



City of Dyersville
City Administrator's Office

October 30, 2026

Mayor Jeff Jacque and City Council Members
Memorial Building
340 1st Avenue East
Dyersville, Iowa 52040

RE: Municipal Well No. 4 – Inspection Results, Repair Plan, and Request to Sign Cost Change Request No. 1

Dear Honorable Mayor Jacque and Council Members:

I am writing to update you on the condition of Municipal Well No. 4, explain why staff has moved ahead to order repair materials, and ask that Council authorize me to sign the contractor's cost change request. Well No. 4 is the City's main water source, and our goal is to return it to normal service as quickly as we responsibly can.

On September 21, 2026, Council approved Resolution 83-26, which approved a \$26,710 work agreement with Midwest Well Services, Inc., d/b/a Municipal Well & Pump. The agreement covered pulling and inspecting the pump assembly, replacing the pitless spool (the fitting that carries water from the pump through the well casing to the City's water line), and televising the well. We took this step because Well No. 4 had been drawing down more than it historically has, reducing the amount of water it produces. The resolution noted that the contractor's report would guide any further action. That report, dated October 23, 2026, is enclosed.

The inspection found significant wear. Eight sections of the steel column pipe that carry water up from the pump are badly pitted and corroded and must be replaced. Fifteen more sections can be reused if their ends are cut and rethreaded. All of the pipe couplings and both check valves, which keep water from draining back into the well, are worn out. The pump bowl assembly was in poor condition, and one bowl broke during the inspection. The motor is in good condition and will be reused. The contractor recommends installing the City's spare pump, which was rebuilt earlier, in place of the failed bowl assembly. The insulation on the electrical cable was in fair condition. Still, one of its three wires tested noticeably weaker than the other two, and the contractor cannot warranty reused cable. The report listed new cable as optional. Because pulling the pump a second time would take the well out of service again, staff included new cable in the order.

340 1st Avenue East | Dyersville, IA 52040
563.875.7724 | mmichel@cityofdiersville.com
www.cityofdiersville.com



The camera inspection showed heavy mineral scale on the casing below the water level and about 50 feet of fill at the bottom of the well. A small blockage at 722 feet was cleared during the inspection. Because flow and water levels have both declined, the contractor recommends a full well rehabilitation: brushing the casing, bailing out the fill, an airshock treatment, and a chemical treatment to break down mineral deposits. The contractor also offered a smaller option of brushing, bailing, and airshock only. Staff is moving forward with full rehabilitation because it addresses the cause of the reduced production.

On October 29, 2026, Municipal Well & Pump issued Cost Change Request No. 1 for \$90,916.90, which brings the total project cost to \$117,626.90. Of the change request, \$39,846.90 is for pump materials and cable, \$31,120.00 is for the chemical treatment, and \$19,950.00 is for service work that has not yet been performed. The pump materials have a lead time of about four weeks, and the well could be out of service for up to eight weeks. The contractor's material prices are guaranteed for 30 days from the date of its report, and material costs have been rising daily. To protect the schedule, I authorized the contractor to order the pump materials and the chemical, which total \$70,966.90. I have not signed the change request and will not do so until Council has acted.

Well No. 5 is currently supplying the City's water needs, but it is the only well in operation. If Well No. 5 were to experience any issues while Well No. 4 is down, the City would face an emergency. Therefore, the staff is eager to keep Well No. 4 out of service for as short a time as possible.

The repair costs will be covered from the Water Fund. A budget amendment to the Water Fund will be necessary, and I expect to bring it to Council in December.

I ask that Council authorize me to sign Cost Change Request No. 1 so the work can be scheduled and Well No. 4 can be returned to service. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick J. Michel", with a large, sweeping loop at the end.

Mick J. Michel
City Administrator
