



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
August 17, 2026 at 6:30 PM

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

PROVIDING VIRTUAL PUBLIC INPUT

Log into GoToMeeting using the information listed below. If you are joining by computer, use the chat function to indicate the item you would like to speak on or state your intention to speak during the appropriate section. If you are joining by phone, indicate the item you would like to speak on during the appropriate section. All comments, whether audio or written, must include your name and address.

Use the following link to join the meeting from your computer, tablet or smartphone.

www.CityOfDubuque.org/VirtualMeeting

You can also dial in using your phone:

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

United States: +1 (571) 317-3129

Access Code: 337-661-181

PRE-MEETING EVENT

1. New Fire Boat Static Display

The Fire Department will display the new Lake Assault-Landing Craft Style Fire Rescue Boat from 4:45 to 5:30 PM in front of the Historic Federal Building on 6th St.

This event is not part of the official City Council meeting.

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Data Center Information & Community Input Report

City Attorney Crenna Brumwell and Assistant City Manager Cori Burbach will provide a presentation regarding data center information and community input.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- 1. Nathaniel and Charlotte Morgan Peace Week (September 1 - 6, 2026)**
On behalf of the Nathaniel Morgan Memorial Committee.

CONSENT ITEMS

- 1. Minutes and Reports Submitted**
City Council Proceedings of August 3, 2026; Community Development Advisory Commission of June 26, 2026; Proof of Publication for City Council Proceedings of July 6 and 20, 2026 and Expenditure Reports for periods of May 1 through July 10 and July 11 through July 16, 2026.
Suggested Disposition: Receive and File
- 2. Notice of Appeal of Claim**
Austin Bodenhofer for vehicle damage.
Suggested Disposition: Receive and File; Refer to City Attorney
- 3. 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)
- 4. Notice of Award and Request to Execute Agreement for 2026-2027 City of Dubuque AmeriCorps Program: Creating Opportunities**
City Manager providing information on the award of 2026-2027 City of Dubuque AmeriCorps Program: Creating Opportunities grant and recommending City Council approval to execute the AmeriCorps Grant Agreement that will be sent for City Manager's signature by Volunteer Iowa through Adobe Sign and Save.
Suggested Disposition: Receive and File; Approve
- 5. FY27 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan**
City Manager recommending City Council approval of the City of Dubuque's FY 2027 update to the Dubuque County 5-Year Resource Enhancement and Protection Program (REAP) Plan.
Suggested Disposition: Receive and File; Approve
- 6. Fire Headquarters Construction Contract Approval - HQ Bunkroom**

City Manager recommending City Council approval to award the construction contract for the Fire Headquarters Bunkroom and Bathroom Remodel Project, Project #1315000025, to Portzen Construction in the amount of \$426,000 and authorization to proceed with the necessary contract execution and construction activities.

RESOLUTION Awarding The Public Improvement Contract For The Fire Department Bunk Room Remodel

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

7. Final Plat of Swiss Valley Estates

Zoning Advisory Commission recommending City Council approve the Final Plat of Swiss Valley Estates as submitted, subject to waiving the street frontage requirement will for Lot 1 and Lot 2.

RESOLUTION Authorizing Approval Of The Final Plat Of Swiss Valley Estates, Dubuque County, Iowa

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

8. Resolution Approving Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2027 – Period 1

City Manager recommending City Council approval of the suggested proceedings approving a transfer of funds for capital projects and other expense reimbursements.

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 2027 For The City Of Dubuque, Iowa

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

9. Adoption of Supplement Number 2026 S-20 to the City of Dubuque Code of Ordinances

City Clerk recommending approval of the resolution adopting Supplement No. 2026 S-20 as part of the Code of Ordinances of the City of Dubuque.

RESOLUTION Adopting Supplement No. 2026 S-20 To The Code of Ordinances Of The City Of Dubuque, Iowa

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

10. Resolution Approving 2026 Dodds and Sinclair Terminal Contaminated Soil Removal Project Award

City Manager recommending City Council award the construction contract for the 2026 Dodds and Sinclair Terminal Contaminated Soil Removal Project through the adoption of the attached resolution to Top Grade Excavating in the amount of \$5,584.80 which is 4.875% above the City's estimate.

