



City of Dyersville
City Administrator's Office

May 29, 2026

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

Re: Discussion and Possible Action on Extending Moonlight Avenue NE

Honorable Mayor Jacque and Council Members:

I am writing about extending Moonlight Avenue NE at the Field of Dreams complex. The extension would add a second access point to the youth complex parking lot, allowing the entire lot to be used during large youth baseball events. The proposed extension is shown on the attached map (Attachment A). Through ongoing conversations with representatives at the Field of Dreams, this need has become clear, and I recommend that the City move forward with the extension, funded with Local Option Sales and Services Tax (LOST) revenue.

In 2025, the City built the public roadways at the Field of Dreams site as part of the "Field of Dreams Movie Site Roadway—Paving and Drainage 2025" project, which the Council awarded to Top Grade Excavating, Inc. of Farley, Iowa. By Resolution 91-25, the Council named these roadways Moonlight Avenue NE and Ghost Player Drive NE. The youth complex parking lot is large, but today it has only one entrance and exit onto Moonlight Avenue NE. During major tournaments, a single access point would make it difficult to move vehicles in and out and may limit how much of the lot can be used at one time. A short extension of Moonlight Avenue NE would open a second access point, ease congestion, and allow the complex to host the larger youth baseball events it was built to attract.

The extension was already included in the roadway design. The original project reached a planned stopping point determined by the funds available at the time, so this final stretch was not built. The pavement ends today at that planned stopping point, as shown in the attached photograph (Attachment B). Completing the work now simply finishes a stretch that was already planned and engineered.

The cost to the City would be lower now than later. Top Grade Excavating, Inc. is honoring the unit prices from the contract the City let in the Spring of 2025, and the paving company is already working at the site, which keeps mobilization and construction costs down. The work would be handled as an adjustment of estimated quantities under the existing contract, so no

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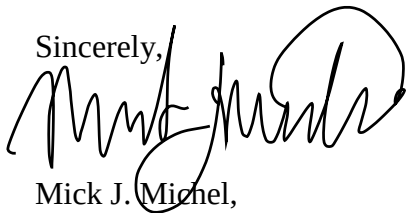


change order is needed. The contractor's proposed Payment Application No. 5 (Attachment C) shows these estimated quantity adjustments, totaling about \$99,068 and consistent with the roughly \$100,000 estimate for this work.

I recommend proceeding with the roadway extension and funding it with Local Option Sales and Services Tax (LOST) revenue. This is a one-time capital cost for new public pavement, not an ongoing operating expense, and the long-term impact is limited to routine maintenance of a short additional segment of City street.

Please feel free to reach out if you have any questions or require further information.

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

Attachment A — Proposed Moonlight Avenue NE Extension

The proposed extension is highlighted near the north edge of the parking lot, providing a second access point to the youth complex parking area.



Attachment B — Current End of Pavement

Looking at the existing pavement on May 1, 2026. The concrete ends at the planned stopping point; the proposed extension would continue the roadway to provide the second parking lot access.



Attachment C — Proposed Payment Application No. 5

The proposed pay application shows the estimated quantity adjustments for the extension under the existing contract unit prices, totaling about \$99,068.

CONTRACTOR'S PAYMENT FORM

CONTRACT PAYMENT NO. 5 Proposed
OWNER: City of Dyersville
PROJECT: Field of Dreams Movie Site Roadway Paving and Drainage 2025

WORK COMPLETED THROUGH: 5/31/2026
CONTRACTOR: Top Grade Excavating, Inc.
ADDRESS: 971 9th Ave NW Farley, IA 52046

