

**EAST DUBUQUE CITY COUNCIL**

261 Sinsinawa Avenue  
East Dubuque, IL 61025

**Monday**

August 4, 2025

6:00 pm

Streaming was not live but was up the next day for people to see. Sorry for the technical difficulties.

**Please Stand for the Pledge of Allegiance**

**1. 25-0801 Call to Order – Mayor Digman**

Start Time: 6:15 pm

Aldersperson Burgmeier, Aldersperson Degenhardt, Aldersperson Fluhr, Aldersperson Meier, Aldersperson Robey, Aldersperson Taylor, Mayor Digman and Attorney Hess

**2. 25-0802 Staff Reports**

**a. City Manager Report**

Got the first estimates in for emergency culvert repair. There was only one in by Friday will put them together so that he will be able to make a recommendation.

Hwy 35 Water Main Project is basically complete. Waiting for the State to be able to hook people up.

Emergency Service Building exterior should be done in the next day or so. The arch that is over the entrance has been restored and being seen for the first time in about a century.

Oxford Street the contractor has staged their equipment. With work beginning very soon.

Indian Hills all legal work is done with contractor able to begin any time. Just a matter of scheduling.

**b. Mayor Report**

Want to remind everyone that Wingfest is this Saturday. Will be on the first block from 9 am till 11 pm. Please make sure your vehicle is removed by 9 am.

**c. Aldersperson Report**

i. Burgmeier

ii. Degenhardt

Want to thank the City crew for the nice clean-up of the flats area after the storm.

iii. Fluhr

iv. Meier

v. Robey

Are we going to send a letter to the first block to let them know about Wingfest. Yes.

vi. Taylor

**d. City Attorney, Susan Hess**

**e. Police Chief, Luke Kovacic**

**f. Public Works Director, Tony VanOstrand**

**g. Fire Chief, Joe Heim**

**3. 25-0803** Speakers from the Floor

Mike Meyer – Wanted to come down and talk about the water problems and what and if the city would put in a parking lot behind those buildings in the first block would do for them. Excited to hear that this project might go further. Public Works director Tony VanOstrand has been down there trying to help with the flooding. The last thing they did was make swales but unfortunately they did not work because they just filled in as if nothing was done. With this parking lot it will address the problem of the flooding. They get this every time it rains.

**4. 25-0804** **Consent Agenda** (City Council Minutes 07/21/25 and 07/28/25, Public Safety Reports(s), Warrants, Zoning Minutes and Correspondence)

Motion by Alderperson Burgmeier to Approve Consent Agenda (City Council Minutes 07/21/25 and 07/28/25, Public Safety Reports(s), Warrants, Zoning Minutes and Correspondence) second by Alderperson Meier **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**NEW BUSINESS:**

**5. 25-0805** Discussion and Possible Action to Approve East Dubuque High School's Annual Homecoming Parade in Downtown East Dubuque on September 12, 2025, at 3:30 pm with Street Closing for Staging in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

Motion by Alderperson Degenhardt to Approve East Dubuque High School's Annual Homecoming Parade in Downtown East Dubuque on September 12, 2025, at 3:30 pm with Street Closing for Staging second by Alderperson Taylor **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**6. 25-0806** Discussion and Possible Action to Approve a Video Gaming License for MSHYDESLLC dba Ms Hydes in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

Standard license for this. Think they did a nice job with the building.

Motion by Alderperson Meier to Approve Video Gaming License for MSHYDESLLC dba Ms Hydes second by Alderperson Robey **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**7. 25-0807** Discussion and Possible Action to Approve Façade Improvement to Invisible Fence in the Amount of \$762.38 in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

This was a request that was made earlier requesting signs in front and back of the building. The back sign was not appropriate. This is just half of the front sign. Would ask for approval of this.

Motion by Alderperson Burgmeier to Approve Façade Improvement to Invisible Fence in the Amount of \$762.38 second by Alderperson Meier **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**8. 25-0808** Discussion and Possible Action to Approve A Resolution to Approve Lease between the City of East Dubuque and Chicago, Central & Pacific Railroad Company in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

This has taken a lot of work over months for our Attorney and her firm. Going back and forth with the railroad numerous times. This started with a lease for \$700 a year starting in 1994. When we started looking for a commitment or lease of the property. Because of the curve they deemed it was not a piece they could sell. Main issue that arose was they had language that allowed them to take property back whenever they decided to. Was able to eliminate that language and able to have it for five years with the understanding we have the choice to have for another five years. The lease is \$2,500.00 per year. Then City Manager Seitz explained his analysis with other properties in the area. We would get our money out of it even by paving the lot.

Attorney Hess said they are difficult to work with and that we negotiated the best lease we could with them. She recommended as is.

Mayor said that there are other businesses that are dependent on this property lease. Who says the railroad does not close down their access. This is not just about a parking lot but about other people's access. He recommends this lease.

Motion by Alderperson Degenhardt to Approve A Resolution to Approve Lease between the City of East Dubuque and Chicago, Central & Pacific Railroad Company second by Alderperson Meier **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt and Alderperson Meier Nays – Alderperson Fluhr, Alderperson Robey and Alderperson Taylor Aye – Mayor Digman (Tie Breaker) Motion carried

**9. 25-0809** Discussion and Possible Action to Approve Resolution Authorizing Initiation of Bidding for the Parking Lot at 1<sup>st</sup> Street and Wall Street in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

This moves on to the next issue here. This project has two goals in mind. With this project we will be able to do a swale that will not erode. This will then direct the water in the right direction and we need to be aware of the utilities that we and other companies have below the area. This will take care of the water and give us additional parking spots. Recommends this because it would be an asset to our business district.

