



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
August 3, 2026 at 6:30 PM

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

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United States (Toll Free): 1-877-568-4106

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ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Iowa Senate File 2472 and Impacts on the City of Dubuque

Chief Financial Officer Jennifer Larson will make a presentation on Iowa Senate File 2472 and Impacts on the City of Dubuque.

6:00 PM - Imagine Dubuque Update

Planning Services Director Wally Wernimont and Project Manager Jason Duba will present on Imagine Dubuque Implementation.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of July 20, 2026; Historic Preservation Commission of June 18, 2026; Zoning Board of Adjustment of June 25, 2026.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Lora David for vehicle damage; Sheri Henschel for property damage; Kay Konrady for vehicle damage; Patti Richey for vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. Disposition of Claims

City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Rick Ackley for property damage; Lora David for vehicle damage; Sheri Henschel for property damage; Kay Konrady for vehicle damage; Patti Richey for property damage; Terry Willenborg 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. Eagle Point Water Treatment Plant Boiler Replacement Project - Consulting Engineering Design Services Contract Award Recommendation

City Manager recommending City Council approval of Strand Associates, Inc. of Madison, Wisconsin for design of the Eagle Point WTP Boiler Replacement Project (CIP Nos. 4281000054 and 4281000057) following a review of submitted qualifications as a part of a request for qualifications (RFQ) process and to request authorization from City Council to enter into contract negotiations to provide professional design services for the project.

Suggested Disposition: Receive and File; Approve

6. Kohl's Department Stores #985 2025 and 2026 Property Tax Appeal Stipulation of Settlement Notice

Senior Counsel transmitting notice of a Stipulation of Settlement for a 2025 and 2026 property tax appeal filed by Kohl's Department Stores for their property located at 2995 NW Arterial, Parcel No. 1017426003.

Suggested Disposition: Receive and File

7. Garbage Collection Assessments

City Manager recommending City Council adopt the attached resolution authorizing the City to certify garbage collection charges to the Dubuque County Treasurer in order to establish real property liens for collection of such charges.

RESOLUTION Authorizing The City To Collect Delinquent Garbage Collection Charges In Accordance With Title 6-4-3A And Title 6-8-2 Of The Code Of Ordinances Of The City Of Dubuque, Iowa

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

8. Approval of 2025 City Council Proceedings

City Clerk recommending approval of the completed and indexed 2025 City Council Official Proceedings for calendar year 2025.

Suggested Disposition: Receive and File; Approve

9. Approval of Plat of Survey (Vacation) of a portion of the Main Street and West 7th Street Right of Way to be known as Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa For Vacating Petition - Northeast Iowa Community College (NICC) Building Entrance Improvements Project

City Manager recommending City Council adopt a resolution approving the Plat of Survey (Vacation) of Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa, as part of the Northeast Iowa Community College's construction of its proposed building entrance site improvements at 700 Main Street in Dubuque, Iowa.

RESOLUTION Approving The Plat Of Survey For Proposed Vacated Street Right Of Way In Part Of City Lot 25A, In The City Of Dubuque, Iowa

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

10. Signed Contracts

Clockwork Partners to provide and service viewing towers at Eagle Point Park; East Central Intergovernmental Association for the EPA FY26 Brownfield Assessment Grant; Eastern Iowa Excavating & Concrete, LLC for the 9th St. Brick Removal and Pave; Eastern Iowa Excavating & Concrete, LLC for the Greyhound Park Water Main Looping Project; EMS Industrial, Inc – Energetics & Badger Electric Motor for Port Ramp Compressor Repairs; F & W Service Company for Inspections on Mechanic Shop Lift; Geograph for Crescent Link Tier 1 Annual Enterprise Site Subscription; HDR Engineering, Inc. for Task Order Nine for the EW Corridor BUILD Grant Support; Kruser Septic Service for WRRP Primary Clarifier Cleaning; Lange Sign Group for the Five Flags Digital Sign Replacement; Leslein Trucking for Lime Residuals (Lime Sludge) Removal, Hauling, Transportation, Storage and Disposal Services 2026; Oak View Group for August 12, 2026 Event; Site Access Agreement with Holy Family Catholic Schools; TSYS Merchant Solutions, LLC for Amended Rates.

