) operating activities			
Depreciation	-	20,728	-
Change in assets and liabilities			
(Increase) Decrease in receivables	-	328	2,913
(Increase) Decrease in inventories and prepaid items	-	(54,757)	11,401
Increase (Decrease) in accounts payable	-	(117,142)	16,622
Change in net pension liability	-	(150,652)	-
Decrease (increase) in deferred outflows - pension related	-	50,204	-
(Decrease) in deferred inflows - pension related	(151,364)	51,501	-
Increase (decrease) in accrued liabilities	789	894	-
Total Adjustments	(150,575)	(198,896)	30,936
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	$ (488,756)	$ (531,190)	$ (7,764)

Health Insurance Reserve	Workers' Compensation Reserve	Total
$ 12,152,866	$ 729,479	$ 15,991,614
(11,938,070)	(1,004,468)	(15,784,935)
-	-	(1,513,193)
-	-	218,611
214,796	(274,989)	(1,087,903)
		893,399
-	-	(159,473)
-	-	733,926
-	-	8,283
-	-	(15,891)
-	-	(7,608)
246,991	33,820	280,811
461,787	(241,169)	(80,774)
6,709,398	1,087,856	8,098,646
$ 7,171,185	$ 846,687	$ 8,017,872
$ 400,522	$ 53,379	$ (255,274)
-	-	20,728
498,268	-	501,509
1,549	-	(41,807)
(685,543)	(328,368)	(1,114,431)
-	-	(150,652)
-	-	50,204
-	-	(99,863)
-	-	1,683
(185,726)	(328,368)	(832,629)
$ 214,796	$ (274,989)	$ (1,087,903)

Statistical Section (Unaudited)
June 30, 2025

City of Dubuque, Iowa

CITY OF DUBUQUE, IOWA
STATISTICAL SECTION

This statistical section of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

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Financial Trends
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. 153

Revenue Capacity
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax. 163

Debt Capacity
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. 167

Demographic and Economic Information
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Operating Information
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Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF DUBUQUE, IOWA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal -				
	2016	2017	2018	2019	2020
Governmental activities					
Net investment in capital assets	$ 369,244,904	$ 375,578,520	$ 379,040,697	$ 385,005,220	$ 387,344,725
Restricted	21,473,309	23,955,112	27,269,997	28,321,603	26,501,434
Unrestricted	(47,166,839)	(43,921,629)	(41,853,174)	(36,682,314)	(35,985,750)
Total governmental activities net position	$ 343,551,374	$ 355,612,003	$ 364,457,520	$ 376,644,509	$ 377,860,409
Business-type activities					
Net investment in capital assets	$ 161,326,743	$ 164,448,390	$ 168,205,523	$ 179,561,228	$ 191,757,112
Restricted	4,254,907	3,796,752	3,053,616	3,131,716	3,187,364
Unrestricted	(7,339,071)	3,876,760	10,696,792	12,617,567	17,437,890
Total business-type activities net position	$ 158,242,579	$ 172,121,902	$ 181,955,931	$ 195,310,511	$ 212,382,366
Primary government					
Net investment in capital assets	$ 530,571,647	$ 540,026,910	$ 547,246,220	$ 564,566,448	$ 579,101,837
Restricted	25,728,216	27,751,864	30,323,613	31,453,319	29,688,798
Unrestricted	(54,505,910)	(40,044,869)	(31,156,382)	(24,064,747)	(18,547,860)
Total primary government net position	$ 501,793,953	$ 527,733,905	$ 546,413,451	$ 571,955,020	$ 590,242,775

TABLE 1

Year				
2021	2022	2023	2024	2025
$ 387,768,367	$ 386,739,779	$ 400,952,682	$ 405,878,371	$ 415,810,303
34,083,157	35,584,078	47,002,287	37,049,245	49,828,073
(30,327,770)	(12,530,829)	(11,293,269)	(4,716,305)	2,124,231
$ 391,523,754	$ 409,793,028	$ 436,661,700	$ 438,211,311	$ 467,762,607
$ 207,159,931	$ 219,652,664	$ 231,850,352	$ 240,084,787	$ 260,466,624
2,942,894	3,124,213	2,828,344	3,190,479	3,178,805
27,491,072	32,915,285	37,930,508	46,231,811	41,682,505
$ 237,593,897	$ 255,692,162	$ 272,609,204	$ 289,507,077	$ 305,327,934
$ 594,928,298	$ 606,392,443	$ 632,803,034	$ 645,963,158	$ 676,276,927
37,026,051	38,708,291	49,830,631	40,239,724	53,006,878
(2,836,698)	20,384,456	26,637,239	38,515,506	43,806,736
$ 629,117,651	$ 665,485,190	$ 709,270,904	$ 724,718,388	$ 773,090,541

	Fiscal -			
	2016	2017	2018	2019
Expenses				
Governmental activities:				
Public safety	$ 26,851,624	$ 30,020,343	$ 29,482,962	$ 29,637,417
Public works	24,323,023	19,608,137	20,393,871	24,835,035
Health and social services	967,936	815,251	883,217	1,442,658
Culture and recreation	12,993,331	13,653,509	14,323,710	12,916,646
Community and economic development	15,464,781	18,096,170	21,109,384	15,837,039
General government	4,101,423	8,982,668	7,573,081	5,944,116
Interest on long-term debt	2,963,134	3,467,685	3,129,502	3,387,730
Total governmental activities expenses	$ 87,665,252	$ 94,643,763	$ 96,895,727	$ 94,000,641
Business-type activities:				
Sewage disposal works	$ 12,817,669	$ 11,326,661	$ 11,614,347	$ 12,177,352
Water utility	6,483,229	6,807,217	7,109,421	7,892,423
Stormwater utility	5,021,523	6,234,015	6,159,039	7,025,525
Parking facilities	3,420,296	3,547,856	2,866,510	2,845,911
America's River Project	21,521	22,893	10,143	19,874
Refuse collection	3,968,761	4,208,268	4,244,551	4,215,881
Transit system	4,274,967	4,237,054	4,722,979	4,533,060
Salt	181,617	45,039	119,421	182,092
Total business-type activities expenses	36,189,583	36,429,003	36,846,411	38,892,118
Total primary government expenses	$ 123,854,835	$ 131,072,766	$ 133,742,138	$ 132,892,759
Program Revenues				
Governmental activities:				
Charges for services				
Public safety	$ 2,713,065	$ 2,930,068	$ 2,600,751	$ 2,535,504
Public works	5,765,075	5,681,107	6,654,101	7,327,692
Culture and recreation	2,723,270	2,767,636	2,874,493	2,459,644
Other activities	3,887,056	3,541,205	5,864,541	3,815,321
Operating grants and contributions	15,301,219	15,028,527	21,569,356	23,198,271
Capital grants and contributions	18,667,619	13,360,280	7,779,713	11,048,200
Total governmental activities program revenues	$ 49,057,304	$ 43,308,823	$ 47,342,955	$ 50,384,632
Business-type activities:				
Charges for services				
Sewage disposal works	$ 12,158,439	$ 12,442,584	$ 12,659,662	$ 12,479,684
Water utility	8,406,928	8,553,225	8,906,136	8,959,023
Stormwater utility	3,754,148	4,076,396	4,367,963	4,714,670
Parking facilities	3,247,383	3,286,947	3,034,744	3,066,118
America's River Project	1,605	4	4	4
Refuse collection	3,857,340	4,185,051	4,232,542	4,351,428
Transit system	463,688	459,258	465,550	512,385
Salt	81,720	86,887	96,273	174,784
Operating grants and contributions	1,648,077	1,700,171	1,648,403	1,917,366
Capital grants and contributions	7,607,721	14,160,820	5,705,262	6,215,459
Total business-type activities program revenues	41,227,049	48,951,343	41,116,539	42,390,921
Total primary government program revenues	$ 90,284,353	$ 92,260,166	$ 88,459,494	$ 92,775,553

CITY OF DUBUQUE, IOWA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Year	2020	2021	2022	2023	2024	2025
	$ 32,079,903	$ 32,583,676	$ 30,548,958	$ 31,897,099	$ 37,507,051	$ 42,246,798
	22,667,132	20,949,455	21,999,636	23,176,938	35,365,930	29,132,841
	1,677,181	1,487,042	1,003,870	966,542	2,584,445	1,194,584
	13,576,571	11,341,436	14,452,466	17,282,589	14,920,985	18,098,149
	17,848,570	18,168,279	16,866,498	19,094,222	17,578,377	24,384,708
	8,821,692	10,046,004	7,210,508	9,651,738	13,144,802	13,129,591
	2,929,997	2,791,647	2,004,709	2,520,840	2,701,343	2,758,203
	$ 99,601,046	$ 97,367,539	$ 94,086,645	$ 104,589,968	$ 123,802,933	$ 130,944,874
	$ 11,725,889	$ 12,248,931	$ 12,197,134	$ 13,038,176	$ 13,921,342	$ 16,309,220
	7,631,411	7,604,425	7,212,652	8,140,552	11,461,023	10,377,709
	5,887,171	6,164,947	6,047,606	6,493,098	7,014,499	8,821,297
	3,414,851	3,334,222	2,972,990	3,261,531	4,042,315	3,321,009
	3,161	–	–	–	–	–
	4,387,683	4,546,168	4,452,838	5,599,895	6,434,520	6,122,676
	4,748,463	4,494,303	4,027,600	4,615,225	5,437,858	5,064,099
	333,556	147,524	129,265	103,396	199,715	156,888
	38,132,185	38,540,520	37,040,085	41,251,873	48,511,272	50,172,898
	$ 137,733,231	$ 135,908,059	$ 131,126,730	$ 145,841,841	$ 172,314,205	$ 181,117,772
	$ 2,641,633	$ 4,942,529	$ 5,443,744	$ 4,966,834	$ 4,699,492	$ 5,333,958
	6,732,825	10,937,121	9,591,742	5,707,265	5,394,819	4,738,211
	2,237,000	2,876,779	3,564,782	3,233,591	2,032,625	2,065,389
	5,455,952	1,753,928	4,100,714	6,049,651	7,149,929	7,593,774
	14,484,320	24,436,818	19,956,589	18,825,358	22,093,055	27,363,673
	15,450,271	12,266,220	4,007,842	16,280,486	13,669,481	25,871,122
	$ 47,002,001	$ 57,213,395	$ 46,665,413	$ 55,063,185	$ 55,039,401	$ 72,966,127
	$ 12,606,632	$ 13,070,575	$ 13,870,390	$ 14,835,494	$ 15,821,420	$ 17,734,103
	9,273,720	9,608,742	10,153,939	10,802,909	11,400,670	13,184,681
	5,061,855	5,177,696	5,233,932	5,611,781	6,070,523	6,413,501
	2,313,344	2,007,307	2,692,362	2,202,247	2,392,056	2,628,149
	–	–	–	–	–	–
	4,448,317	4,424,410	4,646,568	4,801,782	4,890,101	5,375,425
	400,576	168,493	405,194	458,919	455,527	476,406
	346,753	125,189	100,763	79,163	181,237	103,328
	2,967,619	9,894,477	2,281,855	4,349,167	2,551,379	2,241,789
	6,410,594	6,691,110	7,444,056	9,279,293	11,388,577	17,251,054
	43,829,410	51,167,999	46,829,059	52,420,755	55,151,490	65,408,436
	$ 90,831,411	$ 108,381,394	$ 93,494,472	$ 107,483,940	$ 110,190,891	$ 138,374,563

TABLE 2

	Fiscal - 2016	2017	2018	2019
Net (Expense)/Revenue				
Governmental activities	$ (38,607,948)	$ (51,334,940)	$ (49,552,772)	$ (43,616,009)
Business-type activities	5,037,466	12,522,340	4,270,124	3,494,540
Total primary government net expense	$ (33,570,482)	$ (38,812,600)	$ (45,282,648)	$ (40,121,469)
General Revenues and Other Changes in Net Position Governmental activities:				
General Revenues				
Property taxes	$ 36,518,506	$ 39,678,473	$ 39,632,246	$ 37,973,888
Local option sales tax	9,155,411	8,890,046	8,610,948	8,940,109
Hotel/motel tax	2,128,042	2,821,745	2,286,469	2,113,273
Utility franchise fees	4,360,107	4,558,847	4,832,958	5,072,350
Gaming	8,440,161	8,098,324	8,062,251	8,730,986
Unrestricted investment earnings	1,082,165	335,577	688,769	1,858,476
Miscellaneous	-	-	-	-
Gain on sale of capital assets	813,492	83,720	309,857	94,980
Transfers	(979,900)	(1,071,163)	(5,423,015)	(8,981,064)
Total governmental activities	$ 61,517,984	$ 63,395,569	$ 59,000,483	$ 55,802,998
Business-type activities:				
General Revenues				
Unrestricted investment earnings	$ 407,528	$ 231,746	$ 268,283	$ 798,497
Miscellaneous	-	-	-	-
Gain on sale of capital assets	102,824	54,074	4,680	80,479
Transfers	979,900	1,071,163	5,423,015	8,981,064
Total business-type activities	1,490,252	1,356,983	5,695,978	9,860,040
Total primary government	$ 63,008,236	$ 64,752,552	$ 64,696,461	$ 65,663,038
Change in Net Position				
Governmental activities	$ 22,910,036	$ 12,060,629	$ 9,447,711	$ 12,186,989
Business-type activities	6,527,718	13,879,323	9,966,102	13,354,580
Total primary government	$ 29,437,754	$ 25,939,952	$ 19,413,813	$ 25,541,569

TABLE 2 (continued)

Year						
	2020	2021	2022	2023	2024	2025
	$ (52,599,045)	$ (40,154,144)	$ (47,421,232)	$ (49,526,783)	$ (68,763,532)	$ (57,978,747)
	5,697,225	12,235,793	9,788,974	11,168,882	6,640,218	15,235,538
	$ (46,901,820)	$ (27,918,351)	$ (37,632,258)	$ (38,357,901)	$ (62,123,314)	$ (42,743,209)
	$ 38,354,691	$ 39,524,078	$ 39,406,493	$ 40,211,474	$ 40,926,636	$ 47,278,366
	9,652,332	11,328,295	12,738,941	12,154,160	12,440,662	12,588,620
	2,117,506	2,036,045	2,915,854	3,071,858	2,814,271	3,273,746
	4,976,472	4,920,610	6,044,713	7,061,030	5,617,704	5,369,898
	7,394,294	8,077,003	12,000,140	9,846,790	8,721,633	9,859,591
	1,857,420	142,102	(390,365)	5,674,974	2,420,275	8,293,425
	–	–	–	2,058,660	1,770,389	3,243,585
	23,866	296,969	244,104	–	1,010,802	188,813
	(10,561,636)	(12,845,032)	(7,430,546)	(3,683,491)	(5,409,229)	(384,272)
	$ 53,814,945	$ 53,480,070	$ 65,529,334	$ 76,395,455	$ 70,313,143	$ 89,711,772
	$ 796,494	$ 130,706	$ 119,466	$ 1,571,115	$ 1,081,314	$ 2,375,715
	–	–	–	435,822	756,376	1,267,387
	16,500	–	(206,351)	57,732	10,736	–
	10,561,636	12,845,032	7,430,546	3,683,491	5,409,229	384,272
	11,374,630	12,975,738	7,343,661	5,748,160	7,257,655	4,027,374
	$ 65,189,575	$ 66,455,808	$ 72,872,995	$ 82,143,615	$ 77,570,798	$ 93,739,146
	$ 1,215,900	$ 13,325,926	$ 18,108,102	$ 26,868,672	$ 1,549,611	$ 31,733,025
	17,071,855	25,211,531	17,132,635	16,917,042	13,897,873	19,262,912
	$ 18,287,755	$ 38,537,457	$ 35,240,737	$ 43,785,714	$ 15,447,484	$ 50,995,937

CITY OF DUBUQUE, IOWA
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal -			
	2016	2017	2018	2019
General Fund				
Nonspendable	$ 6,049,052	$ 5,585,672	$ 5,414,922	$ 5,369,478
Restricted	-	2,208	-	229,995
Assigned	1,015,935	1,590,065	1,267,250	1,438,616
Unassigned	10,908,497	12,582,596	15,193,241	19,276,479
Total general fund	$ 17,973,484	$ 19,760,541	$ 21,875,413	$ 26,314,568
All Other Governmental Funds				
Nonspendable	$ 553,292	$ 944,856	$ 415,271	$ 406,813
Restricted	27,450,187	28,103,397	30,347,598	34,367,024
Committed	7,635,502	6,592,154	4,660,158	3,009,111
Unassigned	-	-	(2,021,937)	(1,185,047)
Total all other governmental funds	$ 35,638,981	$ 35,640,407	$ 33,401,090	$ 36,597,901

TABLE 3

Year						
	2020	2021	2022	2023	2024	2025
	$ 5,145,558	$ 3,895,638	$ 3,631,563	$ 3,150,525	$ 3,060,048	$ 2,806,397
	219,741	197,264	186,705	–	–	–
	1,396,196	2,868,215	4,292,669	4,336,311	3,518,111	2,623,173
	20,128,223	28,023,989	36,610,486	44,067,606	39,310,104	40,505,076
	$ 26,889,718	$ 34,985,106	$ 44,721,423	$ 51,554,442	$ 45,888,263	$ 45,934,646
	$ 1,030,515	$ 960,898	$ 1,159,785	$ 714,788	$ 1,059,428	$ 1,296,129
	30,247,351	40,785,902	42,155,557	45,484,328	45,751,966	69,772,431
	5,823,218	7,901,868	10,202,856	3,769,015	4,113,787	4,113,786
	(2,703,558)	(1,561,830)	–	(1,006,837)	(3,233,130)	(2,324,738)
	$ 34,397,526	$ 48,086,838	$ 53,518,198	$ 48,961,294	$ 47,692,051	$ 72,857,608