RESOLUTION Awarding Public Improvement Contract For The Dodds And Sinclair Terminal Contaminated Soil Removal Project

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

11. Signed Contracts

Bauer Built for Tire Changes/Repairs for Transportation Services buses/vehicles; Dubuque County for enforcement of delinquent parking tickets; Dubuque Forward, LLC for Design and Installation of Lighting on Historic Town Clock; Environmental Systems Research Institute, Inc. for Small Government and Local Utility EA Esri Advantage Program; FIRE RECOVERY USA, LLC for billing services; Graymont Western Lime for the City of Dubuque Water High Calcium Quicklime Bid Documents 2026; Green Valley Landscaping for City Detention Basin Maintenance; Hills and Dales for FY 2027 Special Services Grant Program Agreement; Holy Family Catholic Schools for Temporary Parking License Agreement; KorTerra, Inc. for software-as-a-service; Municipal Well & Pump for Well No. 7 Rehabilitation – Phase 3 Project; Top Grade Excavating, Inc. for the Dodds and Sinclair Terminal Contaminated Soil Removal Project at South Terminal Street.

Suggested Disposition: Receive and File

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

Black Hawk Roof Company, Inc. for the Municipal Services Center Roof Replacement Project; Gansen Excavating, Inc. for Historic Millwork Outdoor Community Space Parking; Globalcom Technologies for City Facility Security Upgrade - City Hall Acre-Feenics Installation.

Suggested Disposition: Receive and File; Approve

13. Letter of Support for Iowa Redevelopment Tax Credit Application for Property at 360 E. 16th Street

City Manager recommending City Council approval of a letter of support to accompany the Iowa Redevelopment Tax Credit Application to the Iowa Economic Development Authority being submitted by the developer for redevelopment of 360 E. 16th Street in Dubuque.

Suggested Disposition: Receive and File; Approve

14. 1199 Central Avenue, Release of Real Estate Mortgage

City Attorney recommending City Council approval of the attached Release of the Real Estate Mortgage for 1199 Central Avenue.

Suggested Disposition: Receive and File; Approve

15. Agreement with Eric McFadden for the Sale of City Property on Valeria Street as Part of the Villas on Valeria Subdivision Project

City Manager recommending City Council approval of an agreement with Eric McFadden (McFadden) for the sale of the two city lots legally described as Lot 16A of Schaffner's Subdivision and Lot 6A of Brewery Addition on Valeria Street adjacent to lots owned by McFadden on Valeria Street and direct staff to initiate the public hearing process for disposition of the city interest in real estate.

RESOLUTION Approving An Agreement Between The City Of Dubuque, Iowa And Eric McFadden

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

16. Correction of the 2527 Washington Street Special Warranty Deed and Request for Approval of Revised Document

City Attorney recommending approval of the corrected Special Warranty Deed for 2527 Washington Street to correct a scrivener's error.

RESOLUTION Approving A Corrected Special Warranty Deed And Authorizing Execution And Recording Of The Document

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

17. 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)

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

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

RESOLUTION Approving Applications for Retail Tobacco Permits and Device Retailer Permits, As Applicable and as Required by Iowa Code 453A.47A and 453E.3

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

ITEMS SET FOR PUBLIC HEARING

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

1. Grant of Easement to Holy Family Catholic Schools, Dubuque, Iowa

City Manager recommending City Council set a public hearing to be held on September 8, 2026, to consider disposal of City interest by the granting of an Embankment Easement over the City owned property in Veterans Memorial Park to Holy Family Catholic Schools (HFCS), Dubuque, Iowa.

RESOLUTION Intent To Dispose Of City Interest By Grant Of Embankment Easement To Holy Family Catholic Schools, Dubuque, Iowa, Across Part Of Lot 1 Of Mineral Lot 383 All In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 8, 2026

2. Setting Public Hearing for Consenting to the Renewal of Operating Line of Credit between the Dubuque Racing Association LTD. and Nicolet National Bank

City Attorney recommending City Council set a public hearing on the consent to the DRA renewal of its line of credit for operations for September 8, 2026.

RESOLUTION Setting A Date For A Public Hearing To Consent To The Renewal

Of The Operating Line Of Credit Between The Dubuque Racing Association Ltd.
And Nicolet National Bank

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public
Hearing for September 8, 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.

