



# Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
July 14, 2025 - 6:00 PM

## Pledge of Allegiance

## Call to Order

Mayor DeVore called the meeting to order at 6:00 PM.

## Roll Call

**Present:** Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

**Also Present:** Mayor DeVore, City Administrator Mulfinger, City Clerk/Treasurer Rigdon

**Absent:** NA

## Additions or Deletions

A motion was made by Weber, seconded by Lenz to approve the agenda as presented.

All aye. Motion carried.

## Consent Agenda

1. Consideration of a motion to approve the June 23, 2025 minutes.
2. Consideration of a motion to approve the Class 'C' Retail Alcohol License for the Oelwein Chamber and Area Development for RAGBRAI activities at Depot Park.
3. Consideration of a motion to approve the Class 'C' Retail Alcohol License for the Oelwein Chamber and Area Development for RAGBRAI activities in the Expo Area.
4. Consideration of a motion to approve the Class 'C' Retail Alcohol License amendment for Oil & Wine Beer Co. DBA Ampersand.
5. Consideration of a motion to approve the Class 'C' Retail Alcohol License amendment for Ross Reid Post #9 - American Legion.
6. Consideration of a motion to approve the Class 'C' Retail Alcohol License renewal for Hacienda Del Rio.
7. Consideration of a motion to approve the Class 'C' Retail Alcohol License for the Oelwein Chamber and Area Development for Party in the Park activities in August.
8. Consideration of a motion to approve the Class 'C' Retail Alcohol License for the Oelwein Chamber and Area Development for Party in the Park activities in September.
9. Consideration of a motion to approve the Class 'C' Retail Alcohol License for JT Smoothies & Coffees, LLC. DBA Maui Wowi Iowa.

A motion was made by Weber, seconded by Lenz to approve the consent agenda.

All aye. Motion carried.

## Public Hearing

10. Public Hearing for the submittal of an application for a Community Development Block Grant (CDBG) from the Iowa Economic Development Authority (IEDA) funding for the City of Oelwein Water

Improvement Project along with a Community Needs Assessment for July 14, 2025 in the Oelwein City Council Chambers at 6:00 PM.

Mayor DeVore opened the public hearing.

Diana Johnson from Upper Explorerland Regional Planning Commission read the following points:

The application public hearing must include a review of:

(a) how the need for the proposed activity or projects were identified;

Over the past decade, the City of Oelwein has faced frequent water main breaks, averaging 15 annually. These incidents consume a large portion of the city's maintenance budget, and the city has struggled to keep up with replacing the aging, deteriorating mains. They launched an aggressive strategy to increase water rates, aiming to use the extra revenue to replace the most deteriorated pipes. In October of 2024, the City of Oelwein completed a survey of its service lines. The survey revealed 2,732 non-lead service lines, 185 lead service lines, and two galvanized service lines in need of replacement. The city is developing a replacement schedule to address these lines over the next decade. The first phase will involve the installation of 8-inch diameter water mains, replacing primarily 4-inch and some 8-inch diameter mains that are in poor condition and prone to frequent breaks in three proposed project areas within the city limits that are the most in dire need.

(b) how the proposed activity or projects will be funded and the sources of funds;

The request from the IEDA will be \$500,000. If successfully funded, the remainder of the proposed activity will be funded with city funds, for a total project cost of \$2,093,765.

(c) the date the CDBG application will be submitted;

The CDBG water/sewer application will be submitted to the IEDA on or before September 1, 2025. Please note that the affidavit of publication references August 1, 2025; however, the state extended the application deadline after the city had already published the public hearing notice. The correct CDBG submission date is September 1, 2025.

(d) requested amount of federal funds;

The requested amount is \$500,000.

(e) estimated portion of federal funds that will benefit persons of low and moderate income;

Given that 2016-2020 American Survey data showed the community residents at 46.6% low to moderate income (LMI), an income survey was required and conducted within the city limits in March of 2025. The results of this survey indicated 61.62% of the population was LMI. Based on the 2020 census, there were 5,920 residents living in Oelwein; therefore, a total of 3,648 LMI persons will benefit from this proposed project.