CITY OF DUBUQUE, IOWA
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal -			
	2016	2017	2018	2019
Revenues				
Taxes	$ 51,580,084	$ 55,949,111	$ 55,362,621	$ 54,101,901
Special assessments	111,193	261,233	122,968	113,178
Licenses and permits	1,480,643	1,505,564	1,642,498	1,619,892
Intergovernmental	29,302,824	26,314,297	27,229,554	31,359,695
Charges for services	10,919,854	10,816,025	11,559,017	12,476,036
Fines and forfeits	421,925	484,687	407,322	404,400
Investment earnings	1,082,165	335,577	688,769	1,701,846
Contributions	1,440,405	689,237	816,922	1,343,916
Gaming	8,440,161	8,098,324	8,062,251	8,708,702
Miscellaneous	1,367,875	1,811,681	1,589,072	1,526,804
Total revenues	$ 106,147,129	$ 106,265,736	$ 107,480,994	$ 113,356,370
Expenditures				
Current				
Public safety	$ 28,036,551	$ 29,155,128	$ 28,581,466	$ 28,807,920
Public works	14,597,823	11,728,716	11,687,309	12,851,393
Health and social services	1,015,987	868,280	854,045	1,046,184
Culture and recreation	11,909,029	12,397,294	12,776,591	13,037,048
Community and economic development	13,473,413	16,474,553	20,350,200	15,730,191
General government	6,436,114	7,287,586	6,755,479	6,571,094
Debt service				
Principal	10,302,412	17,615,698	7,989,850	5,509,605
Interest	3,707,268	3,579,807	3,274,200	3,320,911
Capital projects	31,504,581	16,260,851	17,402,848	20,145,054
Total expenditures	$ 120,983,178	$ 115,367,913	$ 109,671,988	$ 107,019,400
Excess (deficiency) of revenues over (under) expenditures	$ (14,836,049)	$ (9,102,177)	$ (2,190,994)	$ 6,336,970
Other Financing Sources (Uses)				
Issuance of debt	$ 3,933,882	$ 230,000	$ 110,000	$ 2,883,875
Discount on bonds	292,521	319,384	16,915	81,693
Premiums on bonds	-	11,023,700	-	-
Issuance of refunding bonds	4,650,000	-	1,778,325	-
Payment to refunded bonds escrow agent				-
Transfers in	17,397,007	18,814,586	18,889,096	17,025,952
Transfers out	(18,376,907)	(19,917,219)	(20,980,391)	(18,876,402)
Insurance recovery	86,359	41,345	98,058	87,843
Sale of capital assets	1,063,814	378,861	2,154,546	96,035
Total other financing sources (uses)	$ 9,046,676	$ 10,890,657	$ 2,066,549	$ 1,298,996
Special Items				
Transfer of roads	$ -	$ -	$ -	$ -
Total special items	$ -	$ -	$ -	$ -
Net change in fund balances	$ (5,789,373)	$ 1,788,480	$ (124,445)	$ 7,635,966
Debt service as a percentage of noncapital expenditure	16 %	21 %	12 %	10 %

TABLE 4

Year					
2020	2021	2022	2023	2024	2025
$ 54,818,674	$ 57,809,028	$ 61,106,001	$ 62,496,318	$ 61,788,489	$ 68,507,706
76,394	101,219	42,996	118,387	116,078	43,269
1,497,086	1,983,531	2,211,503	1,915,186	2,644,160	2,671,669
28,618,060	31,984,376	27,568,957	31,162,370	34,011,422	44,229,375
10,994,598	13,480,915	16,152,093	16,555,832	16,005,008	16,674,163
365,458	375,268	303,348	369,273	269,433	262,474
1,699,015	120,890	(401,489)	5,500,145	2,318,348	8,077,404
1,163,721	3,564,843	809,911	2,542,916	1,467,610	2,383,170
7,394,294	8,077,003	12,000,140	9,846,790	8,721,633	9,859,591
3,517,089	1,399,203	2,870,089	1,887,319	1,656,592	3,459,839
$ 110,144,389	$ 118,896,276	$ 122,663,549	$ 132,394,536	$ 128,998,773	$ 156,168,660
$ 29,518,515	$ 29,038,359	$ 31,256,017	$ 33,748,788	$ 35,675,758	$ 39,522,370
11,838,812	12,104,310	15,643,225	17,537,029	17,295,690	17,373,666
1,340,544	1,067,491	880,876	1,015,604	1,086,883	1,198,214
13,199,378	11,917,333	14,626,704	17,166,367	15,928,295	15,716,680
16,685,406	17,531,856	18,756,833	19,011,697	20,780,268	20,974,494
7,447,439	7,499,790	7,930,781	7,728,869	10,661,552	12,525,069
7,065,499	27,524,288	4,518,117	5,545,842	5,115,412	5,768,489
3,044,421	2,997,621	2,693,685	2,707,063	2,887,133	2,829,954
21,089,439	15,308,122	17,435,407	25,289,860	29,157,947	37,303,755
$ 111,229,453	$ 124,989,170	$ 113,741,645	$ 129,751,119	$ 138,588,938	$ 153,212,691
$ (1,085,064)	$ (6,092,894)	$ 8,921,904	$ 2,643,417	$ (9,590,165)	$ 2,955,969
$ 1,372,907	$ –	$ 9,565,000	$ 811,353	$ 6,243,207	$ 22,997,667
62,182	953,857	123,888	–	–	–
–	–	–	–	–	–
–	25,605,950	–	–	–	–
–	–	–	–	–	–
17,146,200	13,730,128	12,868,560	10,591,993	20,292,814	21,121,812
(19,858,343)	(19,145,976)	(16,765,216)	(12,975,637)	(25,389,768)	(22,399,483)
71,604	136,979	17,327	288,664	211,349	18
665,289	924,656	282,482	916,325	1,297,141	201,522
$ (540,161)	$ 22,205,594	$ 6,092,041	$ (367,302)	$ 2,654,743	$ 21,921,536
$ –	$ 5,672,000	$ –	$ –	$ –	$ –
$ –	$ 5,672,000	$ –	$ –	$ –	$ –
$ (1,625,225)	$ 21,784,700	$ 15,013,945	$ 2,276,115	$ (6,935,422)	$ 24,877,505
11 %	28 %	7 %	8 %	7 %	7 %

CITY OF DUBUQUE, IOWA
TAXABLE AND ASSESSED VALUE OF PROPERTY **TABLE 5**
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)

		Real Property		Exemptions	Total		Total Taxable Value to Total Assessed Value	
Levy Year	Fiscal Year	Taxable Value	Assessed Value	Real Property	Taxable Value	Assessed Value		Total Direct Tax Rate
2014	2016	2,508,933	3,723,003	8,631	2,500,302	3,723,003	67.16	11.02590
2015	2017	2,652,700	3,914,425	8,086	2,644,614	3,914,425	67.56	11.16739
2016	2018	2,686,813	3,931,498	7,783	2,679,030	3,931,498	68.14	10.89220
2017	2019	2,765,470	4,141,732	7,921	2,757,549	4,141,732	66.58	10.58844
2018	2020	2,825,245	4,185,444	7,640	2,817,605	4,185,444	67.32	10.33144
2019	2021	2,912,635	4,378,243	7,531	2,905,104	4,378,243	66.35	10.14400
2020	2022	2,980,617	4,463,262	7,432	2,973,185	4,463,262	66.61	9.88899
2021	2023	3,100,106	4,803,254	7,371	3,092,735	4,803,254	64.39	9.71686
2022	2024	3,062,014	4,845,548	7,111	3,054,903	4,845,548	63.05	9.90135
2023	2025	3,432,485	6,010,652	22,090	3,410,395	6,010,652	56.74	9.92637

Source: Dubuque County Assessor's and Auditor's Offices

CITY OF DUBUQUE, IOWA
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS **TABLE 6**
LAST TEN FISCAL YEARS
TAX RATES PER $1,000 ASSESSED VALUE

Levy Year	Fiscal Year	Dubuque City	Dubuque School District	Board of Education and Independents	Area 1 Voc. Tech	Dubuque County	Total	Ratio of Dubuque City to Total
2014	2016	11.02590	14.05629	0.63899	0.91036	6.38779	33.01933	33.39
2015	2017	11.16739	14.97697	0.63146	0.93757	6.29673	34.01012	32.84
2016	2018	10.89220	14.95665	0.62780	1.09993	6.34143	33.91801	32.11
2017	2019	10.58844	14.59791	0.65204	1.09993	5.97760	32.91592	32.17
2018	2020	10.33144	14.71233	0.64911	1.03168	5.94098	32.66554	31.63
2019	2021	10.14400	14.66255	0.62819	0.94734	5.91098	32.29306	31.41
2020	2022	9.88899	14.55590	0.61829	0.90520	5.74009	31.70847	31.19
2021	2023	9.71686	13.91240	0.66681	0.90520	5.35009	30.55136	31.80
2022	2024	9.90135	14.51122	0.66116	0.92871	5.55009	31.55253	31.38
2023	2025	9.92637	12.99580	0.63836	0.94143	5.62184	30.12380	32.95

Separate components of the Dubuque City Rate is as follows:

Levy Year	Fiscal Year	General	Public Transit	Insurance	Employee Benefits	Debt Service	Total
2014	2016	8.10000	0.48461	0.16428	2.16440	0.11261	11.02590
2015	2017	8.10000	0.49739	0.14963	2.30637	0.11400	11.16739
2016	2018	8.10000	0.66319	0.15561	1.89350	0.07990	10.89220
2017	2019	8.10000	0.62877	0.13933	1.62026	0.10008	10.58844
2018	2020	8.10000	0.61307	0.13974	1.38492	0.09371	10.33144
2019	2021	8.10000	0.63405	0.14103	1.17623	0.09269	10.14400
2020	2022	8.10000	0.60512	0.16791	0.92381	0.09215	9.88899
2021	2023	8.10000	0.58311	0.18212	0.82988	0.02175	9.71686
2022	2024	8.10000	0.57669	0.21362	0.91356	0.09748	9.90135
2023	2025	7.94118	0.69118	0.50760	0.70307	0.08334	9.92637

Source: Dubuque County Auditor's Office

CITY OF DUBUQUE, IOWA
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(IN THOUSANDS OF DOLLARS)

TABLE 7

	2025			2016		
Taxpayer	Taxable Value	Rank	Percentage of Total City Taxable Value	Taxable Value	Rank	Percentage of Total City Taxable Value
Peninsula Gaming Company LLC	$ 62,259	1	1.83 %	$ 56,945	1	2.28 %
Interstate Power & Light Co	42,676	2	1.25			—
Kennedy Mall Inc	34,912	3	1.02	35,410	2	1.42
MAR Holdings LLC (Medical Assoc.)	28,553	4	0.84	20,945	5	0.84
Progressive Processing LLC (Hormel)	25,423	5	0.75			
Walter Development LLC	21,705	6	0.64		3	
Sky Crown LLC	21,503	7	0.63			—
Black Hills Energy Corp	19,828	8	0.58			
Seippel Warehouse	19,484	9	0.57			
Simmons Pet Food	18,832	10	0.55	15,559		0.62
McGraw Hill Global Education LLC				14,487	7	0.58
Platinum Holdings LLC				14,062	8	0.56
Flexsteel Industries Inc.				12,534	10	0.50
GRDT Investments LLC (Queck)				13,028	9	0.52
	$ 295,175		8.66 %	$ 234,551		7.32 %

Source: Dubuque County Auditor's Office

CITY OF DUBUQUE, IOWA
PROPERTY TAX LEVIES AND COLLECTIONS **TABLE 8**
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)

Fiscal Year	Levy Year	Total Tax Levy (1)	Current Tax Collections	Percent of Current Taxes Collected	Delinquent Tax Collections	Total Tax Collections (2)	Total Tax Collections to Total Tax Levy	Outstanding Delinquent Taxes	Ratio of Delinquent Taxes to Total Tax Levy
2016	2015	24,944	$ 24,889	99.8 %	84,000	$ 24,973	100.1 %	$ 288	1.15
2017	2016	26,435	26,318	99.6	2,000	26,320	99.6	354	1.34
2018	2017	25,924	26,026	100.4	1,000	26,027	100.4	199	0.77
2019	2018	26,556	26,442	99.6	4,000	26,446	99.6	202	0.76
2020	2019	26,360	26,106	99.0	1,000	26,107	99.0	1,096	4.16
2021	2020	26,263	26,289	100.1	239,000	26,528	101.0	611	2.33
2022	2021	26,260	26,142	99.6	41,000	26,183	99.7	478	1.82
2023	2022	26,250	26,279	100.1	10,000	26,289	100.1	466	1.78
2024	2023	25,929	27,054	104.3	10,000	27,064	104.4	230	0.89
2025	2024	28,846	29,026	100.6	10,000	29,036	100.7	301	1.04

(1) Exclude tax increment levy.
(2) Includes taxes collected in June by the County, but not received by the City until July.

CITY OF DUBUQUE, IOWA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

	Governmental Activities						Business -
Fiscal Year	General Obligation Bonds	Tax Increment Financing Bonds	Tax Increment Financing Notes	Other Loans Payable	Leases Payable	Subscriptions Payable	General Obligation Bonds
2016	$ 58,869,812	$ 20,764,818	$ 625,429	$ 5,347,142	$ -	$ -	$ 46,806,473
2017	53,800,719	20,333,690	451,763	4,650,000	-	-	44,487,023
2018	48,833,498	19,867,562	255,881	4,067,700	-	-	41,979,910
2019	46,917,828	19,366,434	176,054	3,984,111	-	-	39,246,002
2020	41,985,513	18,825,306	91,860	3,899,264	-	-	36,220,856
2021	41,745,365	18,244,178	46,195	3,748,361	-	-	34,104,175
2022	47,326,155	17,654,438	-	3,473,387	208,537	-	30,576,996
2023	43,714,425	16,985,776	-	3,210,157	164,142	1,798,899	27,302,991
2024	46,272,593	16,266,688	-	2,940,486	285,404	1,080,538	24,100,702
2025	65,217,913	15,492,122	-	2,664,172	474,148	423,552	22,182,333

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements
2016 data changed to include premium and discounts in the outstanding computation

(1) Population and personal income data can be found in Table 18

* Personal income unavailable at report date.

Type Activities							
Capital Loan Notes	Revenue Bonds	Other Loans Payable	Leases Payable	Subscriptions Payable	Total Primary Government	Percentage of Personal Income (1)	Per Capital (1)
$104,156,549	$ 34,196,999	$ 236,623	$ -	$ -	$ 271,003,845	9.9 %	4,637
110,513,944	33,840,566	5,209,900	-	-	273,287,605	10.1	4,648
112,765,210	33,474,133	4,181,826	-	-	265,425,720	9.1	4,555
111,655,588	33,097,700	3,152,331	-	-	257,596,048	8.4	4,446
116,965,647	32,706,767	2,152,331	-	-	252,847,544	7.7	4,238
115,011,616	32,304,834	1,088,786	-	-	246,293,510	7.5	4,135
113,108,033	31,677,569	54,850	251,803	-	244,331,768	6.9	4,133
108,521,425	29,096,115	-	224,936	11,549	231,030,415	6.2	3,924
103,352,351	25,483,159	-	203,103	-	219,985,024	5.8	3,753
100,657,355	21,734,839	-	180,585	-	229,027,019	*	3,838

CITY OF DUBUQUE, IOWA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS **TABLE 10**
DOLLARS IN THOUSANDS EXCEPT PER CAPITA

Fiscal Year	General Obligation Bonds	Taxable Value of Property	Percentage of Taxable Value of Property	Assessed Value of Property	Percentage of Assessed Value of Property	Per Capita
2016	$ 105,676	$ 2,508,933	4.21 %	$ 3,723,003	2.84 %	$ 1,808
2017	98,288	2,652,700	3.71	3,914,425	2.51	1,672
2018	90,813	2,686,813	3.38	3,931,498	2.31	1,558
2019	86,164	2,765,470	3.12	4,141,732	2.08	1,487
2020	78,206	2,825,245	2.77	4,185,444	1.87	1,351
2021	75,850	2,912,635	2.60	4,378,243	1.73	1,310
2022	77,903	2,980,617	2.61	4,463,262	1.75	1,350
2023	71,071	3,100,106	2.29	4,803,254	1.48	1,206
2024	70,373	3,062,014	2.30	4,845,548	1.45	1,201
2025	87,400	3,432,485	2.55	6,010,652	1.45	1,465

Prior year information has been modified to net GO Bonds with the fund balance in Debt Service fund.

General obligation bonds are netted with the fund balance in the Debt Service fund.

CITY OF DUBUQUE, IOWA
DIRECT AND OVERLAPPING DEBT
AS OF JUNE 30, 2025

TABLE 11

Jurisdiction	Net General Obligation Bonded Debt Outstanding	Tax Increment Financing Bonds [1]	Sales Tax Revenue Bonds	Other Loans Payable	Leases Payable	Subscriptions Payable	Percentage Applicable to City	Amount Applicable to Government
Direct, City of Dubuque, Iowa	$ 65,217,913	$ 15,492,122	$ 2,664,172	$ 2,940,486	$ 474,148	$ 423,552	100.00 %	$ 87,212,394
Overlapping:								
Dubuque County	13,000,000	-	-	-	-	-	73.70 %	9,580,882
Dubuque Community School District [1]	-	-	-	-	-	-	97.47 %	-
Northeast Iowa Community College	27,240,000	-	-	-	16,880,000	-	73.79 %	32,554,998
Total Overlapping	40,240,000	-	-	-	16,880,000	-		42,135,880
Total	$ 105,457,913	$ 15,492,122	$ 2,664,172	$ 2,940,486	$ 17,354,148	$ 423,552		$ 129,348,274

[1] Excludes sales tax revenue bonds.

Source: Dubuque County Auditor, Dubuque Community School District and Northeast Iowa Community College.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Dubuque. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

CITY OF DUBUQUE, IOWA
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)

	2016	2017	2018	2019
Debt limit	$ 196,031	$ 207,174	$ 209,049	$ 221,513
Total net debt applicable to limit	152,386	141,076	124,926	117,223
Legal debt margin	$ 43,645	$ 66,098	$ 84,123	$ 104,290
Total net debt applicable to the debt limit as a percentage of debt limit	77.74 %	68.10 %	59.76 %	52.92 %

2020	2021	2022	2023	2024	2025
$ 239,298	$ 239,298	$ 241,616	$ 259,297	$ 262,723	$ 321,926
109,021	102,256	101,870	93,413	91,150	94,816
$ 130,277	$ 137,042	$ 139,746	$ 165,884	$ 171,573	$ 227,110
45.56%	42.73%	42.16%	36.03%	34.69%	29.45%

Legal Debt Margin Calculation for Fiscal Year 2025

Estimated actual value	$ 6,438,522
Debt limit - 5% of total actual valuation	321,926
Debt applicable to limit: (Including GO Debt, Loans Payable, and TIF Debt)	(94,817)
Legal debt margin	$ 227,109

CITY OF DUBUQUE, IOWA
REVENUE DEBT COVERAGE
LAST TEN FISCAL YEARS **TABLE 13**
(IN THOUSANDS OF DOLLARS)

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Current Fiscal Year's Debt Service Requirements			Coverage (3)
				Principal	Interest	Total	
WATER UTILITY							
2016	$ 8,508	$ 4,826	$ 3,682	$ 285	$ 211	$ 496	$ 7.42
2017	8,589	4,678	3,911	473	305	778	5.03
2018	8,962	4,989	3,973	489	288	777	5.11
2019	9,160	5,726	3,434	505	345	850	4.04
2020	9,497	5,599	3,898	1,049	371	1,420	2.75
2021	9,684	5,605	4,079	1,235	411	1,646	2.48
2022	10,198	5,443	4,755	1,234	355	1,589	2.99
2023	10,999	6,477	4,522	827	262	1,089	4.15
2024	11,876	9,598	2,278	842	245	1,087	2.10
2025	14,497	8,574	5,923	859	229	1,088	5.44
STORMWATER UTILITY							
2016	3,948	2,140	1,808	341	301	642	2.82
2017	4,224	2,601	1,623	352	291	643	2.52
2018	4,486	2,374	2,112	363	283	646	3.27
2019	5,062	3,229	1,833	343	273	616	2.98
2020	5,303	1,964	3,339	1,503	711	2,214	1.51
2021	5,194	2,285	2,909	1,039	381	1,420	2.05
2022	5,238	2,951	2,287	1,064	414	1,478	1.55
2023	6,368	2,461	3,907	2,282	704	2,986	1.31
2024	6,615	2,681	3,934	2,062	684	2,746	1.43
2025	7,469	4,672	2,797	2,385	602	2,987	0.94
SEWAGE DISPOSAL WORKS							
2016	12,237	7,702	4,535	2,610	1,435	4,045	1.12
2017	12,475	6,082	6,393	2,652	1,454	4,106	1.56
2018	12,731	6,360	6,371	2,707	1,476	4,183	1.52
2019	12,667	7,013	5,654	2,878	1,429	4,307	1.31
2020	12,777	6,645	6,132	2,946	1,362	4,308	1.42
2021	13,040	7,195	5,845	3,006	1,373	4,379	1.33
2022	13,878	7,290	6,588	3,065	1,309	4,374	1.51
2023	15,387	8,236	7,151	3,129	1,244	4,373	1.64
2024	16,145	8,960	7,185	3,281	1,179	4,460	1.61
2025	18,132	11,387	6,745	3,752	1,138	4,890	1.38

(1) Total revenues (including interest).