Mayor says to take into account the liability of the area. We would be the one held liable for it since we lease that property. With a paved lot it would be easier to maintain all year round.

We need to make the most of the area that we have been leasing for years.

Being we are leasing the property the railroad will not help with payment of parking lot. No.

Can we use TIF funds for this. We can.

What does it really cost the city if we use TIF funds. We do have them to use without harming any of the other projects we are working on.

Is it unfair for us to ask for help from the area businesses. It sounds fair but we have not done it because we do have the TIF funds to help.

Where would the Businesses put their dumpsters. They will not be allowed to have dumpsters in the parking lot. We are not leasing space for them to take up parking spots. They are responsible for their own dumpster placement.

So, \$4,400.00 is the full cost of the project. The full cost is \$193,300.00. Correct.

Can we just fix the water problem table the rest of the \$153,000.00. Or if we do we need to do it all. If you try to fix the water problem in gravel you will have to deal with snow or getting ruts.

Maintenance wise is this going to cost us overtime on weekends and stuff. Actually, it is a great point because when you plow gravel, you cannot plow down to the gravel but have the blade up a

bit and still have snow on the ground. Then you would have a problem that would take more maintenance. With asphalt you can put the blade on it to be clean. There would be less maintenance than we have now.

We are just putting out for bidding. Yes.

What is the plan if this would not go through. We would still need to lease the property because there is no back access to those properties. The property owners could not go after the railroad if we did not own the property. You can go after the railroad but do not think they would get anywhere with them. That is why we did the lease the way we did to make sure it is as close to ownership as possible.

This is not just this one area because it has a ripple effect up and down the street.

It is a good problem to have not enough parking than too much. Showing that we are busy and people are coming to town.

Motion by Alderperson Burgmeier to Approve Resolution Authorizing Initiation of Bidding for the Parking Lot at 1<sup>st</sup> Street and Wall Street second by Alderperson Degenhardt **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Meier and Alderperson Taylor Nays – Alderperson Fluhr and Alderperson Robey Motion carried

- 10. 25-0810** Discussion and Possible Action to Approve An Amendment to Ordinance for the Registration of Vacant Buildings in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

We have not coded on licenses. This then gives a way to maintain and make sure they are not a permanent problem. It just was not a workable system. Did not have a financial reason for someone to move on. This gives a 90-day license (\$500.00) will give them time to secure and let the city know what they are doing with the building. Can get another 90-day license (\$1,000.00) or up to a year. At the end of the year, you are subject to ordinances that are in place for a vacant building.

We compared this to other communities and what they do with this problem.

Have to be paid in advance. They are responsible for coming and getting their license.

Motion by Alderperson Taylor to Approve An Amendment to Ordinance for the Registration of Vacant Buildings second by Alderperson Meier **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

- 11. 25-0811** Discussion and Possible Action to Approve IEPA PWSL 17-6364 in the Amount of \$42,159.39 Including Origin Design and CFPS, Inc. Invoice #1 in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

Seeking funds that have been paid already.

Motion by Alderperson Meier to Approve IEPA PWSL 17-6364 in the Amount of \$42,159.39 Including Origin Design and CFPS, Inc. Invoice #1 second by Alderperson Degenhardt **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

- 12. 25-0812** Discussion and Possible Action to Approve IEPA PWSL 17-7079 in the Amount of \$34,144.37 Including Origin Design and CFPS, Inc. Invoice #1 in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

Seeking funds that have been paid already.

Motion by Alderperson Meier to Approve IEPA PWSL 17-7079 in the Amount of \$34,144.37 Including Origin Design and CFPS, Inc. Invoice #1 second by Alderperson Robey **ROLL**

**CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**13. 25-0813 Executive Session:** 5 ILCS 120/2(c)(6) Sale of Real Estate and 5 ILCS 120/2(c)(11) Litigation / Mayor Digman, City Manager Seitz

Motion by Alderperson Degenhardt to Go into Executive Session second by Alderperson Meier

**ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

Motion by Alderperson Degenhardt to Leave Executive Session second by Alderperson Meier

**ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**14. 25-0814** Discussion and Possible Action on Matters Discussed Executive Session in the City of East Dubuque, Jo Daviess County, Illinois / Mayor Digman, City Manager Seitz

Need motion to direct the City Attorney to take actions discussed in Executive Session.

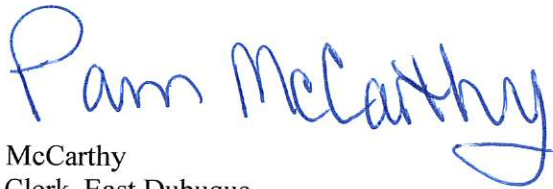
Motion by Alderperson Burgmeier for the City Attorney to Take Actions Discussed in Executive Session second by Alderperson Meier

**ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried

**15. 25-0815 Adjourn**

End Time: 7:21 pm

Motion by Alderperson Meier to Adjourn second by Alderperson Taylor **ROLL CALL:** Ayes – Alderperson Burgmeier, Alderperson Degenhardt, Alderperson Fluhr, Alderperson Meier, Alderperson Robey and Alderperson Taylor Motion carried



Pam McCarthy  
City Clerk, East Dubuque