Airport Commission

Two, 4-Year terms through September 14, 2030 (Expiring terms of Phillips and Blocker)

Michael Finnin, 1129 Hunters Ridge

Michael Phillips, 955 Washington St.

Molly Grover, 2245 Green St.

Matthew Mohr, 560 Sunset Ridge

Housing Commission

One, 3-Year term through August 17, 2029 (Expiring term of Eudaley)

Amy Eudaley, 950 Wood St.

Due to technical issues, the applications were unable to be included with the agenda packet. They have been uploaded to the City's website via the following links:

Airport Commission:

<https://cityofdubuque.org/DocumentCenter/View/65522/Airport-Commission-Applicants>

Housing

Commission: <https://cityofdubuque.org/DocumentCenter/View/65523/Housing-Commission-Applicant>

2. Boards and Commission Appointments

Appointments to the following commissions to be made at this 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 Board

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.

Due to technical issues, the applications were unable to be included with the agenda packet. They have been uploaded to the City's website via the following links:

Community Development Advisory Commission:

<https://cityofdubuque.org/DocumentCenter/View/65520/Community-Development-Advisory-Commission-Applicants>

Transit Advisory Board:

<https://cityofdubuque.org/DocumentCenter/View/65521/Transit-Advisory-Board-Applicants>

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. Wacker Plaza Planned Unit Development Amendment

Proof of publication on notice of public hearing to consider a request from The Architects Partnership to amend the Wacker Plaza Planned Unit Development, located at 800 Wacker Drive, with PC-Planned Commercial designation to update the signage and parking requirements, and conceptual development plan, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16, The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 40-89 And 50-05 Which Provides Regulations For A PUD Planned Unit Development District With A PC Planned Commercial Designation For The Wacker Plaza PUD District At 800 And 806 Wacker Drive And Now Being Amended To Update The Conceptual Development Plan And To Modify Parking And Signage Regulations

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

2. Approving an Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and RG HOSPITALITY, LLC

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving the Amended and Restated Lease Agreement by and between the City of Dubuque and RG Hospitality, LLC, and City Manager recommending approval.

RESOLUTION Approving An 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)

3. Petition to Vacate 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

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving 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, and City Manager recommending approval.

RESOLUTION Vacating 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, Legally Described As Lot 25B, Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque, Iowa

RESOLUTION Disposing Of City Interest In 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, Legally Described As Lot 25B, Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque, Iowa

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

4. JFK Water Tower Interior Piping and Expansion Joint Replacement Project - Conduct Public Hearing and Approve Bidding Documents

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving the plans, specifications, form of contract, and estimated construction cost amount of \$60,000.00 for the JFK Tower Interior Piping and Expansion Joint Replacement Project, and City Manager recommending approval.

RESOLUTION JFK Tower Interior Piping And Expansion Joint 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. Resolution Amending Lot Name For Vacating Petition - Northeast Iowa Community College (NICC) Building Entrance Improvements Project

City Manager recommending City Council adopt the resolution correcting the lot name in the previously approved resolutions for the plat and for the vacation and disposal/sale of a portion of the Main Street and West 7th Street Right of Way in the City of Dubuque, Iowa.

RESOLUTION Resolution Amending City Council Resolution No. 293-26, No. 295-26, No. ____-26 (Resolution Vacating Lot 25B Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque Iowa), And No. ____-26 (Resolution Disposing Of Lot 25B Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque Iowa)

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

2. Approving a Development Agreement by and between the City of Dubuque, Iowa and Thunder Valley, LLC

City Manager recommending City Council to adopt the attached Resolution approving a Development Agreement by and between the City of Dubuque, Iowa and Thunder Valley, LLC providing for the use of Urban Revitalization District Tax Abatement.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And Thunder Valley, LLC

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

3. North American Trainer Association (NATA) Formation Flight Training at Dubuque Regional Airport Video

City staff will show a video of the North American Trainer Association (NATA) conducting their annual formation flight training at the Dubuque Regional Airport (DBQ) before EAA AirVenture in Oshkosh, Wisconsin. This video can also be viewed at <https://youtu.be/J0eP1YM1Cos?si=HFiosGDIMZTrlbsm>

Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa

ADJOURNMENT

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