(2) Total operating expenses exclusive of depreciation.

(3) Coverage is computed by dividing net revenue available for debt service by debt service requirement.

CITY OF DUBUQUE, IOWA
WATER AND SEWER RECEIPT HISTORY **TABLE 14**
LAST TEN FISCAL YEARS

Fiscal Year	Water Revenue	Sewer Revenue	Gallons Billed
2016	$ 8,159,240	$ 11,772,847	$ 1,883,797,577
2017	8,248,796	12,000,115	1,844,997,688
2018	8,525,072	12,015,480	1,632,426,374
2019	8,636,521	12,266,217	1,750,735,443
2020	8,958,162	12,395,751	1,738,198,948
2021	9,040,349	12,583,458	1,774,274,430
2022	9,969,922	13,806,812	1,879,915,407
2023	10,532,570	14,801,136	1,917,094,261
2024	11,466,151	15,832,634	1,909,676,366
2025	12,925,329	17,780,996	1,944,644,230

Source: Cash basis receipt ledgers.

*Revenue includes penalties and investment earnings collected
New in 2015 - revenue does not include sales tax. All years reflect this change
New in 2020 - revenue does not include bonds.

WATER RATE SCHEDULE HISTORY

Steps	Gallons		2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
First	22,440	@	$0.00703	$0.00651	$0.00553	$0.00527	$0.00512	$0.00512	$0.00488	$0.00474	$0.00460	$0.00447
Next	89,760	@	0.00577	0.00534	0.00454	0.00432	0.00419	0.00419	0.00399	0.00387	0.00376	0.00365
Next	261,800	@	0.00537	0.00497	0.00423	0.00403	0.00310	0.00391	0.00372	0.00361	0.00350	0.00340
Next	374,000	@	0.00474	0.00439	0.00373	0.00355	0.00345	0.00345	0.00329	0.00319	0.00310	0.00301
Excess		@	0.00415	0.00384	0.00327	0.00311	0.00302	0.00302	0.00288	0.00280	0.00272	0.00264

CITY OF DUBUQUE, IOWA
WATER METERS BY RATE CLASS **TABLE 15**
LAST TEN FISCAL YEARS

Fiscal Year	Residential	Commercial	Industrial	Government	Total
2016	21,157	1,972	84	104	23,317
2017	21,522	2,061	83	114	23,780
2018	20,498	2,019	83	115	22,715
2019	20,523	2,148	80	147	22,898
2020	21,886	1,941	69	138	24,034
2021	22,866	2,010	70	148	25,094
2022	23,360	2,138	75	171	25,744
2023	22,214	2,051	73	167	24,505
2024	22,372	2,093	74	169	24,708
2025	22,442	2,099	74	170	24,785

Source: Water Department

CITY OF DUBUQUE, IOWA
LARGEST WATER AND SEWER CUSTOMERS **TABLE 16**
FISCAL YEAR 2025

Customer	Water Receipts	Rank	Percentage of Total Water Receipts	Sewer Receipts	Rank	Percentage of Total Water Receipts
Simmons Pet Food Inc	$ 980,738	1	7.59 %			
Rousselot Inc #155296	429,748	2	3.32			
Hormel PO 5121050	293,443	3	2.27			
Prairie Farms Dairy Inc	233,620	4	1.81			
Hormel PO 5121050	217,895	5	1.69	496,432	1	2.79
Finley Hospital	72,234	6	0.56	145,916	3	0.82
Mercy Health Services - Iowa Corp	62,765	7	0.49	129,470	4	0.73
Yes Companies Exp Fred LLC	59,892	8	0.46	122,621	5	0.69
Alpine Park MHC LLC	59,892	9	0.46			
Tri-Technical Systems Inc	53,346	10	0.41			
Stonehill Nursing Home				88,553	7	0.50
IADU Table Mound MHP LLC				83,730	8	0.47
Clean Sweep of I & I LLC				61,291	9	0.34
Platinum Holdings LLC				58,079	10	0.33
Total Receipts from all water and sewer customers	$ 12,925,329			$ 17,780,996		

Source: Water Department

* Same company, separate accounts. Previous years combined several accounts with the same business name. Now listed separately.

CITY OF DUBUQUE, IOWA
SALES TAX INCREMENT BONDS **TABLE 17**
FISCAL YEAR ENDING JUNE 30, 2025

Fiscal Year		Estimated Sales Tax Increment Revenue Receipts*	Senior Lien Series 2015A Net Debt Service (1)	Remaining Revenues After Senior Lien Debt Service	Second Lien Series 2014 Net Debt Service (2)	Remaining Revenues After Second Lien Debt Service
2016	*	$ 2,532,846	$ -	$ 2,532,846	$ -	$ 2,532,846
2017	*	3,945,134	-	3,945,134	(323,100)	3,622,034
2018	*	3,654,915	(762,650)	2,892,265	(323,100)	2,569,165
2019	*	4,207,297	(762,650)	3,444,647	(323,100)	3,121,547
2020	*	4,709,559	(762,650)	3,946,909	(323,100)	3,623,809
2021	*	4,068,763	(762,650)	3,306,113	(323,100)	2,983,013
2022	*	9,751,827	(762,650)	8,989,177	(323,100)	8,666,077
2023	*	7,079,324	(2,767,650)	4,311,674	(438,100)	3,873,574
2024	*	7,114,158	(2,771,000)	4,343,158	(1,393,500)	2,949,658
2025	*	7,103,353	(2,768,969)	4,334,384	(1,400,500)	2,933,884
2026		6,952,046	(2,771,031)	4,181,015	(1,344,250)	2,836,765
2027		6,952,532	(2,768,719)	4,183,813	(1,363,000)	2,820,813
2028		6,947,494	(2,768,394)	4,179,100	(1,365,000)	2,814,100
2029		6,723,750	(2,767,300)	3,956,450	(1,365,000)	2,591,450
2030		6,250,000	(2,768,800)	3,481,200	-	3,481,200
2031		4,467,912	(2,766,400)	1,701,512	-	1,701,512
2032		2,217,912	-	2,217,912	-	2,217,912
2033		2,250,000	-	2,250,000	-	2,250,000

* Actual Receipts

(1) Net of capitalized interest and the debt service reserve fund

(2) Net of capitalized interest

CITY OF DUBUQUE, IOWA
DEMOGRAPHIC AND ECONOMIC STATISTICS **TABLE 18**
LAST TEN CALENDAR YEARS

Year	Population	Personal Income	Per Capita Personal Income (1)	Median Age (2)	Public School Enrollment (3)	Unemployment Rate (4)
2016	58,436	$ 2,734,454,184	46,794	38	10,588	3.9 %
2017	58,799	2,717,101,790	46,210	38	10,556	2.9
2018	58,276	2,903,485,148	49,823	37	10,507	2.2
2019	57,941	3,049,782,476	52,636	38	10,459	2.2
2020	59,667	3,294,692,406	55,218	38	10,558	9.1
2021	59,565	3,286,655,724	55,178	39	10,371	5.4
2022	59,119	3,550,095,950	60,050	39	10,120	2.9
2023	58,877	3,739,867,040	63,520	40	9,996	2.9
2024	58,618	3,823,359,050	65,225	40	9,688	3.2
2025	59,667	*	*	40	9,666	3.7

Data Sources:

(1) U.S. Department of Commerce, Bureau of Economic Analysis
(2) Greater Dubuque Development Corporation
(3) Dubuque Community School District
(4) Iowa Department of Employment Services as of June 30.

* Unavailable at report date.

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CITY OF DUBUQUE, IOWA
PRINCIPAL EMPLOYERS **TABLE 19**
CURRENT YEAR AND NINE YEARS AGO

	2025			2016		
Employer	# of Employees	Rank	Percentage of Total City Employment (1)	# of Employees	Rank	Percentage of Total City Employment (1)
John Deere	2,810	1	5.23 %	2,400	1	4.41 %
Dubuque Community School District	2,000	2	3.72	1,946	2	3.58
MercyOne Medical Center	1,438	3	2.68	1,313	3	2.41
HODGE	1,102	4	2.05			
Medical Associates	1,069	5	1.99	1,027	4	1.89
University of Wisconsin-Platteville	1,062	6	1.98			
UnityPoint Health - Finley Hospital	940	7	1.75	859	5	1.58
Cottingham & Butler	851	8	1.58			
City of Dubuque	737	9	1.37			
Sedgwick	725	10	1.35	550	9	1.01
Dubuque Bank and Trust/ Heartland				538	8	0.99
Andersen Windows				750	6	1.38
Eagle Window and Door				538	8	0.99
	12,734		23.70 %	10,616		19.52 %

Source: Greater Dubuque Development Corp.

(1) Based on the percentage of total employment for Dubuque area from the U.S. Department of Labor, Bureau of Labor Statistics

(2) Located just outside City Limits

CITY OF DUBUQUE, IOWA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/DEPARTMENT
LAST TEN FISCAL YEARS

	2016	2017	2018	2019	2020
Public Safety					
Emergency Communications	13.00	14.00	14.00	14.00	15.00
Fire	90.00	90.00	90.00	90.00	91.00
Police	116.00	116.00	116.00	117.00	118.00
[4] Building Services	12.00	12.00	12.00	11.00	11.00
Public Works					
Public Works	86.42	86.42	86.42	87.42	87.42
Engineering	30.00	30.00	26.06	26.00	27.00
Health & Social Services					
Health Services	4.00	4.00	4.00	4.00	5.00
Human Rights	5.00	5.00	5.00	5.00	5.00
Cultural and Recreation					
Civic Center	0.15	0.15	0.15	0.15	0.15
Conference Center	0.00	0.00	0.00	0.00	0.00
Library	19.00	19.00	19.00	19.00	19.00
Park	23.50	22.50	22.50	22.50	22.50
Recreation	11.93	11.93	11.93	11.93	11.93
Community & Economic Development					
Community / Economic Dev	2.00	2.00	3.00	3.00	3.00
Housing Services	21.00	25.00	25.00	23.52	27.00
Planning Services	8.00	8.00	8.00	8.00	8.00
[5] Office of Neighborhood Support and Shared Prosperity	0.00	0.00	0.00	0.00	0.00
General Government					
Airport	12.00	12.00	12.00	12.00	12.00
Cable TV	2.00	2.00	2.00	2.00	2.00
City Clerk's Office	3.00	3.00	3.00	3.00	3.00
City Manager's Office	16.00	16.00	17.00	17.50	15.50
[3] Finance / Budget	15.00	15.00	15.00	14.00	19.00
Legal	5.00	5.00	4.00	4.00	4.00
Information Services	8.00	8.00	8.00	8.00	8.00
Business Type					
Water	25.00	25.00	25.00	24.00	25.00
Water & Resource Recovery Center	17.00	17.00	17.00	15.00	15.00
[1] Parking	9.00	8.00	7.00	0.00	0.00
[2] Transportation Services	13.00	13.00	14.00	20.00	23.00
Total	567.00	570.00	567.06	562.02	577.50

Source: City Budget Records

Departments with employees who are allocated to more than one function reflected in area with largest number of employ

[1] Parking division merged with Transit to become the Transportation Services Department

[2] Department renamed FY'19 Transportation Services when Parking division merged with Transit

[3] Finance and Budget consolidated in FY20.

[4] Building Services was disbanded and merged with Housing & Engineering in FY23

[5] Office of Neighborhood Support and Shared Prosperity created in FY23.

TABLE 20

2021	2022	2023	2024	2025
15.00	15.00	16.00	17.00	19.88
92.00	92.00	99.00	101.00	104.00
119.00	119.00	120.00	121.00	121.00
11.00	12.00	0.00	0.00	0.00
89.42	89.42	90.42	93.42	94.42
28.00	28.00	36.00	37.00	39.00
6.00	6.00	7.00	7.00	7.00
4.00	4.00	3.00	3.00	3.00
0.15	0.15	0.15	0.15	0.15
0.00	0.00	0.15	0.15	0.15
20.00	20.00	21.00	22.00	22.00
22.50	22.50	23.35	25.35	25.35
11.93	12.93	16.93	16.93	8.93
3.00	3.00	3.00	3.00	3.00
29.00	29.00	35.00	36.00	36.00
8.00	8.00	8.00	8.00	8.00
0.00	0.00	3.00	3.00	4.00
12.00	12.00	13.00	13.00	13.00
2.00	2.00	2.00	0.00	0.00
3.00	3.00	4.00	4.00	4.00
18.00	18.00	21.00	23.00	24.00
19.00	19.00	19.00	22.00	21.00
5.00	5.00	5.00	5.00	5.00
8.00	8.00	11.00	12.00	12.00
25.00	25.00	25.00	26.00	26.00
15.00	15.00	15.00	17.00	17.00
0.00	0.00	0.00	0.00	0.00
23.00	23.00	27.00	30.00	31.00
589.00	591.00	624.00	646.00	648.88

CITY OF DUBUQUE, IOWA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal -			
	2016	2017	2018	2019
Public Safety				
Police				
Physical arrests	3,397	3,238	3,519	3,403
Traffic violations	9,058	9,063	9,415	8,369
Parking violations	38,880	33,953	32,857	25,685
Fire				
Number of calls answered	5,750	5,990	5,949	6,058
Inspections conducted	993	1,649	1,675	1,232
Sewer				
Sewage system				
Daily average treatment in gallons	7,016,000	7,377,000	7,900,000	7,930,000
Maximum daily capacity of treatment plant in gallons	24,500,000	24,500,000	24,500,000	24,500,000
Water systems				
Daily average consumption in gallons	7,068,184	7,200,000	6,917,000	6,133,000
Maximum daily capacity of plant in gallons	18,000,000	18,000,000	18,000,000	18,000,000
Refuse (Municipal Collection)				
Tonnage	11,098	11,284	11,481	11,569

Sources: Various City Departments

Statistics updated for fiscal year 2017

TABLE 21

Year					
2020	2021	2022	2023	2024	2025
2,830	2,491	2,573	2,783	2,954	2,723
7,156	5,312	6,317	6,411	7,594	6,592
18,044	20,428	19,851	20,428	20,707	18,432
6,304	7,277	7,814	7,696	7,912	8,259
1,260	296	807	763	532	737
8,730,000	6,682,013	6,682,013	7,120,000	7,294,000	7,171,000
24,500,000	24,500,000	24,500,000	24,500,000	24,500,000	24,500,000
6,210,000	6,390,000	6,510,000	6,678,000	6,822,000	7,120,000
18,000,000	13,000,000	13,000,000	9,317,000	9,987,000	12,600,000
12,212	13,482	13,290	12,769	12,693	12,929

CITY OF DUBUQUE, IOWA
CAPITAL ASSETS BY FUNCTION
LAST TEN FISCAL YEARS

	2016	2017	2018	2019
Public safety				
Police				
Stations	1	1	1	1
Patrol units	22	22	22	22
Fire				
Stations	6	6	6	6
Aerial trucks	3	3	3	3
Public works				
Streets				
Miles [1]	332	336	334	340
Street Lights [1]	2,162	2,184	2,312	2,436
Health and social services				
Hospital	2	2	2	2
Number of patient beds	373	373	373	373
Cultural and recreation				
Library	1	1	1	1
Golf	1	1	1	1
Parks	53	53	53	53
Acreage	974	974	974	974
Recreation				
Civic center	1	1	1	1
Swimming pools	2	2	2	2
Softball fields	11	11	11	10
Baseball fields	1	1	1	1
Accessible ballfield	0	0	0	0
Tennis courts	20	20	20	16
Sewer				
Sewage system				
Miles of Sanitary Sewer [1]	322	326	321	332
Miles of Storm Sanitary Sewer [1]	147	152	156	158
Number of treatment plants	1	1	1	1
Number of service connectors	23,119	23,343	23,423	23,488
Water systems				
Miles of water mains	329	337	370	410
Number of service connectors	22,970	23,343	23,546	23,605
Number of city owned fire hydrants	2,380	2,450	2,973	2,539

Sources: Various City Departments

[1] City GIS system

TABLE 22

2020	2021	2022	2023	2024	2025
1	1	1	1	1	1
22	22	22	22	22	22
6	6	6	6	6	6
3	3	3	3	3	3
331	329	336	336	353	305
2,489	2,507	2,566	2,614	2,667	2,718
2	2	2	2	2	2
373	373	373	389	389	384
1	1	1	1	1	1
1	1	1	1	1	1
53	53	53	55	55	55
985	985	985	986	986	986
1	1	1	1	1	1
2	2	2	2	2	2
10	9	9	9	9	8
1	1	1	1	1	1
0	1	1	1	1	1
16	16	16	16	16	15
333	308	311	306	312	311
151	160	157	172	163	211
1	1	1	1	1	1
23,601	22,299	23,109	23,181	23,280	23,557
325	293	330	333	316	334
23,695	23,770	23,966	24,049	24,386	24,741
2,553	2,596	2,622	2,646	2,652	2,661

CITY OF DUBUQUE, IOWA
RETAIL SALES **TABLE 23**
LAST TEN CALENDAR YEARS

Year	Taxable Retail Sales	Number of Businesses
2016	$ 1,316,561,626	2,997
2017	1,324,993,666	2,971
2018	1,323,052,623	2,970
2019	1,353,208,250	3,353
2020	1,331,820,839	3,375
2021	1,479,425,072	2,906
2022	1,306,938,795	2,731
2023	1,408,633,086	2,509
2024	1,633,313,956	2,511
2025	1,698,791,176	2,481

Data Sources: Iowa Department of Revenue

Compliance Section
June 30, 2025
City of Dubuque, Iowa

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Dubuque, Iowa** (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 27, 2026. Our report includes a reference to other auditors who audited the financial statements of the Dubuque Initiative and Subsidiaries and Dubuque Convention and Visitors Bureau, as described in our report on the City's financial statements. The financial statements of the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau that are reported on separately by those auditors.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial report ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and the results of that testing, but not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
May 27, 2026

