



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
March 2, 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 or digital 117.2 and ImOn channel 5.**

PROVIDING VIRTUAL PUBLIC INPUT

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United States (Toll Free): 1-877-568-4106
United States: +1 (571) 317-3129
Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Budget Process Resources and Online Transparency Tools

Chief Financial Officer Jennifer Larson and Budget Manager Laura Bendorf will make a presentation on City Budget Resources and Online Transparency Tools. Enclosed with the materials is a memorandum from the City Attorney providing information on the City Council's procedural options for the upcoming budget meetings.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Irish American Heritage Month (March 2026)

On behalf of the Ancient Order of Hibernians Dubuque County Divisions #1 and #2.

2. AmeriCorps Week (March 8 - 14, 2026)

On behalf of the City of Dubuque AmeriCorps Program and Green Iowa AmeriCorps.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of February 16, 2026; Airport Commission of December 2, 2025; Arts and Cultural Affairs Advisory Commission of December 16, 2025; Cable TV Commission of December 17, 2025; Civil Service Commission of January 14 and February 11, 2026; Historic Preservation Commission of January 15, 2026; Human Rights Commission of January 13, 2026; Library Board of Trustees Minutes and Update of December 18, 2025 and Update of and January 22, 2026; Parks and Recreation Commission of January 21, 2026.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Alizabeth Chapman for vehicle damage; Nicholas Fuller for property damage; Hendrik Van Pelt vs. City of Dubuque for Petition Pursuant to Iowa Code Chapter 22 for Writ of Injunction or Writ of Mandamus.

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: Alizabeth Chapman for vehicle damage; Thomas Davis for property damage; Nicholas Fuller for property damage; Deon Lawrence 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. First Amendments to Development Agreements Regarding Builder's Risk Insurance

City Manager recommending City Council approval of amendments to two development agreements, Plastic Center, Inc at 408 W. 5th Street and Ned Oberbroeckling at 372 Main Street, to delete the builder's risk requirements in the two development agreements based on the policy recommendation to limit this

requirement to development agreements involving the sale of City property to the developer.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Plastic Center, Inc.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Ned Oberbroeckling

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

6. First Amendment to Contracted Services Agreement – Travel Dubuque/Dubuque Area Convention and Visitors Bureau

City Manager recommending City Council approve the First Amendment to Contracted Services Agreement with Travel Dubuque/Dubuque Area Convention and Visitors Bureau and authorizes the Mayor to execute the First Amendment on behalf of the City

RESOLUTION Approving The First Amendment To Agreement By And Between The City Of Dubuque, Iowa And Dubuque Area Convention And Visitors Bureau (A.K.A. Travel Dubuque)

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

7. Grass and weed cutting and garbage collection assessments

City Manager recommending City Council adopt the attached resolution authorizing the City to certify grass and weed cutting and 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 Grass And Weed Cutting And 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. Acceptance of Grant of Easement for Sanitary Sewer Utility across Luedtke and McElmeel Properties along Lake Eleanor Road

City Manager recommending City Council acceptance of the Grants of Easement for Sanitary Sewer Utility from Richard and Mary Luedtke and from Mary Jo McElmeel through the adoption of the enclosed resolution.

RESOLUTION Accepting A Grants Of Sanitary Easement For Sanitary Sewer Utility Through, Under And Across Parts Of Lot 1 Of "Meta Luedtke Place" In Section 12 And Section 13, Table Mound Township, Dubuque County, Iowa And Parts Of Lot 1 Of The Subdivision Of Lot 2 Of Lot 3 Of The Southeast Quarter Of Section 12, Township 88 North, Range 2 East Of The 5th P.M. In Dubuque County, Iowa

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

9. Agreements with Dubuque Museum of Art and Cottingham & Butler Day Care for the Redevelopment of the City Block bounded by Locust Street, West 8th Street, Bluff Street, and West 7th Street

City Manager recommending City Council approval of agreements with Dubuque

Museum of Art (DUMA) and Cottingham and Butler Day Care (CBDC) for the redevelopment of the entire city block bounded by Locust Street, West 8th Street, Bluff Street, and West 7th Street.