Suggested Disposition: Receive and File

11. Public Improvement Contracts with Performance, Payment, and Maintenance Bonds

Eastern Iowa Directional Drillers, LLC for the Southwest Arterial/US 52 ITS Corridor Project; JQ Construction, LLC for the Lead Service Line Replacement – Phase 2 Project.

Suggested Disposition: Receive and File; Approve

12. Recommendation for net increase in Human Resources Department of 1.0 FTE for the addition of the Workforce and Compensation Analyst position

City Manager recommending the creation of a Workforce & Compensation Analyst position as part of a Human Resources Department restructuring.

Suggested Disposition: Receive and File; Approve

ITEMS SET FOR PUBLIC HEARING

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

1. JFK Water Tower Interior Piping and Expansion Joint Replacement Project - Set a Public Hearing and Initiate Public Bidding

City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$60,000 for the JFK Water Tower Interior Piping and Expansion Joint Replacement Project, set the public hearing date of August 17, 2026, and hereby authorize the Water Department to advertise the project for public bidding.

RESOLUTION JFK Tower Interior Piping And Expansion Joint 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

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 17, 2026

2. Setting a Public Hearing - Petition for Vacation and Disposal of a portion of the Main Street and West 7th Street Right of Way to be known as Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa

City Manager recommending City Council adopt a resolution to set a public hearing for August 17th, 2026, for the vacation and disposal of city interest in the right of way property described Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa as part of the Northeast Iowa Community College's construction of its proposed building entrance site improvements at 700 Main Street in Dubuque, Iowa.

RESOLUTION Of Intent For The Vacation And Disposal Of A Portion Of City Lot 25A, In The City Of Dubuque, Iowa, Being A Part The West 7th Street And Main Street Right Of Way, To Be Known As Lot 25B, Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 17, 2026

3. Greeley Street Utility Reconstruction Project - Initiate Public Bidding Process

and Setting Date for a Public Hearing

City Manager recommending City Council authorize the public bidding process and set a public hearing for August 17, 2026, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$484,842.00 for the Greeley Street Utility Reconstruction Project through the adoption of the attached resolution.

RESOLUTION Greeley Street Utility Reconstruction 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 August 17, 2026

4. Resolution Setting a Public Hearing To Consider the Amended and Restated Lease Agreement By and Between the City Of Dubuque and RG HOSPITALITY, LLC for the Grand Harbor Hotel

City Manager recommending City Council adopt the attached resolution setting a public hearing for August 17, 2026, on a proposed Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and RG HOSPITALITY, LLC.

RESOLUTION Setting A Public Hearing To Consider The Amended And Restated Lease Agreement By And Between The City Of Dubuque And RG Hospitality, LLC For Real Property In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 17, 2026

BOARDS/COMMISSIONS

1. Boards and Commission Application Review

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

Community Development Advisory Commission

One, 3-Year term through February 15, 2028 (Vacant Low/Moderate Income Rep. term of Jeter)

One, 3-Year term through February 15, 2029 (Vacant At-Large term of Monzena)
Applicants:

Rakitta Fischer, 2409 Jackson St. (Qualifies for At-Large term and Low/Moderate Income Rep. term)

Paul Uzel, 61 North Algona St. (Qualifies for At-Large term)

Transit Advisory Commission

Three, 3-Year terms through July 30, 2029 (Expiring terms of Brown, Orwoll, and Serna)

Applicants:

Marilyn Cole, 1321 Tomahawk Dr.
Greg Orwoll, 2635 West 32nd St.
Dora Serna, 2160 Marion 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. Communications Facility License Agreement: NCWPCS MPL 29 - Year Sites Tower Holdings LLC (Louis Murphy Park Cell Tower)

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving the Communications Facility License Agreement with NCWPCS MPL 29 –Year Sites Tower Holdings LLC, and City Manager recommending approval.