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the **City of Dubuque, Iowa** (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal programs. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Atlanta, Georgia
May 27, 2026

CITY OF DUBUQUE, IOWA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	AL Number	Pass-Through Grantor's Number	Federal Expenditures	Subrecipient Expenditures
U S. Department of Agriculture:				
Direct Programs:				
Branching Out Dubuque	10.727	24-DG-11094200-049	$ 122,260	$ -
Soil and Water Conservation	10.902	NRCS-ADS-093	$ 3,095	$ -
Urban Agriculture and Innovation Production Grant	10.935	USDA-NRCS-NHQ-UAIP-22-NOFO000178	$ 100,961	$ -
Total U.S. Department of Agriculture			226,316	-
U.S. Department of Commerce				
Direct Programs:				
Bee Branch Stormwater Pumping Station at the 16th Street Detention Basin	11.307	05-79-06277	449,085	-
Total U.S. Department of Commerce			449,085	-
U.S. Department of Housing and Urban Development:				
Direct Programs:				
Community Development Block	14.218	B-20-MC-19-0004	312,435	-
Community Development Block	14.218	B-21-MC-19-0004	199,714	-
Community Development Block	14.218	B-22-MC-19-0004	825,162	-
Community Development Block	14.218	B-23-MC-19-0004	525,154	-
IEDA CDBG-CV	14.218	20-CVE-004	2,955	-
Total Community Development Block Grants Entitlement Grants Cluster			1,865,420	-
Direct Programs:				
2023 HOME Program - Tenant Based Rental Assistance	14.239	23-1-HM-524	21,436	-
Section 8 Housing Choice Vouchers	14.871	IA087V	8,475,888	-
Family Self-Sufficiency Program	14.896	FSS21IA3750-01-00	249,075	-
2021-2025 Lead and Healthy Homes	14.905	IALHB0773-21	1,454,348	-
Healthy Homes Production	14.913	IAHHP0050-22	768,932	-
Older Adults Home Modification	14.921	IALHM001-21	240,146	-
Total U.S. Department of Housing and Urban Development			13,075,245	-
U.S. Department of the Interior				
Federal Boating Infrastructure (Tier 1)	15.622	24CRDFBGSCHO-002	122,446	-
Voelker Highlands Survey 202301-12217	15.904	202301-12217	7,000	-
Deereville Survey	15.904	202301-12215	10,000	-
Total U.S. Department of the Interior			139,446	-
U.S. Department of Justice:				
Direct Programs:				
Anti-Heroin Task Force Grant	16.710	22-HEROIN-02	2,010	-
Methamphetamine Drug Hot Spot Grant Program	16.710	21-CAMP-17	1,434	-
COPS Hiring Grant	16.710	15JCOPS-22-GG-03392-UHPX	83,333	-
FY24 Law Enforcement Mental Health & Wellness Act	16.710	15JCOPS-24-GG-01414-LEMH	27,721	-
Methamphetamine Drug Hot Spots Grant Program	16.710	24-CAMP-01	2,135	-
Total Public Safety Partnership and Community Policing Grants			116,633	-
Direct Programs:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	22-JAG-547391	37,500	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-23-GG-03359-JAGX	23,217	-
Total Public Safety Partnership and Community Policing Grants			60,717	-
Total U. S. Department of Justice			177,350	-

CITY OF DUBUQUE, IOWA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	AL Number	Pass-Through Grantor's Number	Federal Expenditures	Subrecipient Expenditures
U.S. Department of Transportation:				
Passed through Iowa Department of Transportation:				
Airport Improvement Program	20.106	3-19-0028-070-2021	772,428	-
Airport Improvement Program	20.106	3-19-0028-072-2021	1,026,314	-
Airport Improvement Program	20.106	3-19-0028-077-2023	70,112	-
Airport Improvement Program	20.106	3-19-0028-078-2023	888,273	-
Airport Improvement Program	20.106	3-19-0028-079-2024	1,733,809	-
Airport Improvement Program	20.106	3-19-0028-081-2024	2,220,518	-
Airport Improvement Program	20.106	3-19-0028-084-2025	330,698	-
Total Airport Improvement Program Cluster			7,042,152	-
Highway Planning and Construction	20.205	ST-018	25,000	-
Highway Planning and Construction	20.205	EDP-2100(704)--7Y-31	236,615	-
Total Highway planning and Construction Cluster			261,615	-
Federal Transit - Formula Grants	20.507	IA-2024-011	56,756	-
Federal Transit - Formula Grants	20.507	IA-2025-011	1,456,460	-
Total Federal Transit Cluster			1,513,216	-
Elderly and Persons with Disabilities Project	20.513	IA-2025-012-01-00-SFY25	45,560	-
Total Enhanced Mobility of Seniors and Individuals with Disabilities Program Cluster			45,560	-
State and Community Highway Safety	20.600	PAP 402-PT-2024	7,282	-
State and Community Highway Safety	20.600	402-PT-2025	10,002	-
Total State and Community Highway Safety			17,284	-
Small Community Air Service Development Program	20.930	DOT-OST-2023-0037-0008	1,500,000	-
Total SCASDP Payments for Small Community Air Service Development			1,500,000	-
Rebuilding Transportation Infrastructure with Sustainability and Equity (RAISE)	20.933	EDP-2100(705)--7Y-31	289,601	-
Total Rebuilding Transportation Infrastructure with Sustainability and Equity (RAISE)			289,601	-
Total U.S. Department of Transportation			10,669,428	-

CITY OF DUBUQUE, IOWA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	AL Number	Pass-Through Grantor's Number	Federal Expenditures	Subrecipient Expenditures
Environmental Protection Agency:				
Direct Programs:				
Community Grant for Granger Creek Lift Station Improvement	66.202	96711301	568,893	-
			568,893	-
Passed through Iowa Department of Environmental Management:				
Brownsfields Assessment and Cleanup Cooperative Agreements	66.818	BF-97768801	355,602	-
			355,602	-
Total Environmental Protection Agency			924,495	-
U.S. Department of Treasury:				
Passed through Iowa Department of Finance:				
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS	21.027	1505-0271	10,555,270	-
Entry Level Driver Training Program	21.027	2023-010	4,941	-
Destination Iowa Outdoor Recreation	21.027	203-DOR-011	1,683,426	-
Iowa Commercial Aviation Infrastructure Fund	21.027	CNTRT-00004235	2,508,407	-
Total SLFRF Cluster			14,752,044	-
Total U.S. Department of Treasury			14,752,044	-
U.S. Food & Drug Administration:				
Track 2 Development Base Grant	93.103	G-BDEV2-202308-04206	10,657	-
Total U.S. Food & Drug Administration			10,657	-
Americorps:				
Americorps	94.006	23-AC-10	43,577	-
Americorps	94.006	24-AC-10	178,340	-
Total Americorps			221,917	-
Federal Emergency Management Agency				
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	4732DR-IA	35,945	-
Bee Branch Stormwater Pumping Station at the 16th Street Detention Basin	97.143	LPDM-PJ-07-IA-2024-001	450,799	-
Total Federal Emergency Agency			486,744	-
TOTAL FEDERAL EXPENDITURES			41,132,727	-

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

CITY OF DUBUQUE, IOWA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2025

NOTE 1. BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards includes the federal grant activity of City of Dubuque, Iowa (the "City") and is presented on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* ("CFR") Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

NOTE 2. SUMMARY OF SIFNIFICANT ACCOUTING POLICIES

The City's summary of significant accounting policies is presented in note 1 to the City's basic financial statements for the year ended June 30, 2025. Governmental and proprietary funds account for the City's federal grant activity. Expenditures reported on the Schedule are reported on either the modified accrual basis of accounting or accrual basis of accounting, depending on the basis of accounting used by the respective fund for which the activity is reported. Such expenditures are recognized following, as applicable, the cost principles in OMB-87, *Cost Principles for State, Local and Indian Tribal Governments*, the cost principles contained in the Uniform Guidance, or other applicable regulatory guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements or report to federal agencies. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior periods. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient.

NOTE 3. DE MINIMIS COST RATE

The City elected not to use the 10% de minimis cost rate for the year ended June 30, 2025.

NOTE 4. NON-CASH AWARDS

There were no federal awards expended in the form of noncash assistance during the fiscal year. There were also no loans or loan guarantees outstanding at year-end.

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP.	Unmodified
Internal control over financial reporting: Material weaknesses identified?	___ Yes __X__ No
Significant deficiencies identified not considered to be material weaknesses?	____ Yes __X__ None Reported
Noncompliance material to financial statements noted?	____ Yes __X__ No

Federal Awards

Internal Control over major programs: Material weaknesses identified?	_____ Yes __X__ No
Significant deficiencies identified not considered to be material weaknesses?	_____ Yes __X__ None Reported
Type of auditor's report issued on compliance for major programs.	Unmodified
Any audit findings disclosed that are required to be reported in accordance with the 2 CFR 200.516(a)?	_____ Yes __X__ No

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

SECTION I
SUMMARY OF AUDIT RESULTS (CONTINUED)

Identification of major programs:

AL Number	Name of Federal Program or Cluster
	U.S. Department of Treasury:
21.027	*COVID-19* – Coronavirus State and Local Fiscal Recovery Funds
	U.S. Department of Transportation:
20.930	Payments for Small Community Air Service Development
	U.S. Department of Housing and Urban Development:
14.905	Lead Hazard Reduction Demonstration Program

Dollar threshold used to distinguish between Type A and Type B programs: $1,233,982

Auditee qualified as low-risk auditee? ___ Yes __X__ No

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported.

CITY OF DUBUQUE, IOWA

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

STATUS OF PRIOR YEAR AUDIT FINDINGS

None reported.

CITY OF DUBUQUE, IOWA

OTHER FINDINGS RELATED TO REQUIRED STATUTORY REPORTING FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Reference Number	Finding
2025-IV-A	**Certified Budget** - Disbursements during the year ended June 30, 2025 exceeded the amount budgeted in the community and economic development function. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation." **Recommendation** – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget. **Response** – Due to additional unbudgeted grant expenditures, the City exceeded budget in health and social services. The budget will be amended in the future, if applicable. **Conclusion** – Response accepted.
2025-IV-B	**Questionable Expenditures** - We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.
2025-IV-C	**Travel Expenses** - No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
2025-IV-D	**Business Transactions** - No business transactions between the City and City Officials or employees were noted.
2025-IV-E	**Restricted Donor Activity** - No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
2025-IV-F	**Bond Coverage** - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

CITY OF DUBUQUE, IOWA

OTHER FINDINGS RELATED TO REQUIRED STATUTORY REPORTING
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Reference Number	Finding
2025-IV-G	**City Council Minutes** - No transactions were found that we believe should have been approved in the City Council minutes but were not.
2025-IV-H	**Deposits and Investments** - No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.
2025-IV-I	**Revenue Notes** - No instances of non-compliance with revenue note provisions were noted.
2025-IV-J	**Annual Urban Renewal Report** - The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1.
2025-IV-K	**Separately Maintained Records** - Chapter 384.20 of the Code of Iowa states, in part, "A city shall keep accounts which show an accurate and detailed statement of all public funds collected, received, or expended for any city purpose, by any city officer,
2025-IV-L	**Financial Condition** - At June 30, 2025, the City had the following funds with deficit fund balances:

Airport Construction Fund	$ (2,342,146)
Refuse Fund	(273,424)
General Service Fund	(358,126)
Garage Service Fund	(189,970)
Stores/Printing Fund	(5,934)

2025-IV-M	**Solid Water Tonnage Fees Retained** - No instances of non-compliance with the solid waste fees used or retained in accordance with provisions of Chapter 455B.310 of the Code of Iowa by the Dubuque Metropolitan Area Solid Waste Agency, a component of the City, were noted.
2025-IV-N	**Financial Assurance** - The Dubuque Metropolitan Area Solid Waste Agency, a component unit of the City, has demonstrated financial assurance for closure and postclosure care costs by establishing a local government dedicated fund as provided in 567-113.14(6) of the Iowa Administrative Code.

Copyrighted
June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 2.

ITEM TITLE:	Asbury, Carter, and Chaney Traffic Signal Project Award
SUMMARY:	City Manager recommending awarding the Public Improvement Construction Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project to Portzen Construction in the amount of $348,287.98, which is 17% above the estimate of probable cost. **RESOLUTION** Awarding Public Improvement Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Asbury, Carter, and Chaney Traffic Signal Improvement Project Award Public Improvement Contract
2. Asbury Carter Chaney Traffic Signal Improvement Project - Council Award Staff MEMO
3. Asbury Carter Chaney Traffic Signal Improvement Project - Council Award RESOLUTION
4. Asbury Carter Chaney Traffic Signal Improvement Project - Bid Tabulation

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: Asbury, Carter, and Chaney Traffic Signal Improvement Project
Award Public Improvement Contract
Project Code: 5524000004, 5524000006, 5524000008, and 5524000022

DATE: June 10, 2026

City Engineer Gus Psihoyos is recommending City Council adopt the resolution awarding the Public Improvement Construction Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project to Portzen Construction in the amount of $348,287.98, which is 17% 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
Duane Richter, Traffic Project Supervisor
Jenny Larson, Chief Financial Officer
Robert Schiesl, Assistant City Engineer
Dave Ness, Traffic Engineer

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: June 9, 2026

SUBJECT: Asbury, Carter, and Chaney Traffic Signal Improvement Project
Award Public Improvement Contract
Project Code: 5524000004, 5524000006, 5524000008, and 5524000022

INTRODUCTION

The attached resolution authorizes the award of the public improvement contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project.

BACKGROUND

The traffic cabinet at the 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.

The Asbury - Chaney intersection has the same aging underground infrastructure issues that Asbury - Carter intersection had with deteriorated conduit and issues with detection loops in the roadway. Because of these issues, the Asbury - Chaney intersection will need to be reconstructed as well.

DISCUSSION

The Asbury, Carter, and Chaney Traffic Signal Improvement Project will provide for the following:

Asbury - Carter Intersection

- Removal and replacement of the traffic signals.
- Installation of ADA compliant sidewalks and curb ramps.
- Removal and replacement of concrete curb, and street pavement in designated locations.
- Installations of new pavement markings.

Asbury - Chaney Intersection

- Install new interconnect conduit, and traffic cabinet foundation
- Rewiring of the entire intersection.

- Removal and replacement of the traffic signals.
- Installation of ADA compliant sidewalks and curb ramps.
- Removal and replacement of concrete curb, and street pavement in designated locations.
- Installations of new pavement markings.

With the installation of the new traffic signal mast arms at both intersections along Asbury Road, the traffic signals will allow protected left turn movements and then switch to a permissive left turn movement. Providing for both left turn options on Asbury at these signalized intersections will be more efficient and safer for the traveling public. The signals will be interconnected 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.

BID RESULTS

The City received sealed bids on June 4, 2026 for the Asbury, Carter, and Chaney Traffic Signal Improvement Project. Portzen Construction. of Dubuque, Iowa submitted the low bid in the amount of $348,287.98 which is 17% above the estimate of probable cost. A summary of the base bid proposals received is as follows:

Contractor	Bid Amount
Portzen Construction	$ 348,287.98
Valentine Construction	$ 390,000.00
McDermott Excavating	$ 392,550.00
Pirc - Tobin Construction	$ 597,146.92

In reviewing the bid proposals submitted by Portzen Construction, the cost to improve the Asbury and Carter intersection was $33,887 above the estimate, and the cost to improve the Asbury and Chaney intersection was $17,318 above the estimate. In reviewing the estimated cost versus the bid line items received, the mobilization costs were higher ($18,000) than estimated; the asphalt pavement patching was higher ($10,000) than estimated due to the small quantity; the sidewalk removal and replacement items were ($8,000) higher than the estimate; and the traffic signals and lighting items at the Asbury and Carter intersection was $7,500 higher than estimated.

RECOMMENDATION

I recommend awarding the Public Improvement Construction Contract for Asbury, Carter, and Chaney Traffic Signal Improvement Project to Portzen Construction in the amount of $348,287.98.

BUDGET IMPACT

The estimate of probable cost for the Asbury, Carter, and Chaney Traffic Signal Improvement Project is summarized in the following table:

PROJECT COSTS	ESTIMATE	AWARD
Construction Contract	$ 297,082.25	$ 348,287.98
Contingency	44,562.34	44,562.34
Engineering Design and Administration	51,246.69	51,246.69
Total Project Cost	**$ 392,891.28**	**$ 444,097.01**

The project funding is summarized as follows:

Project No.	Fund Description	Fund Amount
5524000004	Traffic Signal Mast Arm Retrofit	128,956.91
5524000006	Traffic Signal Conduit Replacement	34,272.44
5524000008	Traffic Signal Intersection Reconstruction	188,949.00
5524000022	Traffic Signal Fiber Optic Network	91,918.66
Total Project Funding		**$ 444,097.01**

REQUESTED ACTION

I respectfully request that the City Council award the Public Improvement Construction Contract for the Asbury, Carter, and Chaney Traffic Signal Improvement Project to Portzen Construction in the amount of $348,287.98 through adoption of the attached resolution.