ITEM NO.	CONTRACT ITEM DESCRIPTION	CONTRACT ITEM			PREVIOUS TOTAL		THIS PERIOD		TOTAL TO DATE	
		QUANTITY	UNIT	UNIT COST	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	Topsoil, On-site, 6-inch Thickness	4,500	CY	\$ 3.80	4,500.00	\$ 17,100.00	100.00	\$ 380.00	4,600.00	\$ 17,480.00
2	Excavation, Class 10, On-Site	1,000	CY	\$ 2.80	1,000.00	\$ 2,800.00	400.00	\$ 1,120.00	1,400.00	\$ 3,920.00
3	Excavation, Class 10, Imported	5,000	CY	\$ 7.00	5,000.00	\$ 35,000.00	-	\$ -	5,000.00	\$ 35,000.00
4	Subgrade Preparation	13,200	SY	\$ 0.50	15,600.00	\$ 7,800.00	1,440.00	\$ 720.00	17,040.00	\$ 8,520.00
5	Granular Stabilization	200	TON	\$ 35.00	6,552.00	\$ 229,320.00	480.00	\$ 16,800.00	7,032.00	\$ 246,120.00
6	Modified Subbase, 6-inch	13,200	SY	\$ 8.95	15,600.00	\$ 139,620.00	1,440.00	\$ 12,888.00	17,040.00	\$ 152,508.00
7	Compaction Testing	1	LS	\$ 550.00	-	\$ -	-	\$ -	-	\$ -
8	Replacement of Unsuitable Backfill Material	310	LF	\$ 12.00	310.00	\$ 3,720.00	-	\$ -	310.00	\$ 3,720.00
9	Trench Compaction Testing	1	LS	\$ 350.00	1.00	\$ 350.00	-	\$ -	1.00	\$ 350.00
10	Storm Sewer, Trenched, RCP Class III, Rubber O-Ring, 18-inch	650	LF	\$ 32.00	650.00	\$ 20,800.00	-	\$ -	650.00	\$ 20,800.00
11	Storm Sewer, Trenched, RCP Class III, Rubber O-Ring, 15-inch	192	LF	\$ 29.00	192.00	\$ 5,568.00	-	\$ -	192.00	\$ 5,568.00
12	Storm Sewer, Trenched, HDPE, 18-inch	20	LF	\$ 25.00	20.00	\$ 500.00	-	\$ -	20.00	\$ 500.00
13	Pipe Apron, RCP Class III, Rubber O-Ring 18-inch	7	EA	\$ 650.00	7.00	\$ 4,550.00	-	\$ -	7.00	\$ 4,550.00
14	Pipe Apron, RCP Class III, Rubber O-Ring 15-inch	6	EA	\$ 600.00	6.00	\$ 3,600.00	-	\$ -	6.00	\$ 3,600.00
15	Manhole, SW-401, 48-inch, w Steps	2	EA	\$ 1,400.00	2.00	\$ 2,800.00	-	\$ -	2.00	\$ 2,800.00
16	Pavement, PCC, 8-inch, Class C, Min. 20% SCM	7,870	SY	\$ 53.00	7,870.00	\$ 417,110.00	-	\$ -	7,870.00	\$ 417,110.00
17	Pavement, PCC, 7-inch, Class C, Min. 20% SCM	3,660	SY	\$ 47.00	5,538.10	\$ 260,290.58	1,280.00	\$ 60,160.00	6,818.10	\$ 320,450.58
18	PCC Pavement Samples and Testing	1	LS	\$ 250.00	1.00	\$ 250.00	-	\$ -	1.00	\$ 250.00
19	Temporary Traffic Control	1	LS	\$ 500.00	1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00
20	Seeding, Fertilizing, and Mulching, Type 1	6	AC	\$ 1,175.00	6.00	\$ 7,050.00	-	\$ -	6.00	\$ 7,050.00
21	SWPPP Management	1	LS	\$ 350.00	1.00	\$ 350.00	-	\$ -	1.00	\$ 350.00
22	Erosion Stone	45	TON	\$ 24.00	84.75	\$ 2,034.00	-	\$ -	84.75	\$ 2,034.00
23	Silt Fence or Silt Fence Ditch Check	4,200	LF	\$ 1.40	1,930.00	\$ 2,702.00	-	\$ -	1,930.00	\$ 2,702.00
24	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	5	EA	\$ 1.00	-	\$ -	-	\$ -	-	\$ -
25	Silt Fence or Silt Fence Ditch Check, Removal of Device	4,200	LF	\$ 0.01	-	\$ -	-	\$ -	-	\$ -
26	Stabilized Construction Exit, 1' Thick, 6-inch Diam.	1	LS	\$ 1,000.00	1.00	\$ 1,000.00	-	\$ -	1.00	\$ 1,000.00
27	Mobilization	1	LS	\$ 7,000.00	1.00	\$ 7,000.00	1.00	\$ 7,000.00	2.00	\$ 14,000.00
28	Concrete Washout	1	LS	\$ 250.00	1.00	\$ 250.00	-	\$ -	1.00	\$ 250.00

TOTAL WORK COMPLETED TO DATE \$ 1,271,132.58

Less: Amount Retained Per Contract (5%) \$ 63,556.63
Net Amount Earned to Date \$ 1,207,575.95
Less: Previous Payments \$ 1,113,461.35
BALANCE DUE THIS PAYMENT \$ 94,114.60