RESOLUTION Approving The Communications Facility License Agreement By And Between The City Of Dubuque And NCWPCS MPL 29 – Year Sites Tower Holdings LLC For Real Property Located In The City Of Dubuque, Iowa

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

2. Dubuque Fire Headquarters Bunkroom Remodel Project

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated construction cost of \$532,440.00, for the Dubuque Fire Headquarters Bunkroom Remodel Project through adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Dubuque Fire Headquarters Bunkroom Remodel Project Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

3. Public Hearing for the Issuance of Not to Exceed \$2,542,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) – Terminal Street Pumping Station Rehabilitation Project

Proof of publication on notice of public hearing to consider City Council approve the issuance of not to exceed \$2,542,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Terminal Street Pumping Station Rehabilitation Project, and City Manager recommending approval.

RESOLUTION Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

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

4. Public Hearing for the Issuance of Not to Exceed \$2,663,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) – Water & Resource Recovery Center Industrial Controls Project

Proof of publication on notice of public hearing to consider City Council approve the issuance of not to exceed \$2,663,000 Sewer Revenue Capital Loan Notes (State

Revolving Loan Fund Program) – Water & Resource Recovery Center Industrial Controls Project, and City Manager recommending approval.

RESOLUTION Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

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. FY27 Dubuque Regional Humane Society Contracted Services Agreement and Negotiations

City Manager recommending City Council approve a five-year contracted services agreement between the City of Dubuque and the Dubuque Regional Humane Society effective July 1, 2026-June 30, 2031, and authorize the Mayor to sign the agreement.

Suggested Disposition: Receive and File; Approve

2. Nevada St. One-Way Pilot Conversion between Forest Ln. and W. 5th St. adjacent to Lincoln Elementary School

City Manager recommending that the temporary southbound one-way operation during pick-up and drop-off on Nevada Street between Forest Lane and W. 5th Street be converted to a permanent traffic control measure.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic, Chapter 7 Operation, Section 321.305 One-Way Streets

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

3. Downtown Master Plan Update Request for Proposals

City Manager recommending City Council approve the Downtown Master Plan Update Request for Proposals approved by the Long-Range Planning Advisory Commission at its July 15, 2026 meeting in accordance with Section 15-2-13 of the City Code.

RESOLUTION Authorizing The Release And Posting Of The Request For Proposals For The Downtown Master Plan Update, City Of Dubuque, Iowa

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

4. Opportunity Zone 2.0 Application Submission

City Manager recommending City Council approval for submission of an application for Opportunity Zone 2.0 designation through the Opportunity Iowa program, administered by the Iowa Economic Development Authority (IEDA).

Suggested Disposition: Receive and File; Approve

5. Work Session Request: Data Center Information & Community Input Report

City Manager recommending City Council schedule a work session on the topic "Data Center Information & Community Input Report" on Monday, August 17 at 5:15 pm.

Suggested Disposition: Receive and File; Council

6. Work Session Request: Parks and Recreation Aquatic Facility Study

City Manager recommending City Council schedule a work session to be held on Monday, September 21, 2026, at 5:30 p.m. to provide an update and overview of the Aquatic Facility Study.

Suggested Disposition: Receive and File; Council

7. Auburn Street and Custer Street Infrastructure Reconstruction Project Video

City staff will show a video of the Auburn and Custer Street Reconstruction Project, which is upgrading century-old infrastructure and modernizing water, sanitary sewer, and stormwater systems. The video can be seen on the City's YouTube channel at https://youtu.be/9_YkqSjs_Ec?si=YqbTNv_oaEB98_UY

Suggested Disposition: Receive and File; Video

8. Public Works Sewer Maintenance Crew Video

City staff will show a video of the Public Works Department's sewer crew. This video can be seen on the City's YouTube channel at: <https://youtu.be/OHVIw0-xSaQ?si=gUld3cZg1N0v9T3k>

Suggested Disposition: Receive and File; Video

9. Dubuque Welcomes RAGBRAI Video

City staff will show a video highlighting the 2026 edition of the Register's Annual Great Bike Ride Across Iowa (RAGBRAI), which ended in Dubuque on Saturday, July 25. This video can also be viewed on the City's YouTube at https://youtu.be/OH2_Y_2e85w

Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

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

ADJOURNMENT

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