Prepared by: Duane Richter, Traffic Project Supervisor
cc: Jenny Larson, Chief Financial Officer
Robert Schiesl, Assistant City Engineer
Dave Ness, Traffic Engineer

F:\PROJECTS\Asbury - Carter\Council & Staff Docs\Award

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 City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE ASBURY, CARTER, AND CHANEY TRAFFIC SIGNAL IMPROVEMENT PROJECT

WHEREAS, sealed proposals have been submitted by contractors for the Asbury, Carter, and Chaney Traffic Signal Improvement Project, (the Project) pursuant to Resolution No. 196-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 22nd day of May 2026; and

WHEREAS, said sealed bid proposals were opened and read on the 4th day of June 2026 and it has been determined that Portzen Construction Co., of Dubuque, Iowa, in the bid amount of $348,287.98, 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 Construction Contract for the Project is hereby awarded to Portzen Construction Co. 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 15th day of June 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

THE CITY OF DUBUQUE
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City of Dubuque, Iowa
Bid Tabulation

Project Title: ASBURY AND CARTER ROAD INTERSECTION IMPROVEMENT

Bid Date	Engineer's Estimate		Portzen Construction, Inc	
4-Jun-26				

LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
ASBURY AND CARTER INTERSECTION								
		Division 2010 - Earthwork, Subgrade, and Subbase						
1	2010-108-D-3	Topsoil, Off-site	5.41	CY	$100.00	$541.00	$65.00	$351.65
2	2010-108-E-0	Excavation, Class 13	27.13	CY	$30.00	$813.90	$28.00	$759.64
3	2010-108-J-0	Subbase, Special Backfill - Gr 30 (3/4" Dense Base Pile)	21.50	TON	$28.00	$602.00	$40.00	$860.00
4	2010-108-J-0	Subbase, Modified Subbase - Gr 14 (Modified Subbase Pile)	135.00	TON	$22.00	$2,970.00	$30.00	$4,050.00
					Sub Total	$4,926.90	**Sub Total**	$6,021.29
		Division 6010 - Structures for Sanitary and Storm Sewers						
5	6010-108-E-1	Manhole Adjustment, Minor	2.00	EA	$1,000.00	$2,000.00	$1,800.00	$3,600.00
					Sub Total	$2,000.00	**Sub Total**	$3,600.00
		Division 7010 - Portland Cement Concrete Pavement						
6	7010-108-E-0	Curb and Gutter, 30" (Width), 6" (Thickness)	133.40	LF	$45.00	$6,003.00	$45.00	$6,003.00
					Sub Total	$6,003.00	**Sub Total**	$6,003.00
		Division 7020 - Hot Mix Asphalt Pavement						
7	7020-108-A-0	HMA Pavement by Ton	28.53	TON	$175.00	$4,992.75	$350.00	$9,985.50
					Sub Total	$4,992.75	**Sub Total**	$9,985.50
		Division 7030 - Sidewalks, Shared Use Paths, and Driveways						
8	7030-108-A-1	Removal of Sidewalk	92.60	SY	$30.00	$2,778.00	$28.00	$2,592.80
9	7030-108-A-3	Removal of Driveway	7.31	SY	$70.00	$511.70	$55.00	$402.05
10	7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	56.00	SY	$75.00	$4,200.00	$105.00	$5,880.00
11	7030-108-E-0	PCC, Sidewalk, 6" (Thickness)	31.38	SY	$85.00	$2,667.30	$180.00	$5,648.40
12	7030-108-G-0	Detectable Warning	64.00	SF	$45.00	$2,880.00	$60.00	$3,840.00
13	7030-108-H-1	Driveway, Paved, PCC, 6" (Thickness)	7.31	SY	$70.00	$511.70	$180.00	$1,315.80
					Sub Total	$13,548.70	**Sub Total**	$19,679.05
		Division 7040 - Pavement Rehabilitation						
14	7040-108-H-0	Pavement - Removal	68.61	SY	$35.00	$2,401.35	$22.00	$1,509.42
15	7040-108-I-0	Curb and Gutter - Removal	123.34	LF	$20.00	$2,466.80	$15.00	$1,850.10
					Sub Total	$4,868.15	**Sub Total**	$3,359.52
		Division 8010 - Traffic Signals & Lighting						
16	8010-108-A-0	Traffic Signal	1.00	LS	$38,000.00	$38,000.00	$44,000.00	$44,000.00
17	8010-108-H-0	Conduit, PVC, 2"	40.00	LF	$8.00	$320.00	$58.00	$2,320.00
18	8010-108-H-0	Conduit, PVC, 4"	20.00	LF	$10.00	$200.00	$55.00	$1,100.00
19	8010-108-K-0	Footings and Foundations, Street Light, PC, 2' Dia. x 5'	1.00	EA	$2,500.00	$2,500.00	$2,100.00	$2,100.00
20	8010-108-K-0	Footings and Foundations, Street Light, PC, 3' Dia. x 11'	2.00	EA	$4,200.00	$8,400.00	$3,700.00	$7,400.00
21	8010-108-O-0	Removal, Existing Handhole	1.00	EA	$500.00	$500.00	$1,500.00	$1,500.00
22	8010-108-O-0	Removal, Street Light Pole	3.00	EA	$1,200.00	$3,600.00	$750.00	$2,250.00
					Sub Total	$53,520.00	**Sub Total**	$60,670.00

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa
Bid Tabulation

Project Title: ASBURY AND CARTER ROAD INTERSECTION IMPROVEMENT

			Bid Date		Engineer's Estimate		Portzen Construction, Inc	
			4-Jun-26					
LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
		Division 8020 - Pavement Marking						
23	8020-108-B-0	Painted Pavement Markings, Solvent/Waterborne	11.84	STA	$85.00	$1,006.40	$110.00	$1,302.40
					Sub Total	$1,006.40	**Sub Total**	$1,302.40
		IDOT Division 2527 - Pavement Marking						
24	IDOT 2527.04-A-8	Pavement Markings Removed	2.01	STA	$85.00	$170.85	$165.00	$331.65
					Sub Total	$170.85	**Sub Total**	$331.65
		IDOT Division 2528 - Traffic Control						
25	IDOT 2528.04-A	Traffic Control	1.00	LS	$5,000.00	$5,000.00	$7,500.00	$7,500.00
					Sub Total	$5,000.00	**Sub Total**	$7,500.00
		Division 9010 - Seeding						
26	9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	49.16	SF	$10.00	$491.60	$44.00	$2,163.04
27	9010-108-D-0	Watering	1.00	MGAL	$200.00	$200.00	$500.00	$500.00
					Sub Total	$691.60	**Sub Total**	$2,663.04
		Division 11,020 - Mobilization						
28	11020-108-A-0	Mobilization	1.00	LS	$6,000.00	$6,000.00	$15,000.00	$15,000.00
					Sub Total	$6,000.00	**Sub Total**	$15,000.00
		Special Provisions - Non-Standard Project Items						
29	SP	Minor Adjustment Handhole	1.00	EA	$500.00	$500.00	$1,000.00	$1,000.00
					Sub Total	$500.00	**Sub Total**	$1,000.00
					ASBURY AND CARTER INTERSECTION ESTIMATE AMOUNT	$103,228.35	**Bid Sub Total**	$137,115.45
ASBURY AND CHANEY INTERSECTION								
		Division 2010 - Earthwork, Subgrade, and Subbase						
30	2010-108-D-3	Topsoil, Off-site	7.91	CY	$100.00	$791.00	$65.00	$514.15
31	2010-108-E-0	Excavation, Class 13	91.71	CY	$30.00	$2,751.30	$22.00	$2,017.62
32	2010-108-J-0	Subbase, Special Backfill - Gr 30 (3/4" Dense Base Pile)	35.55	TON	$28.00	$995.40	$60.00	$2,133.00
					Sub Total	$4,537.70	**Sub Total**	$4,664.77
		Division 3010 - Trench Excavation and Backfill						
33	3010-108-I-0	Hydraulically Compacted Backfill	42.04	TON	$35.00	$1,471.40	$75.00	$3,153.00
					Sub Total	$1,471.40	**Sub Total**	$3,153.00
		Division 6010 - Structures for Sanitary and Storm Sewers						
34	6010-108-E-1	Manhole Adjustment, Minor	2.00	EA	$1,000.00	$2,000.00	$1,800.00	$3,600.00
					Sub Total	$2,000.00	**Sub Total**	$3,600.00
		Division 7010 - Portland Cement Concrete Pavement						
35	7010-108-E-0	Curb and Gutter, 30" (Width), 6" (Thickness)	138.32	LF	$45.00	$6,224.40	$45.00	$6,224.40
					Sub Total	$6,224.40	**Sub Total**	$6,224.40

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa
Bid Tabulation

Project Title: ASBURY AND CARTER ROAD INTERSECTION IMPROVEMENT

			Bid Date		Engineer's Estimate		Portzen Construction, Inc	
			4-Jun-26					
LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
		Division 7020 - Hot Mix Asphalt Pavement						
36	7020-108-A-0	HMA Pavement by Ton	25.75	TON	$175.00	$4,506.25	$350.00	$9,012.50
					Sub Total	$4,506.25	**Sub Total**	$9,012.50
		Division 7030 - Sidewalks, Shared Use Paths, and Driveways						
37	7030-108-A-1	Removal of Sidewalk	79.68	SY	$30.00	$2,390.40	$16.00	$1,274.88
38	7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	75.41	SY	$75.00	$5,655.75	$85.00	$6,409.85
39	7030-108-E-0	PCC, Sidewalk, 6" (Thickness)	14.75	SY	$85.00	$1,253.75	$135.00	$1,991.25
40	7030-108-G-0	Detectable Warning	64.00	SF	$45.00	$2,880.00	$60.00	$3,840.00
					Sub Total	$12,179.90	**Sub Total**	$13,515.98
		Division 7040 - Pavement Rehabilitation						
41	7040-108-H-0	Pavement - Removal	65.39	SY	$35.00	$2,288.65	$22.00	$1,438.58
42	7040-108-I-0	Curb and Gutter - Removal	143.53	LF	$20.00	$2,870.60	$10.00	$1,435.30
					Sub Total	$5,159.25	**Sub Total**	$2,873.88
		Division 8010 - Traffic Signals & Lighting						
43	8010-108-A-0	Traffic Signal	1.00	LS	$88,603.00	$88,603.00	$60,000.00	$60,000.00
44	8010-108-C-0	Handhole, PC, Round, HH 24-24	4.00	EA	$750.00	$3,000.00	$2,500.00	$10,000.00
45	8010-108-H-0	Conduit, PVC, 2"	189.00	LF	$8.00	$1,512.00	$29.00	$5,481.00
46	8010-108-H-0	Conduit, PVC, 3"	5.00	LF	$10.00	$50.00	$185.00	$925.00
47	8010-108-H-0	Conduit, PVC, 4"	20.00	LF	$10.00	$200.00	$110.00	$2,200.00
48	8010-108-H-0	Conduit, HDPE, 2"	111.00	LF	$15.00	$1,665.00	$35.00	$3,885.00
49	8010-108-H-0	Conduit, HDPE, 4"	302.00	LF	$20.00	$6,040.00	$72.00	$21,744.00
50	8010-108-K-0	Footings and Foundations, Street Light, PC, 2' Dia. x 5'	2.00	EA	$2,500.00	$5,000.00	$2,300.00	$4,600.00
51	8010-108-K-0	Footings and Foundations, Street Light, PC, 3' Dia. x 11'	2.00	EA	$5,000.00	$10,000.00	$3,800.00	$7,600.00
52	8010-108-K-0	Footings and Foundations, Traffic Controller Cabinet, PC	1.00	EA	$5,000.00	$5,000.00	$3,800.00	$3,800.00
53	8010-108-K-0	Footings and Foundations, Electrical Service Pedestal, PC	1.00	EA	$4,000.00	$4,000.00	$3,500.00	$3,500.00
54	8010-108-O-0	Removal, Existing Handhole	1.00	EA	$500.00	$500.00	$850.00	$850.00
55	8010-108-O-0	Removal, Traffic Signal, Intersection	1.00	LS	$8,500.00	$8,500.00	$950.00	$950.00
					Sub Total	$134,070.00	**Sub Total**	$125,535.00
		Division 8020 - Pavement Marking						
56	8020-108-B-0	CBW6: Crosswalk Bar (White)	3.76	STA	$150.00	$564.00	$165.00	$620.40
57	8020-108-B-0	SLW4: Solid Lane Line (White) - Not in Bid Documents	4.76	STA	85.00	$404.60	165.00	
					Sub Total	$968.60	**Sub Total**	$620.40
		IDOT Division 2527 - Pavement Marking						
58	IDOT 2527.04-A-8	Pavement Markings Removed	2.48	STA	$85.00	$210.80	$165.00	$409.20
					Sub Total	$210.80	**Sub Total**	$409.20
		IDOT Division 2528 - Traffic Control						
59	IDOT 2528.04-A	Traffic Control	1.00	LS	$7,500.00	$7,500.00	$9,000.00	$9,000.00
					Sub Total	$7,500.00	**Sub Total**	$9,000.00

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

City of Dubuque, Iowa
Bid Tabulation

Project Title: ASBURY AND CARTER ROAD INTERSECTION IMPROVEMENT

Bid Date	Engineer's Estimate	Portzen Construction, Inc
4-Jun-26		

LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
		Division 9010 - Seeding						
60	9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	687.56	SF	$10.00	$6,875.60	$15.00	$10,313.40
61	9010-108-D-0	Watering	2.00	MGAL	$200.00	$400.00	$500.00	$1,000.00
					Sub Total	$7,275.60	**Sub Total**	$11,313.40
		Division 11,020 - Mobilization						
62	11020-108-A-0	Mobilization	1.00	LS	$6,000.00	$6,000.00	$15,000.00	$15,000.00
					Sub Total	$6,000.00	**Sub Total**	$15,000.00
		Special Provisions - Non-Standard Project Items						
63	SP	Minor Adjustment Handhole	1.00	EA	$500.00	$500.00	$1,000.00	$1,000.00
64	SP	Minor Adjustment of Water Valve	1.00	EA	$500.00	$500.00	$850.00	$850.00
65	SP	Handhole, Composite HH 24X36	1.00	EA	$750.00	$750.00	$4,400.00	$4,400.00
					Sub Total	$1,750.00	**Sub Total**	$6,250.00
		ASBURY AND CHANEY INTERSECTION ESTIMATE AMOUNT				$193,853.90	**Bid Sub Total**	$211,172.53
		TOTAL ESTIMATE (BID ITEMS 1-65)				$297,082.25	**Base Bid Total**	$348,287.98

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June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 3.

ITEM TITLE:	North Schmitt Island Collection System Project - Contract #2 Award
SUMMARY:	City Manager recommending awarding the Public Improvement Construction Contract for the North Schmitt Island Collection System Project – Contract #2 to Tschiggfrie Excavating Co. in the amount of $225,133.80, which is 45% above the estimate of probable cost. **RESOLUTION** Awarding Public Improvement Contract for the North Schmitt Island Collection System Project – Contract #2 Project
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo North Schmitt Island Collection System Project – Contract #2 Award Public Improvement Contract
2. 2026-06-08_SchmittIslandSan-Contract2-AwardMemo
3. SchmittIslandSan-Contract2 - Council Award Resolution
4. Schmitt Island Sanitary-Contract #2 - Bid Tab

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: North Schmitt Island Collection System Project – Contract #2
Award Public Improvement Contract
Project No. 5581500049

DATE: June 10, 2026

City Engineer Gus Psihoyos is recommending City Council adopt the resolution awarding the Public Improvement Construction Contract for the North Schmitt Island Collection System Project – Contract #2 to Tschiggfrie Excavating Co. in the amount of $225,133.80, which is 45% 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
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Bob Schiesl, Assistant City Engineer
Nathan Steffen, Civil Engineer
Todd Irwin, Water Resources Project Supervisor

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: June 9, 2026

SUBJECT: North Schmitt Island Collection System Project – Contract #2
Award Public Improvement Contract
Project No. 5581500049

INTRODUCTION

The attached resolution authorizes the award of the public improvement contract for the North Schmitt Island Collection System Project – Contract #2 Project.

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BACKGROUND

The City of Dubuque in conjunction with the Dubuque Racing Association (DRA) and community participants have worked diligently for years to procure a Chaplain Schmitt Island Master Plan and Schmitt Island Placemaking & Implementation Plan. The goals of the plan were largely recreationally focused and included connecting and expanding access to the riverfront, creation of educational opportunities on the island, highlighting the unique characteristics of the island, bringing new visitors to the island, and offering activities and events for all seasons. The City is currently working with the DRA to update the Chaplain Schmitt Island Master Plan to further pursue these goals.

With the additional anticipated developments, City Staff have investigated the public infrastructure on the Island to identify any major defects or deficiencies and to confirm there is adequate capacity to accommodate the anticipated developments. Staff have identified deficiencies within the existing sanitary sewer system, specifically for the sewer that serves the northern half of the Island. Deficiencies identified include measured excessive inflow and infiltration, pipeline sags and reversed slope failures caused by unsuitable subbase materials and limited available capacity of critical sewer assets that serve the Island.

On May 7, 2024, the City advertised a Request for Qualifications (RFQ) to retain a professional service consultant to aid the City in further evaluating the existing collection and pumping systems that transport sanitary sewage in the Dog Track Lift Station sewer service area, develop a facility plan with phased improvements to address identified high risk infrastructure within the sewer service area, and to design and construct the recommended improvements.

Due to the complexity of this project, it was determined that the project will be split into

multiple task orders, with the initial task order encompassing data collection, alternatives analysis, and the stakeholder engagement process. Results of the initial task order will determine the additional design and construction related task orders required to complete the project. On December 18, 2024, the City entered into the second task order for the detailed design and bidding services phase of the project.

In August of 2025, the City completed the North Schmitt Island Collection System Project – Contract #1. This project provided for the installation of approximately 200 LF of sanitary sewer, in the area located immediately adjacent to the Key Hotel Expansion Project on the north half of Chaplain Schmitt Island.

The second task order for the design of the project is ongoing; however, the overall project construction has been postponed due to new feedback from island stakeholders. The requested design changes are substantial and prevent the project from meeting its original construction schedule and budget. As reflected in the FY 2027 budget, construction funding for the full project has been shifted to FY 2031 and the project is now planned to be funded with State Revolving Fund (SRF) financing. In the interim, the City will continue enhanced monitoring and maintenance efforts to ensure reliable service until the redesigned system is constructed.

DISCUSSION

The existing lift station on the east side of Q Casino currently serves the Island Social kitchen, the campground, and the amphitheater. This lift station has experienced operation and reliability issues. Although its replacement was originally included in the overall project, the revised construction schedule and the lift station's current condition require that it be bid as a stand-alone project.

The lift station replacement was bid as the North Schmitt Island Collection System Project – Contract #2. This project includes installation of a new lift station and approximately 100 linear feet of sanitary sewer force main located between the casino and amphitheater. The project schedule is structured to allow the contractor to complete most of the work this summer during a two-week period when no amphitheater concerts are planned.

BID RESULTS

The City received sealed bids on June 4, 2026, for the North Schmitt Island Collection System Project – Contract #2. Tschiggfrie Excavating Co. submitted the low bid in the amount of $225,133.80, which is 45% above the estimate of probable cost. The higher-than-expected bid amounts suggest that the original estimate may not have fully captured the level of effort, staffing, and coordination required—particularly given the need for the lift station to be installed and operational within a two-week window at the end of July. This condensed timeline typically results in increased labor, equipment, and scheduling costs. A summary of the bid proposals received is as follows:

Contractor Name	Bid Amount
Tschiggfrie Excavating Co.	$ 225,133.80
Portzen Construction	$ 243,956.00

RECOMMENDATION

I recommend that the public improvement contract for the North Schmitt Island Collection System Project – Contract #2, be awarded to Tschiggfrie Excavating Co. of Dubuque, IA in the amount of $225,133.80

BUDGET IMPACT

The estimate of probable cost for the North Schmitt Island Collection System Project – Contract #2 is summarized as follows:

Description	Estimate
Construction	$ 225,133.80
Contingency	23,250.00
Engineering Design and Administration	35,000.00
Total Project Cost	**$ 283,383.80**

The construction of the North Schmitt Island Collection System Project – Contract #2 will be covered by the funding sources as described below:

North Schmitt Island Collection System Project – Contract #1 Funding		
5581500049	Schmitt Island Sanitary Improvement (sanitary sewer construction funds)	$ 283,383.80
	Total Project Funding	**$ 283,383.80**

ACTION TO BE TAKEN

I respectfully request that the City Council award the Public Improvement Construction Contract for the North Schmitt Island Collection System Project – Contract #2 to Tschiggfrie Excavating Co. in the amount of $225,133.80 through adoption of the attached resolution.

