



## CITY COUNCIL

Lower Level Council Chambers  
Monday, May 19, 2025  
6:00 PM

### MINUTES

#### CALL TO ORDER – ROLL CALL

PRESENT Mayor Jeff Jacque, Council Member Mike English, Council Member Mike Oberbroeckling, Council Member Mark Singsank, Council Member Tom Westhoff  
ABSENT Council Member Jim Gibbs

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

Motion made by Council Member Oberbroeckling to approve May 19, 2025 as presented Seconded by Council Member Singsank.

Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

#### ORAL COMMENTS

#### APPROVAL OF CONSENT AGENDA

Motion made by Council Member English to approve Seconded by Council Member Singsank.

Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**1. Approve Bills; 2. Approve Receipts** - March 2025; **3. Approve Minutes** City Council Meeting - May 5, 2025; **4. Receive & File Minutes** Planning & Zoning Commission Meeting - May 12, 2025; **5. Receive & File Minutes** James Kennedy Public Library Board of Trustees Meeting - April 8, 2025; **6. Class C Retail Alcohol License** 7 Hills West; **7. Parade Permit** Basilica of St. Francis Xavier - Corpus Christi Procession - June 22, 2025; **8. Request** from James Kennedy Public Library to close the library parking lot on Friday, August 1, 2025 from 12:00 pm - 4:00 pm for a Teen Summer Reading Program Finale (splatter art event); **9. Resolution No. 62-25** hiring an employee for the City of Dyersville; **10. Resolution No. 63-25** appointing commissioners to the Eastern Iowa Regional Housing Authority from the City; **11. Resolution No. 64-25** setting the Salary for the Dyersville Family Aquatic Center Employee of the City of Dyersville 2025; **12. Resolution No. 65-25** A Resolution Approving Plat of Survey of Parcel 2025-33 Part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa; **13. Resolution No. 66-25** approving the Final Plat of Langel Farm Subdivision, Dubuque County, Iowa. Lot 2 in the West Half of the Northeast Quarter of the Northeast Quarter, Part of the Southwest Quarter of the Northeast Quarter, and Lot 1 in the Southeast Quarter of the Northeast Quarter, all in Section 14; and Lot 1 of Lot 3 in the West Half of the Northwest Quarter of Section 13; all in Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa; **14. Receive & File** 2025 Water Quality Report; **15. Receive & File** Staff Report - Police - May 2025; **16. Receive & File** Staff Report - Library - May 2025; **17. Receive & File** Staff Report - Parks & Recreation - May 2025; **18. Receive & File** Staff Report - Public Works - May 2025; **19. Receive & File** Staff Report - City Administrator - May 2025. The following bills were approved for payment:

Access Systems	Contract	\$	475.04
Acco	Supplies	\$	95.40
Ace Hardware	Supplies	\$	234.14
AireSpring	Phone	\$	342.26
Alliant Energy	Electricity	\$	6,167.99
Amazon	Books	\$	1,268.95
Baker & Taylor Books	Books	\$	459.58
Bell Bank Equipment Finance	Lease Payment	\$	4,689.80

Bi-County Disposal Inc	Garbage / Recycling	\$ 27,101.25
Black Hills Energy	Natural Gas	\$ 1,403.24
Blackstone Publishing	Books	\$ 254.78
Bockenstedt, Karla	Refund	\$ 100.00
Capital Sanitary Supply	Supplies	\$ 254.60
Cengage Learning	Books	\$ 172.74
Center Point Publishing	Books	\$ 167.70
City Clerk-Tricia Maiers	Pool Cash	\$ 700.00
CivicPlus	Annual Fee	\$ 8,528.26
Community Savings Bank	Refund	\$ 100.00
Complete Office of Wisconsin	Supplies	\$ 115.29
Concorde General Agency	Insurance Premium	\$ 912.59
Crescent Electric Supply	Supplies	\$ 1,921.14
CTI	Dues	\$ 16,682.00
D & D Concrete	Sidewalk Rehab	\$ 44,567.80
Dalinc	Dues	\$ 50.00
Demco Educational Corp	Supplies	\$ 241.40
Deutmeyer Nursery Inc.	Tree	\$ 413.00
Dyersville Commercial	Legal Notices/Ads	\$ 1,147.47
Dyersville Red Jackets	Reimbursement	\$ 5,439.62
Evergreen Lawn Care	Trees	\$ 4,100.00
Evet, Chelsea	Refund	\$ 100.00
Fareway Stores Inc	Program	\$ 37.92
Fuerste Carew Juergens & Sudmeier PC	Legal Fees	\$ 5,198.64
Galls	Uniform	\$ 54.41
Giant Wash	Uniforms/Mats	\$ 70.70
GSA Turf Services	Contract Service	\$ 308.45
Hansel Cleaning Services LLC	Contract	\$ 1,250.00
Harter Custom Pumping Inc.	Contracted Service	\$ 450.00
Herington, Steve	Rent	\$ 210.00
Heritage Printing Co	Supplies	\$ 236.25
Hoopla By Midwest Tape	Program	\$ 645.44
Imon Communications LLC	Fiber Optic Internet	\$ 1,005.00
Ingram Library Services	Books	\$ 78.96
Iowa Dept of Administrative Services	Annual Fee	\$ 50.00
Iowa Dept of Natural Resources	Certification	\$ 240.00
Iowa Law Enforcement Academy	Evaluation	\$ 150.00
Iowa One Call	One Call Locates	\$ 99.30
Jeff's Auto Service	Vehicle Maintenance	\$ 83.63
John Deere Financial	Supplies	\$ 404.45
Johnson Controls	Alarm Monitoring	\$ 420.00
Just For You	Uniforms	\$ 1,904.00
Kanopy Inc	Program	\$ 56.00
Kertels, Chris	Refund	\$ 100.00
Kiesler Police Supply	Equipment	\$ 613.77
Kimball Midwest	Supplies	\$ 116.04
Kluesner Forestry Services LLC	Tree Removal	\$ 2,700.00
Leick, Ruth	Refund	\$ 200.00
Maquoketa Valley Electric Coop	Electricity	\$ 5,573.41
Medical Associates Clinic	Testing	\$ 157.00
Microbac Laboratories	Testing	\$ 590.00
Midwest Patch / Hi Viz Safety	Supplies	\$ 1,089.00
MM Mechanical	Service Call / Repairs	\$ 1,733.85