RESOLUTION Approving Agreements Between The City Of Dubuque, Iowa And Dubuque Museum Of Art And The City Of Dubuque, Iowa And CBDC, LLC For Construction Of Certain Off-Site Public Improvements And Vacation And Sale Of Portions The West 7th Street And Bluff Street Right Of Way And A Portion Of The Alley Right Of Way In The Block Bounded By Locust Street, West 8th Street, Bluff Street, And West 7th Street, And Between City Lots 648 Thru 652 And City Lots 623 Thru 627, In The City Of Dubuque, Iowa

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

10. Plat of Survey for Right of Way Dedication - Portions of West 8th Street, West 7th Street, Locust Street, and Bluff Street as Part of the Dubuque Museum of Art and Cottingham and Butler Daycare Projects

City Manager recommending City Council approval of the Plat of Survey for Right of Way Dedication (Acquisition Plat) of City Lots 623A, 623B, 648A, 648B, and Lot 1A of Woodward Place, in the City Of Dubuque, Iowa, and acceptance of the dedication of said lots for street right of way and public utility purposes, through the adoption of the enclosed resolution along Portions of West 8th Street, West 7th Street, Locust Street, and Bluff Street as Part of the Dubuque Museum of Art and Cottingham and Butler Daycare Projects.

RESOLUTION Approving The Plat Of Survey For Right Of Way Dedication Of City Lots 623A, 623B, 648A, 648B, And Lot 1A Of Woodward Place, In The City Of Dubuque, Iowa

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

11. Usage Agreement with Loras College for Petrakis Field

City Manager recommending City Council approval of the Usage Agreement with Loras College for Petrakis Field for a term of three years.

Suggested Disposition: Receive and File; Approve

12. Letter of Support: REAP Conservation Education Grant

City Manager recommending City Council approval for the Parks and Recreation Department to provide a letter of support to Dubuque County Conservation in their grant proposal for REAP Conservation Education Grant.

Suggested Disposition: Receive and File; Approve

13. Signed Contract(s)

Biechler Electric Inc. for Grandview Streetlights – Phase 3 Dunning St. to Southern Ave; Central Petroleum Equipment Company to Provide Inspections, Parts, and Repairs; CivicPlus Statements of Work for DocAccess and Ultimate Department Header Implementation; Dubuque Glass & Aluminum for Glass Repairs to the Port Ramp; FEH Design for the Eagle Point WTP Third Floor Conference Room Project; Independent Contractor Agreement with Laura Merrick; Neztrop, LLC for the First Amendment to Lease Agreement; Opening Specialists Inc. for Federal Building –

Council Conference Door; Origin Design Co. Amendment No. 2 to City-Wide Water Distribution System, Storage & Pumping Improvements Project; Origin Design Co. for the Municipal Service Center Roof Replacement; Pigott, Inc for Install sit/stand desk on office 3rd Floor of City Hall; SELCO Traffic Control for FY2026 Traffic Control; Weber Capital Restoration, Inc for Water/Glycol extraction, carpet drying, disinfectant, and labor; Welu Painting for Painting and Repairs.

Suggested Disposition: Receive and File

- 14. Improvement Contracts with Performance, Payment, and Maintenance Bonds**
Temperley Excavating, Inc. for the Ambassador Ct. Storm Sewer Replacement Project.

Suggested Disposition: Receive and File; Approve

- 15. Community Support and Empowerment Grant Recommendation**

City Manager recommending City Council approve the recommendations of the Office of Human Rights regarding the funding of the Community Support and Empowerment Grant.