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Bob Schiesl, Assistant City Engineer
Nathan Steffen, Civil Engineer
Todd Irwin, Water Resources Project Supervisor

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 City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. 198-26

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE NORTH SCHMITT ISLAND COLLECTION SYSTEM PROJECT – CONTRACT #2 PROJECT

Whereas, sealed proposals have been submitted by contractors for the North Schmitt Island Collection System Project – Contract #2 Project, (the Project) pursuant to Resolution No. 248-25 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 21st day of May 2026; and

Whereas, said sealed proposals were opened and read on the 4th day of June 2026 and it has been determined that Tschiggfrie Excavating of Dubuque, Iowa, in the bid amount of $225,133.80, 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 Tschiggfrie Excavating 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 15th day of June 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: NORTH SCHMITT ISLAND COLLECTION SYSTEM PROJECT - CONTRACT #2

Bid Date: 4-Jun-26

LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	Engineer's Estimate ESTIMATED UNIT PRICE	Engineer's Estimate TOTAL PRICE	Tschiggfrie Excavating Co. BID UNIT PRICE	Tschiggfrie Excavating Co. TOTAL PRICE	Portzen Construction BID UNIT PRICE	Portzen Construction TOTAL PRICE
		Division 2010 - Earthwork, Subgrade, and Subbase								
1	2010-108-C-0	Clearing and Grubbing C	1	LS	$ 1,000.00	$ 1,000.00	$ 1,900.00	$ 1,900.00	$ 2,500.00	$ 2,500.00
2	2010-108-D-3	Topsoil, Off-site	18	CY	$ 50.00	$ 900.00	$ 50.00	$ 900.00	$ 70.00	$ 1,260.00
					Sub Total	$ 1,900.00	**Sub Total**	$ 2,800.00	**Sub Total**	$ 3,760.00
		Division 2020 - Contaminated Soil and Groundwater Handling								
3	2020-108-C-0	Dewatering, Lowering Groundwater Levels	3	Days	$ 500.00	$ 1,500.00	$ 3,800.00	$ 11,400.00	$ 6,000.00	$ 18,000.00
					Sub Total	$ 1,500.00	**Sub Total**	$ 11,400.00	**Sub Total**	$ 18,000.00
		Division 3010 - Trench Excavation and Backfill								
4	3010-108-A-4	Class I, Bedding Material, 1" Commercial Clean Stone	35	TON	$ 28.00	$ 980.00	$ 29.00	$ 1,015.00	$ 65.00	$ 2,275.00
5	3010-108-D-0	Replacement of Unsuitable Backfill Material, Gr 32, (Modified Subbase Pile)	150	TON	$ 28.00	$ 4,200.00	$ 40.00	$ 6,000.00	$ 60.00	$ 9,000.00
					Sub Total	$ 5,180.00	**Sub Total**	$ 7,015.00	**Sub Total**	$ 11,275.00
		Division 4010 - Sanitary Sewers								
6	4010-108-C-1	Sanitary Sewer Force Main, Trenched, 1 1/4" HDPE (IPS)	30	LF	$ 65.00	$ 1,950.00	$ 56.00	$ 1,680.00	$ 95.00	$ 2,850.00
7	4010-108-C-1	Sanitary Sewer Force Main, Trenched, 2" HDPE (IPS)	60	LF	$ 55.00	$ 3,300.00	$ 67.00	$ 4,020.00	$ 100.00	$ 6,000.00
8	4010-108-C-1	Sanitary Sewer Force Main, Trenched, 3" HDPE (IPS)	100	LF	$ 65.00	$ 6,500.00	$ 69.00	$ 6,900.00	$ 115.00	$ 11,500.00
9	4010-108-E-1	Sanitary Sewer Service Stub, Trenched, 4" PVC SDR26	28	LF	$ 65.00	$ 1,820.00	$ 69.00	$ 1,932.00	$ 130.00	$ 3,640.00
10	4010-108-E-1	Sanitary Sewer Service Stub, Trenched, 6" PVC SDR26	15	LF	$ 80.00	$ 1,200.00	$ 74.00	$ 1,110.00	$ 135.00	$ 2,025.00
11	4010-108-O-0	Sanitary Sewer Service Stub, Force Main, Curb Stop w/ Box	4	EA	$ 500.00	$ 2,000.00	$ 1,500.00	$ 6,000.00	$ 2,200.00	$ 8,800.00
12	4010-108-P-0	Sanitary Sewer Service Stub, Force Main, E-One Pump System	2	EA	$ 39,600.00	$ 79,200.00	$ 40,700.00	$ 81,400.00	$ 29,000.00	$ 58,000.00
					Sub Total	$ 95,970.00	**Sub Total**	$ 103,042.00	**Sub Total**	$ 92,815.00
		Division 4020 - Storm Sewers								
13	4020-108-D-0	Removal of Storm Sewer	20	LF	$ 5.00	$ 100.00	$ 35.00	$ 700.00	$ 45.00	$ 900.00
					Sub Total	$ 100.00	**Sub Total**	$ 700.00	**Sub Total**	$ 900.00
		Division 7010 - Portland Cement Concrete Pavement								
14	7010-108-E-0	Curb and Gutter, 30" (Width), 6" (Thickness)	40	LF	$ 45.00	$ 1,800.00	$ 49.00	$ 1,960.00	$ 65.00	$ 2,600.00
					Sub Total	$ 1,800.00	**Sub Total**	$ 1,960.00	**Sub Total**	$ 2,600.00
		Division 7020 - Hot Mix Asphalt Pavement								
15	7020-108-A-0	HMA Pavement by Ton	15	TON	$ 140.00	$ 2,100.00	$ 250.00	$ 3,750.00	$ 350.00	$ 5,250.00
					Sub Total	$ 2,100.00	**Sub Total**	$ 3,750.00	**Sub Total**	$ 5,250.00
		Division 7030 - Sidewalks, Shared Use Paths, and Driveways								
16	7030-108-A-1	Removal of Sidewalk	37	SY	$ 5.00	$ 185.00	$ 15.00	$ 555.00	$ 25.00	$ 925.00
17	7030-108-B-0	Removal of Curb	40	LF	$ 5.00	$ 200.00	$ 11.00	$ 440.00	$ 15.00	$ 600.00
18	7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	7	SY	$ 48.00	$ 336.00	$ 75.00	$ 525.00	$ 160.00	$ 1,120.00
19	7030-108-E-0	PCC, Sidewalk, 6" (Thickness)	30	SY	$ 60.00	$ 1,800.00	$ 87.00	$ 2,610.00	$ 185.00	$ 5,550.00
					Sub Total	$ 2,521.00	**Sub Total**	$ 4,130.00	**Sub Total**	$ 8,195.00
		Division 7040 - Pavement Rehabilitation								
20	7040-108-H-0	Pavement - Removal	32	SY	$ 5.00	$ 160.00	$ 12.00	$ 384.00	$ 30.00	$ 960.00
					Sub Total	$ 160.00	**Sub Total**	$ 384.00	**Sub Total**	$ 960.00
		Division 9010 - Seeding								
21	9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	1800	SF	$ 0.60	$ 1,080.00	$ 0.39	$ 702.00	$ 2.00	$ 3,600.00
					Sub Total	$ 1,080.00	**Sub Total**	$ 702.00	**Sub Total**	$ 3,600.00
		Division 11,020 - Mobilization								
22	11020-108-A-0	Mobilization	1	LS	$ 3,000.00	$ 3,000.00	$ 18,800.00	$ 18,800.00	$ 25,000.00	$ 25,000.00
					Sub Total	$ 3,000.00	**Sub Total**	$ 18,800.00	**Sub Total**	$ 25,000.00
		Special Provisions - Non-Standard Project Items								
23	SP	Core Drill Foundation Wall / Install Link Seals	1	LS	$ 1,800.00	$ 1,800.00	$ 3,000.00	$ 3,000.00	$ 800.00	$ 800.00
24	SP	Building Internal Electrical, Breakers, Conduits And Wiring	1	LS	$ 10,000.00	$ 10,000.00	$ 9,000.00	$ 9,000.00	$ 8,900.00	$ 8,900.00
25	SP	Alarm Panel Mounting Frame	1	EA	$ 1,000.00	$ 1,000.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00
26	SP	Pump And Clean Existing Lift Station	1269	GAL	$ 0.75	$ 951.75	$ 3.20	$ 4,060.80	$ 4.00	$ 5,076.00
27	SP	Relocate Existing 4" PVC Vent Pipe	1	EA	$ 1,000.00	$ 1,000.00	$ 1,600.00	$ 1,600.00	$ 1,100.00	$ 1,100.00
28	SP	Force Main To Gravity Main Connection	1	EA	$ 1,200.00	$ 1,200.00	$ 2,600.00	$ 2,600.00	$ 1,500.00	$ 1,500.00
29	SP	Flushing Handhole	1	LS	$ 2,000.00	$ 2,000.00	$ 10,600.00	$ 10,600.00	$ 3,500.00	$ 3,500.00
30	SP	Abandon Existing Lift Station Electrical	1	LS	$ 800.00	$ 800.00	$ 1,100.00	$ 1,100.00	$ 1,100.00	$ 1,100.00
31	SP	Abandon Existing Lift Station	1	LS	$ 5,000.00	$ 5,000.00	$ 7,100.00	$ 7,100.00	$ 8,500.00	$ 8,500.00
32	SP	Disposal Of Landfill Material	177	TON	$ 90.00	$ 15,930.00	$ 170.00	$ 30,090.00	$ 225.00	$ 39,825.00
					Sub Total	$ 39,681.75	**Sub Total**	$ 70,450.80	**Sub Total**	$ 71,601.00
			Total Bid Amount:			$ 154,992.75		$ 225,133.80		$ 243,956.00
							Total Bid	$ 225,133.80	**Total Bid**	$ 243,956.00
			% Over / Under (-)					45.25%		57.40%

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City of Dubuque
City Council

ACTION ITEMS # 4.

ITEM TITLE:	Southwest Arterial / US 52 ITS Corridor Project Award
SUMMARY:	City Manager recommending awarding the Public Improvement Construction Contract for the Southwest Arterial / US 52 ITS Corridor Project to Eastern Iowa Directional Drillers, LLC in the amount of $1,593,173.08. **RESOLUTION** Awarding Public Improvement Contract for the Southwest Arterial / US 52 ITS Corridor Project
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Southwest Arterial _ US 52 ITS Corridor Project Award Public Improvement Contract
2. Staff Memo SW Arterial ITS Corridor Project (51) - Council Award Staff MEMO
3. SW Arterial ITS Corridor Project (51) - Council Award RESOLUTION

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Southwest Arterial / US 52 ITS Corridor Project
Award Public Improvement Contract
Iowa DOT Project No. ITS-032-1 (51)--25-31
Project No. 5521000033

DATE: June 11, 2026

City Engineer Gus Psihoyos is recommending City Council award the Public Improvement Construction Contract for the Southwest Arterial / US 52 ITS Corridor Project to Eastern Iowa Directional Drillers, LLC in the amount of $1,593,173.08 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
Bob Schiesl, Assistant City Engineer
Justine Hull, Traffic Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Dave Ness, Traffic Engineer
Duane Richter, Traffic Project Supervisor

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TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: June 11, 2026

SUBJECT: Southwest Arterial / US 52 ITS Corridor Project
Award Public Improvement Contract
Iowa DOT Project No. ITS-032-1 (51)--25-31
Project No. 5521000033

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 Southwest Arterial / US 52 ITS Corridor Project.

BACKGROUND

In April 2020, the City of Dubuque and the Iowa Department of Transportation entered into a Cooperative Funding Agreement (Agreement No. 2020-16-033A) for the development and implementation of an Intelligent Transportation System (ITS) along the U.S. 52 / Southwest Arterial Corridor. The project corridor extends from U.S. 20 to U.S. 61/151 and includes the deployment of fiber optic communications infrastructure, traffic cameras, sensors, dynamic message signs (DMS), and other ITS-related technologies.

In January 2022, the Cooperative Funding Agreement was amended to increase Iowa DOT participation due to increased costs associated with fiber optic cable and ITS equipment. Under the agreement, the City is responsible for the design, construction, operation, and maintenance of the ITS system, including fiber optic communications infrastructure with reserved fiber strands for Iowa DOT use.

The project has continued through design and coordination efforts between the City, Iowa DOT, and project consultants in preparation for implementation of the corridor ITS improvements.

DISCUSSION

The Southwest Arterial / US 52 ITS Corridor Project will provide for the installation and integration of Intelligent Transportation System infrastructure throughout the Southwest Arterial corridor. Improvements are anticipated to include fiber optic communications infrastructure, traffic monitoring cameras, communications equipment, dynamic message signs, associated electrical and network infrastructure, conduit systems, handholes, cabinets, poles, and other related ITS technologies intended to improve traffic operations, incident management, traveler information, and corridor efficiency.

The project includes a base bid and two alternate bid packages that provide flexibility in construction implementation depending on final project costs and available funding. The project generally consists of installation of fiber optic communications systems, conduit and microduct infrastructure, traffic monitoring equipment, ITS field devices, and associated electrical and communications infrastructure throughout the corridor.

The project will improve the City's ability to monitor and manage traffic operations along the Southwest Arterial corridor and provide enhanced communication and coordination between field devices and the City's Traffic Operations Center. The improvements are also intended to support regional mobility, traveler information, incident response, and future smart transportation initiatives.

BID RESULTS

The City received sealed bids on June 11, 2026, for the Southwest Arterial / US 52 ITS Corridor Project. Eastern Iowa Directional Drillers, LLC of Camanche, IA submitted the low Base Bid in the amount of $1,174,032.57 which is 20.4% below the estimate of probable cost. The total bid amount, including the Base Bid and both Alternate Bid No. 1 and Alternate Bid No. 2 is $1,593,263.08, which is 11.1% below the estimate of probable cost. A summary of the bid proposals received is as follows:

Contractor Name	Base Bid	Alternate 1	Alternate 2	Base Bid + Alt 1 + Alt 2
Eastern Iowa Directional Drillers, LLC	$ 1,174,032.57	$ 173,020.33	$ 246,210.18	$ 1,593,263.08
Kramer Service Group	$ 1,339,816.98	$ 103,132.69	$ 217,688.60	$ 1,660,638.27
OnCore Signal and Light	$ 1,388,392.43	$ 109,122.00	$ 256,210.30	$ 1,753,724.73
West Union Trenching	$ 1,687,035.00	$ 139,960.00	$ 307,435.00	$ 2,134,430.00

Base Bid

The base bid for this project includes all infrastructure necessary for the fiber optic conduit installation throughout the project corridor from US20 to US61-151. This includes the conduit system, fiber optic cable, manholes, and cabinets where the fiber will terminate.

The Alternate Bid options provide for the extension of camera infrastructure at specific locations along the corridor to support future camera installations.

ALTERNATE BID NO. 1

Bid Alternate No. 1 adds camera infrastructure at English Mill Road, North Cascade Road, and at Military Road.

ALTERNATE BID NO. 2

Bid Alternate No. 2 adds camera infrastructure at both ends of the project, including conduit and fiber optic cable at the US 20 / Southwest Arterial roundabout, along with conduit, cabinets, and camera infrastructure at the Southwest Arterial / Tamarack Drive intersection and along the US 61-151 interchange.

RECOMMENDATION

I recommend that the public improvement contract for the Southwest Arterial / US 52 ITS Corridor Project be awarded to Eastern Iowa Directional Drillers, LLC for the Base Bid, including both Alternate Bid No. 1 and Alternate Bid No. 2 in the amount of $1,593,263.08.

BUDGET IMPACT

The estimate of probable cost for the Southwest Arterial / US 52 ITS Corridor Project is summarized in the following table:

PROJECT COSTS	Cost Estimate	Award Amount
Construction - Base Bid	$ 1,474,000.00	$ 1,174,032.57
Construction - Bid Alternate No. 1	128,300.00	173,020.33
Construction - Bid Alternate No. 2	189,100.00	246,210.18
Construction - Bid Estimate Total	**$ 1,791,400.00**	**$ 1,593,263.08**
Contingency	268,800.00	239,800.00
Power Services Estimate	37,800.00	37,800.00
City Furnished Material	277,600.00	277,600.00
Consultant Design Services	165,000.00	165,000.00
Engineering Design and Administration	103,100.00	103,100.00
Total Project Cost	**$ 2,643,700.00**	**$ 2,415,763.08**

The proposed funding for the project is summarized in the following table:

Project Number	Fund Description	Fund Amount
5521000033	City - SW Arterial ITS Corridor	$ 121,000.00
	Iowa DOT - Partnership Funding	1,900,000.00
5524000020	City Furnished Materials already acquired	277,600.00
5524000019	Broadband Acceleration and Universal Access	117,163.08
Total Construction Project Funding		**$ 2,415,763.08**

ACTION TO BE TAKEN

I respectfully request that the City Council award the Public Improvement Construction Contract for the Southwest Arterial / US 52 ITS Corridor Project to Eastern Iowa Directional Drillers, LLC in the amount of $1,593,263.08 through adoption of the attached resolution.

Prepared by Bob Schiesl, Assistant City Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Dave Ness, Traffic Engineer
Duane Richter, Traffic Project Supervisor
Justine Hull, Traffic Engineer

F:\PROJECTS\SOUTHWEST ARTERIAL\ITS Corridor\Council and Staff\Award

Prepared by Robert Schiesl, Assistant City Engineer, City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4270
Return to Trish L. Gleason, Assistant City Clerk, City of Dubuque, 50 W. 13th St. Dubuque, IA 52001 (563)589-4100

RESOLUTION NO. _____ -26

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE SOUTHWEST ARTERIAL / US 52 ITS CORRIDOR PROJECT

WHEREAS, sealed proposals have been submitted by contractor(s) for the Southwest Arterial / US 52 ITS Corridor Project, (the Project) pursuant to Resolution No. 197-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 26th day of May 2026; and

WHEREAS, said sealed proposals were opened and read on the 11th day of June 2026 and it has been determined that Eastern Iowa Directional Drillers, LLC of Camanche, IA submitted low bid in the amount of $ $1,593,263.08, 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 Eastern Iowa Directional Drillers, LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this the 15th day of June 2026.

Attest: _____
Brad M. Cavanagh, Mayor

_____
Trish L. Gleason, Assistant City Clerk

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June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 5.

ITEM TITLE:	Greyhound Park Road Water Main Loop Project Award Construction Contract
SUMMARY:	City Manager recommending awarding the Greyhound Park Road Water Main Loop Project contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of $204,993.75, which is 29.5% lower than the estimate. **RESOLUTION** Awarding the Public Improvement Contract for the Greyhound Park Road Water Main Loop Project
SUGGUESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Greyhound Park Road Water Main Loop Project - Award Construction Contract
2. Greyhound Park Rd WM Loop Bid Award Memo
3. Greyhound Park Rd WM Loop - Award Recommendation Letter
4. Greyhound Park Rd WM Loop Bid Award Resolution

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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 - Award Construction Contract

DATE: June 11, 2026

Water Department Director Christopher Lester is recommending City Council adopt the resolution award the Greyhound Park Road Water Main Loop Project contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of $204,993.75, which is 29.5% lower than the estimate.

