



City of Dyersville
City Administrator's Office

July 6, 2026

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

RE: Proposed Purchase of Lot 20 of Arbor Court

Dear Honorable Mayor Jacque and Council Members:

The Sellers approached the City to purchase Lot 20 of Arbor Court, a 5.44-acre parcel along the North Fork of the Maquoketa River. The City already maintains a sanitary sewer line through this area, so we have a working history with the property and the land it serves.

The sellers are Alana Hoeger, Chester Deflieger, and Cindy Bockenstedt. They have signed an Offer to Buy Real Estate and Acceptance, agreeing to sell the property to the City for \$10,000.00 per acre, for a total of approximately \$54,400.00. The exact price will be confirmed once the abstract of title establishes the final legal description and acreage. The property is farmland with no annual tenant lease that would carry over to the City at closing.

This parcel provides the City with two essential needs. First, it provides room for additional parking to serve Candy Cane Park, which today lacks sufficient parking to meet peak demand. Second, it gives the City a place to manage future stormwater improvements along the North Fork of the Maquoketa River, which will need additional stormwater capacity as the area continues to grow.

I recommend that the City use Local Option Sales Tax (LOST) funds to pay for this purchase. The purchase is not included in the current fiscal year budget, so it will require a budget amendment.

Because this is a real estate purchase, Iowa Code Chapter 73A requires the City to hold a public hearing before Council can approve the purchase agreement. Resolution No. 59-26, on tonight's agenda, schedules the hearing for July 20, 2026, at 6:00 PM at the Memorial Building. If Council adopts that resolution, notice of the hearing will be published at least ten days before the meeting, as required by law.

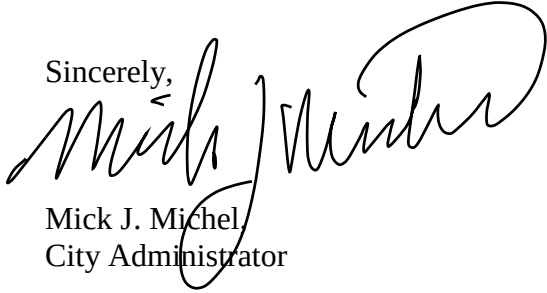
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I recommend the City move forward with this purchase. The price is very reasonable compared to previous land purchases within the area, the location solves two real needs at once, and securing the ground now protects the City from losing it to another buyer while these needs continue to grow.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick J. Michel". The signature is fluid and cursive, with a large loop at the end.

Mick J. Michel
City Administrator