RESOLUTION Awarding Community Support And Empowerment Grant To Opening Doors

RESOLUTION Awarding Community Support And Empowerment Grant To Dubuque Arboretum & Botanical Gardens

RESOLUTION Awarding Community Support And Empowerment Grant To Centrally Rooted

RESOLUTION Awarding Community Support And Empowerment Grant To Oh Happy Play

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

- 16. Recommended Sculptures for 2026-27 Art on the River Rotating Public Art Exhibition**

City Manager recommending City Council approval of the Arts & Cultural Affairs Advisory Commission's recommendation related to the 2026-27 Art on the River exhibit to be on display from August 9, 2026, through June 2027.

Suggested Disposition: Receive and File; Approve

- 17. FY26 Budget Amendment No. 2 Request, Reallocation of Sanitary Construction Funds to support Various Sanitary Sewer Fund Projects Identified as High Priority**

City Manager recommending approval to reallocate sanitary sewer funding from Schmitt Island Sanitary Improvements (Project CIP # 5581500049) to the following sanitary sewer fund projects that have been identified as high priority due to prioritization of sewer system needs or to meet anticipated development schedules: \$700,000 to Brunskill Rd Collector Sewer Recon (Project CIP #5581500045) and \$900,000 to Greeley St Sewer Recon (Project CIP # to be determined).

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. Setting a Public Hearing to Dispose of City Owned Property North of Cedar Crest Court in Dubuque, Iowa

City Manager recommending City Council approval of a resolution setting a public hearing for March 16, 2026 for the disposal of City Owned Property lying north of Cedar Crest Court in Dubuque, Iowa to Jeremy L. and Andrea E. Biedermann.

RESOLUTION Intent To Dispose Of An Interest In City Of Dubuque Real Estate Located North Of Cedar Crest Court Pursuant To An Agreement Between The City Of Dubuque And Jeremy L. And Andrea E. Biedermann

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 16, 2026

2. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 3 - 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 \$298,000; and establish March 16, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 3 through adoption of the attached resolution.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 3: 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 March 16, 2026

3. Setting a Public Hearing - Ham House Lease Third Amendment

City Manager recommending City Council set a public hearing for March 16, 2026, regarding a Third Amendment to the Lease Agreement between the City of Dubuque and Dubuque County Historical Society.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Third Amendment To The Lease Agreement By And Between The City Of Dubuque, Iowa, And Dubuque County Historical Society And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 16, 2026

4. Setting a Public Hearing for The Jule's Iowa Department of Transportation's Consolidated Funding Application

City Manager recommending City Council adopt the attached resolution setting a public hearing for April 6, 2026, for the Jule's Iowa Department of Transportation's

(IDOT) Consolidated Funding Application.

RESOLUTION Setting The Date For A Public Hearing On Iowa DOT Consolidated Funding Application

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

5. Set Public Hearing for Proposed Fiscal Year 2027 Tax Rate and Dollars and Taxpayer Statements

City Manager recommending the public hearing be set for March 23, 2026, at 6:30 p.m. on a property tax increase for Fiscal Year 2027 that would result in a 3% increase for the average homeowner.

RESOLUTION Setting A Public Hearing On The Proposed Fiscal Year 2027 Tax Rate And Dollars And Taxpayer Statements

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for March 23, 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.

Housing Commission

One, 3-Year term through August 17, 2028 (Vacant term of Dickens)

Applicant:

Wyatt Pierce, 696 University Ave.

Long Range Planning Advisory Commission

One, 3-Year term through July 1, 2028 (Vacant term of Davis)

Applicant:

Parker Scott, 2455 Woodlawn St.

Zoning Board of Adjustment

One, 5-Year term through 3-25-31 (Expiring term of Loeffelholz)

Applicant:

Ben Loeffelholz, 3180 Keokuk Ct.

2. Boards and Commission Appointments

Appointments to the following commissions to be made at this meeting.