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
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: June 9, 2026

SUBJECT: Greyhound Park Road Water Main Loop Project - Award Construction Contract

INTRODUCTION

The purpose of this memorandum is to request the City Council award the Greyhound Park Road Water Main Loop Project contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of $204,993.75.

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 and FY27.

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. MSA Professional Services has completed the plans and specifications for the installation of an 8-inch water main extension. 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.

DISCUSSION
The City Council approved Bid Initiation proceedings at its meeting on May 4, 2026, and the project was publicly advertised on May 8, 2026.

The public hearing for reviewing the proposed plans and specifications, form of contract, and estimated project cost was conducted on May 18, 2026. At that meeting, the Council granted approval of the plans, specifications, form of contract, and estimated cost for the project.

Sealed bids for the Greyhound Park Road Water Main Loop Project contract were received and publicly opened on June 4, 2026. Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa submitted the apparent low bid in the amount of $204,993.75.

A summary of the bid proposals received is as follows:

Item No.	Contractor Name	Lump Sum Bid Amount
1	Dave Schmitt Construction Co., Inc.	$214,399.75
2	Eastern Iowa Excavating & Concrete, LLC	$204,993.75
3	Midwest Concrete, Inc	$209,984.00
4	Miller Trucking & Excavating	$349,925.00
5	Offset Construction LLC	$206,144.00
6	Portzen Construction, Inc.	$279,295.00
7	Temperley Excavating, Inc.	$263,292.00
8	Tschiggfrie Excavating Co.	$276,771.60

The base bid of $204,993.75 is 29.5% lower than the estimate of $290,972.00. MSA Professional Services and Water Department staff have reviewed the bids and determined Eastern Iowa Excavating & Concrete, LLC meets the bidding requirements and can complete the project as specified.

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 base bid amount is $204,993.75. Water Department staff have identified FY26 funding available in other Water CIPs that could be used to cover these funds. The Water Department plans to use the Water Main Replacements – Streets Project (CIP No. 4281000005) to cover the funding difference. This project has an available balance of approximately $225,000.00, which would cover the budget overage of approximately $97,072.75.

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the resolution award the Greyhound Park Road Water Main Loop Project contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of $204,993.75.

cc: Jennifer Larson, Chief Financial Officer
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor

400 Ice Harbor Drive
Suite 110
Dubuque, IA 52001

P (563) 582-3973
TF 800-362-4505
F 608-807-5148

www.msa-ps.com

June 9, 2026

Christopher Lester, Water Department Manager
City of Dubuque Water Department
50 W 13th St.
Dubuque, IA 52001

Re: Greyhound Park Water Main Looping
City of Dubuque

Dear Mr. Lester:

Upon review of the bids received on June 4, 2026 for the above-referenced project, it was found that they were submitted by qualified contractors. It is our recommendation that the low responsive bidder listed below be awarded the Greyhound Park Water Main Looping project.

Eastern Iowa Excavating & Concrete, LLC
121 Nixon St SE
Cascade, IA 52033 Bid Amount $204,993.75

Please execute the enclosed Notice of Award for the contract. Once the form is signed, please email a copy back to sfosbinder@msa-ps.com. After receiving the executed copy, we will forward one copy of the Notice of Award and the remaining contract package to the Contractor.

Sincerely,

MSA Professional Services, Inc.

Sarah Fosbinder

Sarah Fosbinder, PE
Team Leader, Engineering
sfosbinder@msa-ps.com | 563.582.3973

Prepared by Christopher Lester, City of Dubuque Water Department,1902 Hawthorne St. 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.

AWARDING THE PUBLIC IMPROVEMENT CONTRACT FOR THE GREYHOUND PARK ROAD WATER MAIN LOOP PROJECT

WHEREAS, the City Council, by Resolution No. 169-26, dated 4th day of May, 2026, preliminary approved the proposed plans, specifications, form of contract and estimated cost in the amount of $290,972.00 for the Greyhound Park Road Water Main Loop Project (the Project) and ordered that the project be advertised for bids; and

WHEREAS, the City Council, by Resolution No. 203-26, dated 18th day of May, 2026, approved the proposed plans, specifications, form of contract and estimated cost in the amount of $290,972.00 for the Greyhound Park Road Water Main Loop Project; and

WHEREAS, sealed proposals have been submitted by contractors for the Greyhound Park Road Water Main Loop Project pursuant to Resolution No. 169-26 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 8th day of May, 2026; and

WHEREAS, said sealed proposals were opened and read on the 4th day of June, 2026 and it has been determined that Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa, in the bid amount of $204,993.75, 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 Eastern Iowa Excavating & Concrete, LLC 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 _____ day of _____, _____.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Adrienne N. Breitfelder, City Clerk

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June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 6.

ITEM TITLE:	Off-Premises Sign Regulations Moratorium Extension Ordinance Amendment
SUMMARY:	City Manager recommending approval to extend the Temporary Building Permit Moratorium until January 31, 2027. This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback. **ORDINANCE** Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 2 Building Construction, Demolition and Moving, Section 14-2-4 Moratorium for Construction or Other Work on Certain Streets, Areas, or Facilities by Extending the Off-Premises Sign Moratorium Effective Date to January 31, 2027.
SUGGUESTED DISPOSITION:	Receive and File; Motion B; Motion A

ATTACHMENTS:

1. MVM Memo Off-Premises Sign Regulations Moratorium Extension
2. Staff Memo
3. Off-Premises Sign Regulation Moritorium Extension Ordinance

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TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Off-Premises Sign Regulations Moratorium Extension

DATE: June 10, 2026

Planning Services Director Wally Wernimont is recommending City Council approval to extend the Temporary Building Permit Moratorium until January 31, 2027. This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback

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

Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Wally Wernimont, Planning Services Director
Maddy Haverland, Housing & Community Development Director
Michael Belmont, Assistant Housing & Community Development Director
Jason Duba, Assistant Planner

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TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director

SUBJECT: Off-Premises Sign Regulations Moratorium Extension

DATE: June 8, 2026

INTRODUCTION
The purpose of this memorandum is to request an extension of the Temporary Building Permit Moratorium related to off-premises signs.

BACKGROUND
On October 7, 2024, during the City Council meeting, the Council approved a Temporary Building Permit Moratorium related to off-premises signs. This action was intended to allow time for analysis through the Unified Development Code (UDC) update process and ensure that regulations governing off-premises signage are thoroughly reviewed and aligned with community interests and zoning standards.

DISCUSSION
Since the moratorium was adopted, Planning Services has been working on updates to the UDC, including provisions for off-premises signs. The complexity of these regulations and the need for public engagement have extended the timeline for completing the update. The moratorium was extended once to July 1, 2026.

REQUESTED ACTION
Planning Services requests that the City Council extend the Temporary Building Permit Moratorium until January 31, 2027. This extension will provide additional time to complete the review and update of the Unified Development Code, ensuring that proposed changes are thorough and reflect community feedback

Enclosures

cc: Crenna Brumwell, City Attorney
Maddy Haverland, Housing & Community Development Director
Michael Belmont, Assistant Housing & Community Development Director
Jason Duba, Assistant Planner

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Trish Gleason, Assistant City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. -26

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 2 BUILDING CONSTRUCTION, DEMOLITION AND MOVING, SECTION 14-2-4 MORATORIUM FOR CONSTRUCTION OR OTHER WORK ON CERTAIN STREETS, AREAS, OR FACILITIES BY EXTENDING THE OFF-PREMISES SIGN MORATORIUM EFFECTIVE DATE TO JANUARY 31, 2027.

Whereas, the City of Dubuque is committed to promoting the health, safety, and general welfare of its residents; and

Whereas, the current Unified Development Code (UDC) is in need of comprehensive review and update to better reflect the community's vision and land use goals; and

Whereas, off-premises signs can significantly impact the aesthetic character of the community, traffic safety, and the overall quality of life for residents; and

Whereas, the proliferation of off-premises signs may result in adverse effects, such as visual clutter, distraction for drivers, and potential conflicts with the objectives of the updated UDC; and

Whereas, a temporary moratorium on the issuance of permits for new off-premises signs will allow for a thorough evaluation of the community’s needs, concerns, and preferences regarding signage and advertising; and

Whereas, the City of Dubuque desires to ensure that the future development of off-premises signs aligns with updated land use regulations and community standards; and

Whereas, the temporary suspension of off-premises sign permits is necessary to protect the public interest while the UDC is being reviewed and revised;

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

Section 1. City of Dubuque Code of Ordinances Section 14-2-4 is amended to read as follows:

Section 14-2-4: Moratorium for Construction or Other Work on Certain Streets, Areas or Facilities:

B. Off-premises sign Study Area: The city manager may not issue any permit for any new off-premises sign in the corporate limits of the city of Dubuque from the effective date hereof to January 31, 2027, except where a vested right to the issuance of such permit accrued prior to the effective date hereof.

Section 2. This ordinance shall take effect upon publication

Passed, approved and adopted this 15th day of June 2026.

_____
Brad M. Cavanagh, Mayor

Attest:

_____
Trish Gleason, Assistant City Clerk

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June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 7.

ITEM TITLE:	Request to Continue Fire Cost Recovery Ordinance to City Council Meeting in July
SUMMARY:	Assistant City Attorney recommending that the fire cost recovery ordinance be removed from the June 15th agenda and placed on the agenda for a Council meeting in July.
SUGGUESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. Request to Continue Fire Cost Recover Ordinance to July Meeting_Memo_JDL

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: City Council
FROM: Jason Lehman, Assistant City Attorney
DATE: June 11, 2026
RE: Request to Continue Fire Cost Recovery Ordinance to July Meeting

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INTRODUCTION

A proposed fire cost recovery ordinance appeared on the Council's agenda for its May 18, 2026 meeting. Council Members raised several questions and concerns about the ordinance and how it would be implemented, and directed staff to address those issues and return with a revised version for the Council's consideration. Staff have made significant progress on the revisions, but a few points still require further consultation with the vendor, in part because the vendor agreement must align with the ordinance.

REQUESTED ACTION

Accordingly, staff respectfully requests that the fire cost recovery ordinance be removed from the June 15th agenda and placed on the agenda for a Council meeting in July.

Cc: Mike Van Milligen, City Manager
Crenna Brumwell, City Attorney
Amy Scheller, Fire Chief

Copyrighted
June 15, 2026

City of Dubuque
City Council

ACTION ITEMS # 8.

ITEM TITLE:	City Manager Executive Recruitment Services Request for Proposals (RFP) Draft
SUMMARY:	City Attorney recommending approval of the Request for Proposals (RFP) of City Manager Executive Recruitment Services and to request guidance on how the Council would like to proceed with evaluating responses and determining next steps in the selection process.
SUGGUESTED DISPOSITION:	Receive, File, Approve, and Council Direction

ATTACHMENTS:

1. Mayor Council Memo RFP_6-11-26
2. City Manager RFP_6-11-26

THE CITY OF DUBUQUE
Masterpiece on the Mississippi

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

TO: The Honorable Mayor and City Council Members

FROM: Crenna Brumwell, City Attorney
Shelley Stickfort, Chief Human Resources Officer
Kristen Dietz, Talent Acquisition Manager

DATE: May 27, 2026

RE: Request for Proposal (RFP) City Manager Executive Recruitment

INTRODUCTION

The purpose of this memorandum is to request approval of the Request for Proposals (RFP) of City Manager Executive Recruitment Services and to request guidance on how the Council would like to proceed with evaluating responses and determining next steps in the selection process.

DISCUSSION

Following discussions at the City Council Meeting held on Monday, June 1, 2026, staff has prepared a draft Request for Proposal (RFP) for the Mayor and City Council's review and consideration. Staff will be able to move forward and initiate the RFP process once approval is granted by the Council.

The drafted RFP incorporates a proposed scoring rubric, designed to promote a consistent and transparent evaluation of submissions. At this stage, staff request clarification from the City Council regarding their preferred method for engaging with and completing the review of responses to the RFP.

Requested Council Direction

Staff requests Council guidance on the preferred process for evaluating RFP responses. Options include:

1. **Work Session**
   Council may hold a work session for the purpose of reviewing and discussing the proposals in detail.

   Note: No formal decisions may be made during a work session.

2. **Special Meeting**
   Council may convene a special meeting to review proposals and take action, including determining which firms to invite for interviews.

3. **Subcommittee Appointment**
   Council may appoint a subcommittee to review and score proposals and bring a recommendation back to the full Council for consideration.

4. **Alternative Approach**
   Council may propose another review or decision-making structure that best aligns with its expectations for transparency, efficiency, and public engagement.

Next Steps

Once the Council provides direction on the preferred process, staff will prepare the necessary materials, schedule the appropriate meetings, and coordinate communication with respondents in accordance with Council's selected approach.

ACTION REQUESTED

Staff respectfully request the Mayor and City Council:

1. Receive, file, and approve the RFP for release on July 1, 2026; and

2. Provide direction on the preferred method for reviewing and evaluating RFP responses.

City of Dubuque, Iowa Request for Proposals City Manager Recruitment Services

Publication Date: July 1, 2026
Deadline for Vendor Questions: July 10, 2026, 5:00 PM (CST)
City Responses to Questions: July 15, 2026
Proposal Due: July 22, 2026, 5:00 PM (CST)
Anticipated Council Consideration of Agreement: August 3, 2026

Official Contact for this RFP
Kristen Dietz, Talent Acquisition Manager
City of Dubuque, Human Resources Department
50 W 13th Street, Dubuque, IA 52001
Phone: 563-581-2557

Email: **kdietz@cityofdubuque.org**

(Only email submissions are accepted.)

INVITATION TO SUBMIT PROPOSALS

The City of Dubuque, Iowa ("City") invites qualified executive search and recruitment consulting firms ("Consultant" or "Proposer") to submit proposals to provide professional consulting services for the recruitment, evaluation, and selection of a City Manager for the City of Dubuque.

This Request for Proposals (RFP) describes the services required, outlines the proposal submission requirements, and establishes the evaluation criteria that will be used to select the successful Consultant. The City intends to enter into a professional services agreement with the selected Consultant for the performance of the services described herein.

All proposals must be submitted in accordance with the instructions contained in this RFP. The City reserves the right to reject any or all proposals, to waive informalities or irregularities in any proposal received, to re-advertise for proposals, to enter into contract negotiations with the selected Proposer, or to take any other actions that may be deemed to be in the best interest of the City.

Section 1. Background Information

1.1 About the City of Dubuque

Dubuque, Iowa, located along the Mississippi River in the Tri-State region, is Iowa's oldest incorporated city and a full-service municipal organization known for its historic architecture, revitalized urban core, and vibrant riverfront. The City provides services across nearly 30 departments and divisions and employs more than 600 staff organization-wide. This structure supports operations ranging from public safety to parks, utilities, engineering, transportation, housing, economic development, arts and cultural affairs, and sustainability efforts.

Dubuque is recognized as a safe, thriving Midwest community rated among America's safest mid-sized cities with low crime, exceptional crime clearance rates, and a diversified economy supported by strong public-private partnerships.

1.2 Form of Government

The City operates under the Council-Manager form of government as authorized by Iowa Code Chapter 372. The seven-member City Council, including the Mayor, provides legislative and policy direction. The City Manager is appointed by and serves at the pleasure of the Council and is responsible for:

- Implementing policies and ordinances
- Overseeing all municipal departments and operations
- Preparing and administering the annual budget
- Recommending policy initiatives and providing professional guidance to the Council

- Ensuring effective, efficient delivery of municipal services

The City Manager is the chief administrative officer responsible for the daily operations of the City and must demonstrate strong leadership, communication, relationship-building, and municipal management expertise.

1.3 Vision, Mission, and Strategic Direction

Dubuque 2040 Vision Statement

"Dubuque 2040 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome."

By 2040, Dubuque aims to be a community with:

- A preserved and celebrated "Masterpiece on the Mississippi" riverfront
- A strong and diverse economy
- Expanded connectivity across transportation, infrastructure, and technology
- Healthy living and active lifestyle opportunities
- Quality, affordable, and livable neighborhoods
- A wide array of diverse arts, culture, parks, and recreation activities
- A deeply engaged community in which residents actively participate in civic life

This vision is reflected in ongoing City initiatives, major capital projects, and community planning processes supported by staff across departments.

Mission Statement

Dubuque city government is progressive and financially sound, providing residents with excellent service and strong value for their tax dollars. Working in partnership with residents, businesses, and community organizations, the City strives to:

- Deliver excellent municipal services
- Supporting equitable and sustainable urban living
- Plan for the community's long-term future
- Facilitate access to critical human services

These guiding principles drive the work of all City departments and employees.

City of Dubuque Goals for 2030

These seven organization-wide goals guide City Council decision-making, departmental work plans, and the priorities of the City Manager's Office:

1. **Healthy and Safe Community**
2. **Financially Responsible, High-Performance City Organization** – sustainable and effective service delivery

3. **Robust Local Economy** – diverse businesses, workforce opportunities, economic prosperity
4. **Livable Neighborhoods and Housing** – ensuring residents have great places to live
5. **Sustainable Environment** – preserving and enhancing natural resources
6. **Connected Community** – fair transportation, mobility, and tech infrastructure
7. **Diverse Arts, Culture, Parks & Recreation Experiences**

These goals align with real-time work underway across departments, such as sustainability initiatives, infrastructure modernization, affordable housing, transportation planning, and recreation programming.

City Council Policy Agenda (2025–2027)

Policy agenda items require major policy decisions, new directions, or significant investment. They are categorized as **Top Priorities** and **High Priorities**.

Top Priorities (2025–2027) – alphabetical order

- Commercial Air Service Future Strategy
- Comprehensive Fire Station Location and Facilities Study
- Fire & Police Department Staffing Enhancements
- Major sanitary sewer and stormwater system upgrades, including:
    - Catfish Creek Sanitary Sewer Project
    - Cedar Street Lift Station & Force Main
    - Chaplain Schmitt Island Sanitary Sewer
    - Harvard, Grove Terrace, and Hempstead Street Projects
    - Sanitary Sewer Consent Decree Compliance
- Stormwater investments including 17th & Elm, 17th & Locust, Bee Branch Gate & Pump Station
- Sports Complex Development
- Neighborhood and corridor reinvestment projects

High Priorities (2025–2027)

- Downtown Master Plan Update
- Central Avenue Revitalization
- Dubuque Law Enforcement Center Enhancements & Planning
- East–West Corridor and Roundabout Projects
- Schmitt Island Development Phases
- Parks and Recreation Master Plan Implementation
- Water Resource & Recovery Center improvements (odor control, process upgrades)

These projects involve collaboration across Public Works, Engineering, Water/Wastewater, Parks & Recreation, Housing, and Economic Development reflecting the City's full-service operations and cross-department coordination.