(f) where the proposed activity or project will be conducted;

The proposed project activity will be conducted within three areas of the city. They are:

- 10th Street SE, from South Frederick Avenue to 2nd Avenue SE.
- 1st Avenue SE from old railroad tracks to 3rd Street SE and 3rd Street SE from 1st Avenue SE to 2nd Avenue SE.
- 6th Street NE from 2nd Avenue NE to 4th Avenue NE and 3rd Street NE from 6th Street NE to 7th Street NE

(g) plans to minimize displacement of persons and businesses as a result of funded activities or projects;

No businesses or persons will be displaced as a result of the proposed facility upgrades.

(h) plans to assist persons actually displaced, and;

There are no plans to displace any persons.

(i) the nature of the proposed activity or project.

The proposed project in the City of Oelwein involves the complete replacement of water mains in three designated areas within the city limits. The recommended plan is to upgrade the existing 4-inch diameter mains to 8-inch diameter mains, which will improve overall system flow and enhance reliability.

No further oral or written comments were received.

Mayor DeVore closed the public hearing.

## Resolutions

11. Consideration of a resolution authorizing the submission of a CDBG Water/Sewer Application to the Iowa Economic Development Authority.

A motion was made by Seeders, seconded by Cantrell to approve Resolution No. 5771-2025.

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

12. Consideration of a resolution approving the City of Oelwein Community and Housing Needs Assessment for 2025.

A motion was made by Weber, seconded by Ricchio to approve Resolution No. 5772-2025.

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

13. Consideration of a resolution requesting the County Commissioner of Elections schedule and hold an election in the City of Oelwein (incorporated area) on the question of a change to the use and allocation of Local Option and Sales and Services Tax Revenues.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5773-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber

Nays: Lenz

Motion carried.

14. Consideration of a resolution amending the City of Oelwein Fee Schedule, specifically the Williams Wellness Center for Home and Community-Based Services.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5774-2025 with the addition to modify the current adult and student day pass rates to be tax inclusive.

*This would make adult day passes be \$7.48 plus tax and student day passes be \$4.68 plus tax, totaling \$8 and \$5 respectfully to allow for even bill amounts.*

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

15. Consideration of a resolution declaring 316 1st Avenue NE as an unsafe structure.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5775-2025.

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

16. Consideration of a resolution approving the Bryan Construction bid for the demolition of 316 1st Avenue NE in the amount of \$10,800.00.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5776-2025.

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

17. Consideration of a resolution approving mortgage release related to City of Oelwein Owner Occupied Rehabilitation Program 2017 for Ronald Garceau.

A motion was made by Weber, seconded by Payne to approve Resolution No. 5777-2025.

Ayes: Lenz, Cantrell, Payne, Seeders, Ricchio, Weber

Nays: NA

Motion carried.

### **Motions**

18. Consideration of a motion to set a public outreach session for the Oelwein Utility Public Assistance Program in August.

A motion was made by Weber, seconded by Seeders to set a public outreach session for the Oelwein Utility Public Assistance Program on August 11<sup>th</sup>, 2025 at 6:30PM.

All aye.

Motion carried.

19. Consideration of a motion approving the Oelwein Fire Fighters Foundation MDA fundraiser "Fill the Boot" on the intersection of East Charles Street and First Avenue SE on August 22nd from 6-8 PM and August 23rd from 9-11 AM.

A motion was made by Weber, seconded by Lenz to approve the Oelwein Fire Fighters Foundation MDA fundraiser "Fill the Boot" on the intersection of East Charles Street and First Avenue SE on August 22nd from 6-8 PM and August 23rd from 9-11 AM. All aye.

Motion carried.

### **Mayor's Report**

The RAGBRAI city clean up will be held on Wednesday July 23, 2025 at 9:00 AM.

### **Adjournment**

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:27 PM.

All aye.

Motion carried.

---

Brett DeVore, Mayor

ATTEST:

---

Dylan Mulfinger, City Administrator

I, Dylan Mulfinger, City Administrator in and for the City of Oelwein, Iowa do hereby certify that the above and foregoing is a true accounting of the Council Proceedings held July 14, 2025 and copy of said proceedings was furnished to the Register July 19, 2025.

---

Dylan Mulfinger, City Administrator