Mr. Lock & Key	Maintenance	\$	195.00
Origin Design Co	Engineer Fees	\$	2,408.25
Overdrive	Electronic Media	\$	935.97
Oz, Mikayla	Program	\$	400.00
Paul's Pest Control	Pest Control	\$	465.00
Quill Corporation	Supplies	\$	100.08
Racom Corporation	Supplies	\$	127.50
Schmitz Janitorial Supply	Supplies	\$	37.00
Streicher's	Uniforms	\$	14.00
Tauke Motors	Vehicle Maintenance	\$	564.39
TH Media	Legal Notices	\$	220.93
Three Rivers FS Company	Supplies	\$	328.60
TJ Cleaning Services	Cleaning Services	\$	975.00
USA Blue Book	Supplies	\$	404.85
Verizon Wireless	Phone	\$	21.06
Victory Ford	Vehicle Maintenance	\$	94.45
Wessels Stump Removal	Tree Removal	\$	500.00
White Cap LP	Supplies	\$	173.67
Windstream	Phone	\$	128.04
Xtream / Mediacom	Cable Service	\$	168.08

001 - General Fund	\$	68,397.74
002 - Library Trust Fund	\$	2,368.75
110 - Road Use Fund	\$	3,462.47
112 - Trust and Agency Fund	\$	600.00
301 - Capital Projects Fund	\$	46,976.05
600 - Water Fund	\$	4,710.31
610 - Sewer Fund	\$	8,640.94
670 - Solid Waste Fund	\$	27,137.87
Grand Total:	\$	162,294.13

March 2025	Receipts
001 - General Fund	\$ 191,969.02
002 - Library Trust	\$ 5,452.55
110 - Road Use Tax	\$ 40,665.24
112 - Trust & Agency	\$ 2,400.00
121 - L.O. Sales Tax Reserve	\$ 48,618.60
128 - CDBG / Flood Fund	\$ 22,143.00
135 - Dyersville TIF Dist Fund	\$ 88,389.33
200 - Debt Service	\$ 38,161.05
600 - Water Fund	\$ 92,159.51
610 - Sewer Fund	\$ 142,539.08
670 - Solid Waste Fund	\$ 37,473.98
Totals	\$ 709,971.36

## ACTION ITEMS

**20. 6:00 P.M. Public Hearing** on a proposed development agreement with Dyersville Hotel Investors, LLC and authorization of annual appropriation tax increment payments

Motion made by Council Member Westhoff to open Public Hearing Seconded by Council Member Oberbroeckling.

Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

Jenny Hillebrand, 19701 334th Ave, Dyersville, building principal of Dyersville Elementary, believes that economic growth and development are important for the community. She is concerned about student safety, general safety, and security, along with the nature of hotel guests, which presents additional challenges.

Katelynn Nank, 325 5th Ave SE, Dyersville, submitted a petition and is a parent of two school-age children and a staff member. The petition is not against the hotel, but the hotel's location. This is inviting a risk by putting a hotel next to the school. Don't choose revenue over responsibility, don't choose convenience over child safety, choose our kids, choose safety, choose common sense. The same concerns happened in Fort Worth, TX, in August 2024, which had a similar incident, and they promoted new zoning rules about putting a hotel within 1,000 feet of a school.

Heather Beeh, 502 10th Ave SE, Dyersville, Dyersville Elementary staff member, is very concerned about our students, but mostly as a resident. So many things we did not know about have been happening. Willow Pear is the landowner of the property in question, where the hotel will be built. Why are we considering a \$2,200,000.00 tax break so that by 2046 we can get \$4,000,000 in tax benefits? That is her biggest question.

Mike Murphy, 911 6th St SW, Dyersville, we do need hotels in town. He asked what TIF dollars could be spent on. He suggested getting a legal opinion on whether the City can do something. I don't accept that nothing can be done if this represents a true large segment of our community.