Management in Progress & Major Projects

Under each of the seven council goals, departments manage ongoing initiatives and capital projects. These include:

- Public infrastructure modernization
- Energy efficiency and climate action plan implementation
- Neighborhood revitalization and housing preservation
- Transportation expansion and multimodal connectivity
- Arts, culture, parks, and recreation program expansion
- Environmental health, tree canopy improvements, and green space investments
- Economic development and workforce initiatives

Departments regularly report progress to City leadership and the City Council as part of the City's performance-based and data-informed management approach.

Strategic Direction & Comprehensive Planning

The City's comprehensive plan, Imagine Dubuque 2037: A Call to Action, was adopted in 2017 following over 12,500 ideas gathered from more than 6,000 residents and stakeholders, with implementation guided by a collective impact model and ongoing community participation.

1.4 Current Situation

The City Manager position is anticipated to be vacant due to retirement in June 2027. The City Council is committed to conducting an inclusive, transparent, and comprehensive national search to identify a highly qualified and values-aligned leader.

Section 2. Instructions for Proposers

2.1 Preparation Costs

All costs associated with preparing and submitting proposals are the sole responsibility of the proposer; the City will not reimburse preparation expenses.

2.2 Modifications & Late Submittals

Proposals may be modified before the deadline; late submissions will not be accepted.

2.3 Proprietary Information

Proposers should refrain from submitting proprietary content where feasible. If Proposer asserts materials submitted are proprietary, Proposer must identify the material as such in their submission. Materials submitted to the city are subject to disclosure per the Iowa Open Records Act (Iowa Code Chapter 22).

2.4 Questions

Submit all questions by **July 10, 2026, 5:00 PM (CT)** to Kristen Dietz at:

kdietz@cityofdubuque.org

The City will post all answers to questions by **July 15, 2026**.

Section 3. Scope of Services

The City seeks a qualified executive recruitment firm ("Firm") to deliver a full-service, end-to-end search resulting in the appointment of a City Manager who aligns with Dubuque's values, Council priorities, and operational needs under the Council–Manager form.

3.1 Project Initiation & Planning

- Meet with the City Council and designated stakeholders to discuss the search process, expectations, and timeline.
- Review organizational and strategic documents to understand City operations.
- Develop a detailed work plan, communication protocols, and project schedule.

3.2 Stakeholder Engagement & Community Input

- Design and facilitate outreach to Council members, staff, community partners, residents, business leaders, and nonprofit representatives.
- Conduct interviews, focus groups, surveys, or public forums.
- Produce a stakeholder input summary to guide profile development.

3.3 Position Profile & Recruitment Materials

- Prepare a recruitment brochure aligned with City brand standards.
- Create a comprehensive City Manager position profile outlining qualifications, competencies, leadership attributes, and community context.
- Develop and execute a targeted national recruitment strategy, including advertising, networking, and direct outreach.

3.4 Candidate Recruitment & Screening

- Conduct proactive national outreach.
- Receive and acknowledge applications.
- Conduct preliminary interviews, reference checks, and background research.
- Present a recommended semifinalist pool including detailed assessment summaries.

3.5 Candidate Assessment, Interviews & Selection Support

- Coordinate semifinalist and finalist interviews.
- Assist with developing interview questions, rating matrices, and evaluation tools.
- Conduct comprehensive background investigations (education, employment, criminal, financial, media, and reputation).
- Facilitate community and stakeholder engagement with finalists, if requested.
- Support Council deliberations and assist with employment agreement negotiations.

3.6 Project Management & Reporting

- Serve as the primary candidate contact.
- Provide regular reports to the City Council.
- Maintain organized records and confidentiality in compliance with Iowa law.

3.7 Additional Services (Optional)

- Onboarding assistance
- Transition planning and support

Section 4. Expectations and Qualifications of the Recruitment Firm

4.1 Consultant Expectations

- Demonstrate transparency, professionalism, confidentiality, and alignment with City values.
- Adhere to City brand requirements.
- Utilize evidence-based recruitment tools and equitable selection practices.

4.2 Required Qualifications

- Minimum five (5) years of experience conducting municipal executive searches or comparable government administration roles.
- Successful placements in similar-sized communities.
- Adequate organizational capacity and professional liability insurance. See attached Insurance Schedule J for insurance requirements.
- Demonstrated commitment to workplace belonging and inclusion.

4.3 References

- Provide at least three (3) municipal references (preferably Midwest or Iowa communities).

Section 5. Proposal Format & Contents

Limit your proposal to ten (10) pages, excluding sample candidate reports.

5.1 Title Page

Firm name, address, contact information, and proposal date.

5.2 Transmittal Letter

Signed letter including authorization, subcontractors, and confirmation of understanding.

5.3 Executive Summary

High-level overview of qualifications and proposed approach.

5.4 Firm Profile & Qualifications

- Detailed firm information, staffing, and experience.
- List of relevant municipal executive search engagements.
- Evidence of expertise with Council-Manager governments.

5.5 Assigned Personnel

- Résumés, roles, and availability of assigned team members.
- Organizational chart (if applicable).

5.6 Proposed Approach & Methodology

- Stakeholder engagement strategy
- Recruitment plan
- Assessment and evaluation methods
- Confidentiality processes
- Project timeline

5.7 Pricing Proposal

Provide a non-binding cost proposal including:

- Fee structure (fixed or hourly)
- Reimbursable expenses
- Milestone billing
- Replacement guarantee terms

5.8 References

At least three (3) references with contact details.

Section 6. Firm Selection

Evaluation Process
A City evaluation committee will review proposals for completeness, quality, and fit, and may invite top firms for virtual discussions and/or a public meeting presentation.

Evaluation Criteria & Weights

Criteria	Weight
Experience	30%
Alignment	30%
Proposal Quality	30%
Overall Price	10%

Impression Scores (0 = Low, 5 = High) may be used qualitatively during committee review.

Experience: Qualifications and Experience (30%) Demonstrated experience conducting executive searches for city manager or chief administrative officer positions. Knowledge of the council-manager form of government. Track record of successful placements. Relevant experience with Iowa municipalities or communities of similar size and complexity.

Alignment (30%): Qualifications and experience of key personnel assigned to the project. Availability and commitment of team members. Demonstrated ability to work collaboratively with elected officials.

Proposal Quality (30%): Quality, comprehensiveness, and feasibility of the proposed approach. Effectiveness of the recruitment and outreach strategy. Candidate screening and assessment processes. Stakeholder engagement plan.

Overall Price (10%): Competitiveness and reasonableness of fees. Clarity and transparency of fee structure. Value for services proposed.

The City reserves the right to conduct interviews with the highest-ranked Proposers before making a final selection. The City may also request clarifications, additional information, or presentations from Proposers during the evaluation process.
Selection will be based on the proposal deemed most advantageous to the City, considering qualifications, approach, experience, and cost. The City is not obligated to select the lowest-cost proposal.

Section 7. Submission Due Date

July 22, 2026, 5:00 PM (CST)

Method: Email your proposal (PDF preferred) to Kristen Dietz at

kdietz@cityofdubuque.org

Proposals received after the deadline will not be accepted.

Section 8. Terms and Conditions

The City's standards terms and conditions are included as Exhibit B. If any changes are requested to a term or condition, the response submission must clearly outline the request and issue with the standard term and condition.

Section 9. Tentative RFP Timeline (Central Standard Time)

All milestones are in **July and August 2026** and are spaced to balance consultant preparation with City review.

Milestone	Date/Time
RFP published to the City's website	**July 1, 2026**
Deadline for firms to submit questions	**July 10, 2026, 5 PM**
City publishes consolidated responses to questions	**July 15, 2026**
RFP responses due	**July 22, 2026, 5 PM**
Council consideration of professional services agreement	**August 3, 2026**

Section 10. Tentative Recruitment Timeline

1. Firm Selection & Contracting — July–August 2026

2. Profile, Discovery & Engagement — Sept–Oct 2026

3. Posting & Outreach — Nov 2026–Jan 2027

4. Screening & Interviews — Jan–Mar 2027

5. Final Interviews — Late March 2027

6. Conditional Offer — April 2027

7. Transition & Onboarding — June 2027

EXHIBIT A
CITY OF DUBUQUE
INSURANCE SCHEDULE J

CITY OF DUBUQUE 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 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**

____ Yes _X_ No

Coverage for First and Third-Party Breach Liability, including but not limited to lost data and restoration, loss of income and cyber breach of information.

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)

EXHIBIT B
TERMS AND CONDITIONS

CITY OF DUBUQUE STANDARD TERMS AND CONDITIONS

ACCELERATED PAY DISCOUNTS - Accelerated discounts should be so stated on the bid submittal page. If quick pay discounts are offered, the City reserves the right to include that discount as part of the award criteria. Prices must, however, be based upon payment in net thirty (30) days after receipt, inspection and acceptance. In all cases, quick pay discounts will be calculated from the date of the invoice or the date of acceptance, whichever is later.

ADA COMPLIANCE

1. The Contractor shall comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101 et seq.) and applicable Federal regulations under the Act.
2. Bids for design, construction, programs, policies and concessions of any type shall comply with the 2010 Standards for Accessible Design, the ADA title II regulation, Section 504 of the 1973 Rehabilitation Act, and similar statutes and regulations prohibiting discrimination on the basis of disability.
3. The Contractor shall ensure that its websites and all online services, including those websites or online services provided by third parties upon which the City of Dubuque relies to provide services or content, comply with, at minimum, Web Content Accessibility Guidelines - WCAG 2.0 AA.

ASSIGNMENT - The City and the Contractor each are hereby bound and the partners, successors, executors, administrators and legal representatives of the City and the Contractor are hereby bound to the other party to the Contract and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of the Contract. Any assignment or attempt at assignment made without prior written consent of the City shall be void.

BID CURRENCY/LANGUAGE - All bid prices shall be shown in US Dollars ($). All prices must remain firm for the duration of the Contract regardless of the exchange rate. All bid responses must be submitted in English.

BID FORM - Each bidder must submit an original bid and additional copies as required on the forms attached. The bidder shall correctly sign the bid, and the bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the bid, or any irregularities of any kind. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.

BID INFORMATION IS PUBLIC – The bid and all documents submitted with any bid shall become public documents subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting the bid any document to the City of Dubuque in connection with a bid, the submitting party recognizes this and waives any claim against the City of Dubuque and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Dubuque and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Dubuque arising from any

opportunity. Bid information requested by the public or other bidders will be provided in an alternative format if the requestor is a person with a disability and requires an alternative form for comprehension.

BID REJECTION OR PARTIAL ACCEPTANCE - The City reserves the right to accept or reject any or all bids or parts thereof. The City further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bids where it is deemed advisable in protection of the best interests of the City.

CONFLICT OF INTEREST - The Contractor represents, warrants, and covenants that no relationship exists or will exist during the Contract period between the Contractor and the City that is a conflict of interest. No employee, officer or agent of the Contractor shall participate in the selection or in the award if a conflict of interest, real or apparent, exists. The provisions of Iowa Code ch. 68B shall apply to the Contract. If a conflict of interest is proven to the City, the City may terminate the Contract, and Contractor shall be liable for any excess costs to the City as a result of the conflict of interest. The Contractor shall establish safeguards to prevent employees, consultants, or members of governing bodies from using their positions for purposes that are, or give the appearance of being, motivated by the desire for private gain for themselves or others with whom they have family, business, or other ties. The Contractor shall report any potential, real, or apparent conflict of interest to the City.

CONTRACT DOCUMENTS – The Contract Documents are this Contract, the Request for Bids, the Contractor's Bids, and the following additional documents, if any:

In the event of a dispute with respect to any term or condition in the Contract Documents, they shall be interpreted in the following order: this Contract, the Request for Bids, the Contractor's Bids, and the following additional documents, if any:

DISPUTES - Should any disputes arise with respect to the Contract, the Parties agree to act immediately to resolve such disputes. Time is of the essence in the resolution of disputes. The Contractor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute and the City shall continue to make payment for all Work properly performed. Should the Contractor fail to continue to perform its responsibilities regarding all non-disputed work, without delay, any additional costs incurred by the City or the Contractor as a result of such failure to proceed shall be borne by the Contractor. The unintentional delayed payment by the City to the Contractor of one or more invoices not in dispute in accordance with the terms of the Contract will not be cause for Contractor to stop or delay Work.

FORCE MAJEURE - Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to herein, not within the reasonable control of the party affected. A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event, to give notice to the other party setting forth in reasonable

detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

INDEMNIFICATION - To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City, its officers 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 loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, or anyone directly or indirectly employed by the Contractor or anyone for whose acts the Contractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

LAWS AND REGULATIONS - The Contract shall be governed, interpreted and enforced in accordance with all applicable federal, State of Iowa, and local laws, ordinances, licenses and regulations and shall apply to the Contract throughout, as the case may be. The Contractor certifies that in performing the Contract it will comply with all applicable provisions of the federal, state, and local laws, ordinances, licenses and regulations. Venue for any action arising out of this Contract shall be the Iowa District Court for Dubuque County, Iowa.

METHOD OF AWARDING - The City reserves the right to make awards based on the entire bid or on an item by item basis. However, if Contractor's bid is based on an "all or none" condition, the City may consider its bid non-responsive and reject the entire bid.

NO GIFT STANDARD - The City of Dubuque is committed to upholding the highest ethical standards in all of its business practices. This standard recognizes the need to avoid even the perception of improper gifts or favors to employees. Therefore, all suppliers have been asked to abide by the City's "No Gift" standard. The "No Gift" standard also applies to all offers of discounts or free items at any place of business targeted toward a City employee and not available to the general public, regardless of the value.

NON-COLLUSION STATEMENT - Neither the Contractor, nor anyone in the employment of the Contractor, has employed any person to solicit or procure the Contract nor will the Contractor make any payment or agreement for payment of any compensation in connection with the Contract. There is no contract, agreement or arrangement, either oral or written, expressed or implied, contemplating any division of compensation for Work rendered under the Contract or participation therein, directly or indirectly, by any other person, firm or corporation, except as documented in the Contract. Neither the Contractor, nor anyone in the employment of the Contractor, has either directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive procurement in connection with the Contract.

NON-DISCRIMINATION AND EQUAL OPPORTUNITY - All Contractors that engage in contracts with the City of Dubuque, Iowa agree as follows: The Contractor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, ancestry, national origin, marital status, Familial status, religion, age, disability, sexual orientation, gender identity, genetic information, status with regard to public assistance, status as a veteran or any classification protected by federal, state, or local law, (Protected Classes) except where age and sex are essential bona fide occupational requirements, or where disability is a bona fide occupational disqualification. Such action

shall include, but not be limited to the following; (a) Employment, (b) Upgrading, (c) Demotion or transfer, (d) Recruitment and advertising, (e) Layoff or termination, (f) Rate of pay or other forms of compensation, and (g) Selection for training, including apprenticeship. The Contractor further assures that managers and employees comply with both the spirit and intent of federal, state, and local legislation, government regulation, and executive orders in providing affirmative action as well as equal opportunity without regard to the protected classes, as stated above. The Contractor will include, or incorporate by reference, the provisions of the nondiscrimination clause in every contract or subcontract unless exempt by the rules, regulations or orders of the City and will provide in every contract or subcontract that said provision will be binding upon each Contractor..

REGULATORY AGENCY COMPLIANCE - Compliance with laws and regulations set forth by regulatory agencies is required. These agencies include, but are not limited to, OSHA – Occupational Safety & Health Agency, EPA – Environmental Protection Agency, ICC – Interstate Commerce Commission, DNR – Department of Natural Resources, and DOT – Department of Transportation. The City of Dubuque expects that Contractors will offer expertise on conformance of regulations applying to the products they sell and the Work they perform.

RIGHT TO PROTEST - Anyone wishing to file a protest concerning (1) the specifications, (2) the bid procedure or (3) the award of the Contract must do so in writing in accordance with the City's Protest by bidders which is found in the City's purchasing policy

SAFETY DATA SHEETS - The Hazard Communication Standard (HCS) requires chemical manufacturers, distributors, and importers to ensure that each container of hazardous chemicals leaving the workplace is labeled, tagged, or marked and to provide Safety Data Sheets (SDS) to communicate the hazards of hazardous chemical products. It is the chemical supplier's responsibility to determine which products are covered and to provide SDS with the initial shipment. It is also the chemical supplier's responsibility to provide any updated or revised SDS, as they become available for any products sold and delivered to the City of Dubuque. City of Dubuque employees shall not accept a shipment of any chemical that does not have a SDS attached or currently on file. Safety Data Sheets shall be available in alternative formats if the requestor is a person with a disability and requires an alternative format for comprehension.

SUBCONTRACTING - All Subcontractors shall be listed in the Contract or in a written amendment to the Contract.

SUSPENSIONS AND DEBARMENT - The Contractor hereby certifies, pursuant to 2 CFR pt. 180 and 2 CFR pt. 3000, that neither it nor its principles are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the Contract by any federal agency. The Contractor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City of Dubuque or the State of Iowa.

TAXES - The City of Dubuque is exempt from sales tax and certain other use taxes. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

TERMINATION OF CONTRACT - The City may terminate the Contract at any time for any reason with or without cause. In that event, all finished or unfinished Work, reports,

materials(s) prepared or furnished by the Contractor under the Contract shall, at the option of the City, become its property. If the Contract is terminated by the City as provided herein, the Contractor shall be paid for all Work which has been authorized, provided, and approved up to the effective date of termination. The City will not be subject to any termination fees from the Contractor.

WARRANTIES - WORK - The Contractor shall perform Work for the City pertaining to the Project as set forth in the Contract.

Contractor represents that the Work and all of its components shall be free of defects; shall be performed in a manner consistent with other Contractors in a similar industry and application; and shall conform to the requirements of the Contract.

Contractor shall be responsible for the quality, technical accuracy, completeness and coordination of all Work performed under the Contract. Contractor shall, promptly and without charge, provide all corrective Work necessary as a result of Contractor's acts, errors, or omissions with respect to the quality and accuracy of the Work.

Contractor shall be responsible for any and all damages to property or persons as a result of Contractor's acts, errors, or omissions, and for any losses or costs to repair or remedy any Work undertaken by City based upon the Work as a result of any such acts, errors, or omissions.

Contractor's obligations shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of City or Contractor.

WARRANTIES - INTELLECTUAL PROPERTY - Contractor represents and warrants that all the materials and Work produced, or provided to the City pursuant to the terms of the Contract shall be wholly original with the Contractor or that the Contractor has secured all applicable interests, rights, licenses, permits or other intellectual property rights in such materials and work. The Contractor represents and warrants that the materials and Work, and the City's use of same, and the exercise by the City of the rights granted by the Contract shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person, firm, or corporation. The Contractor further represents and warrants that the materials and Works does not infringe upon the copyright, trademark, trade name, trade dress patent, statutory, common law or any other rights of any person, firm or corporation or other entity. The Contractor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Work contemplated by the Contract.

Copyrighted
June 15, 2026

City of Dubuque
City Council

CLOSED SESSION #

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

SUMMARY:

SUGGUESTED DISPOSITION:

ATTACHMENTS:
None