Human Rights Commission

Three, 3-Year terms through January 1, 2029 (Vacant terms of Kurczek, Luzelena, and Zanger)

Applicants:

Erin Beatty, 1631 Jackson St. - Additional Applicant

Courtney Engevold, 2756 Jackson St.
Juan Montgomery, 36 West 4th 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. 2026 Catherine Street Storm Sewer Project Public Hearing

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of \$250,000.00 for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION 2026 Catherine Street Storm Sewer Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

2. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project — Bid Package 1 Public Hearing

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and construction estimate of \$372,000.00 for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1, and City Manager recommending approval.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

3. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2 Public Hearing

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of \$89,000.00 for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: 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. Request to Rezone Rustic Point #2 - Second Reading

Second reading of a proposed ordinance in response to a request from Brian Riniker to rezone Rustic Point #2 from R-1 Single-Family Residential to R-2 Two-Family Residential to zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located Along Wagon Wheel Lane And Rustic Point Lane Within The Rustic Point Estates Subdivision From R-1 Single-Family Residential To R-2 Two- Family Residential Zoning District

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

2. 2026 BUILD Capital Grant Application: East-West Corridor Capacity Improvements Project - Approve Grant Application Submission

City Manager recommending City Council adopt the attached resolution retroactively approving the filing of the application with the USDOT for a 2026 BUILD Capital Grant Application to assist with funding for the proposed East-West Corridor Capacity Improvements Project.

RESOLUTION Retroactively Authorizing The Filing Of A Grant Application With The U.S. Department Of Transportation (USDOT) For A Build Capital Grant To Assist With Funding For The Proposed East-West Corridor Capacity Improvements Project

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

3. Levi & Sullivan Storm Sewer Extension Project - Award Public Improvement Contract

City Manager recommending City Council award the public improvement contract for the Levi & Sullivan Storm Sewer Extension Project to Temperley Excavating Inc. of East Dubuque, Illinois in the amount of \$121,459.75.

RESOLUTION Awarding Public Improvement Contract For The Levi & Sullivan Storm Sewer Extension Project

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

4. 7800 Chavenelle Building Remodel Project - Award Public Improvement Contract

City Manager recommending City Council award the Public Improvement Construction Contract for the 7800 Chavenelle Building Remodel Project to Portzen Construction, Inc. in the amount of \$441,000.00, which is 21.4% below

revised estimate of probable cost, through adoption of the attached resolution.
RESOLUTION Awarding Public Improvement Contract For The 7800 Chavenelle Building Remodel Project

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

5. Smart Parking & Mobility Management Plan: Pay by Plate Multi-Space Meter System Request to Distribute RFP

City Manager recommending City Council approval to distribute a Request for Proposal (RFP) to find a vendor to replace the City's outdated on-street meters in the downtown area and install equipment for the City's surface lots as part of the Smart Parking & Mobility Management Plan Development and Implementation Project.

Suggested Disposition: Receive and File; Approve

6. Smart Parking & Mobility Management Plan: Mobile License Plate Recognition System Request to Distribute RFP

City Manager recommending City Council approval to distribute a Request for Proposal (RFP) to secure a vendor for Mobile License Plate Recognition Enforcement (Mobile LPR) System for Parking Enforcement Officers (PEOs) as part of the Smart Parking & Mobility Management Plan Development and Implementation Project.

Suggested Disposition: Receive and File; Approve

7. Consideration of Changes to the City's Election Nomination Process

City Clerk providing information for City Council consideration of a change to the City's nomination process for elective office.

Suggested Disposition: Receive and File; Council

8. "Where Do Property Taxes Go?" Utility Bill Insert

City Manager providing a copy of the "Where Do Property Taxes Go?" flyer that will be distributed with City utility bills from March 12 through April 2.

Suggested Disposition: Receive and File

9. "Tax Increment Financing in Dubuque: 2010-2025" Utility Bill Insert

City Manager providing a copy of the "Tax Increment Financing in Dubuque: 2010-2025" flyer that will be distributed with City utility bills from March 12 through April 2.

Suggested Disposition: Receive and File

COUNCIL MEMBER REPORTS

CLOSED SESSION

Confidential Records, Pending Litigation, and Purchase or Sale of Real Estate - Chapter 21.5(1)(a),(c),(j) Code of Iowa

ADJOURNMENT

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

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

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

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