Amanda Wachendorf, 803 3rd Ave SE, Dyersville: We have to protect our children. She has a minimally verbal autistic child who can't advocate for himself. She is asking the council to consider another location. The growth in the community over the last few years has been tremendous and exciting to be part of and watch, and I certainly encourage us to grow, but this location makes me extremely nervous.

Kelly Otting, 3387 272nd St, Worthington, has there been a discussion about our children's safety? Do you have the option of giving them no incentive to build? Does not want a hotel near a school.

Monica Wuchter, 11683 Wuchter Rd, Dyersville: My grandson goes to Dyersville Elementary, and I am concerned about all the kids in the area.

Brandi Wuchter, 428 2nd Ave SW, Dyersville, I have a preschooler at Dyersville Elementary. Are you going to increase the security in the area? It only takes one incident, and cameras don't catch a person. Are cameras the only security? If something happens to one child, it is going to cause panic.

Jenn Benn, 965 12th Ave SW, Dyersville, where did the numbers come from? The information provided at the last meeting was that 80 rooms are at 50% capacity for 365 days a year at \$4 Dyersville does need a hotel.

Motion made by Council Member Singsank to close Public Hearing Seconded by Council Member Oberbroeckling.

Voting Yea: Oberbroeckling, Singsank, Westhoff Nays: None Absent: English

**21. Resolution No. 67-25** approving development agreement with Dyersville Hotel Investors, LLC, authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement

Troy Hart, Managing Partner of Dyersville Hotel Investors, LLC, to the citizens here I think I'll let you know a few things that might be helpful. They will be building an 80-room \$13,000,000 Holiday Inn Express 4 story. Local investors will be who owns the hotel. I am a third-party investor, and I don't have a vote or say in this. I hope you can resolve the issue. The hotel's goal is \$3,600,000 in hotel/motel tax.

Where it is put, I hope we can work together on this. Ground floor of the hotel: There are no guest rooms. Traffic flow does not happen at the same time as the school day.

Ashley Priem, 412 8th Ave SE, Dyersville, were any other locations possible?

Jenn Benn, 965 12th Ave SW, we are not against the hotel. Financially, it will benefit Dyersville. Wants the item tabled and returned to the Planning and Zoning for review. No one knew about a lot of stuff.

Monica Wuchter, 11683 Wuchter Rd, Dyersville: When we built a shed in the county and took out a permit, they sent a letter to our neighbors. Is there a letter that goes out about the hotel being built by the school?

Heather Beeh, 502 10th Ave SE, Dyersville, I have a question for Mr. Hart. Should the Mayor and Council decide not to give you the \$2,200,000 in TIF, would you still build?

Mike Murphy, 911 6th St SW, Dyersville, laws do change and I feel like if you wanted to listen to the people here tonight that you could have some legal questions asked. I would also be interested in what Western Dubuque Schools has to say.

Motion made by Council Member Singsank to approve Seconded by Council Member Oberbroeckling.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**22. 6:00 P.M. Public Hearing** on Budget estimate for fiscal year beginning July 1, 2024 and ending June 30, 2025

Motion made by Council Member English to open Public Hearing Seconded by Council Member Oberbroeckling.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

With there being no written or oral comments motion made by Council Member Singsank to close Public Hearing Seconded by Council Member Westhoff.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**23. Resolution No. 68-25** adopting amendment of current city budget for fiscal year ending June 30, 2025

Motion made by Council Member Oberbroeckling to approve Seconded by Council Member English.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**24. Resolution No. 69-25** approving infrastructure cost-sharing agreement with Kwik Trip, Inc.

Motion made by Council Member Singsank to approve Seconded by Council Member Oberbroeckling.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**25. Resolution No. 70-25** approving agreement for Engineering Services between the City of Dyersville and Kirkham, Michael and Associates, Inc.

Motion made by Council Member English to approve Seconded by Council Member Westhoff.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**26. Resolution No. 71-25** setting a public hearing date on the zoning application to amend the zoning district from C-2, Commercial District, and R-1, Residential District to R-3, Residential District. Set date of meeting for June 2, 2025 at 6:00 P.M.

Motion made by Council Member Singsank to approve Seconded by Council Member Oberbroeckling.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**27. Resolution No. 72-25** approving amendment one to the grant agreement between the Iowa Economic Development Authority and the City of Dyersville

Motion made by Council Member English to approve Seconded by Council Member Singsank.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

**28. Resolution No. 73-25** approving preannexation between David J. and Kitty M. Stephan and the City of Dyersville

Motion made by Council Member Oberbroeckling to approve Seconded by Council Member Westhoff.  
Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

## **COUNCIL COMMENTS**

### **ADJOURNMENT**

Motion made by Council Member English to adjourn at 8:05 p.m. Seconded by Council Member Oberbroeckling.

Voting Yea: English, Oberbroeckling, Singsank, Westhoff Nays: None Motion carried.

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Jeff Jacque, Mayor

ATTEST:

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Tricia L. Maiers, City Clerk / Treasurer