



Minutes

City Council Work Session Meeting

Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa

September 14, 2026 - 6:30 PM

Pledge of Allegiance

Discussions

1. Discussion on economic development incentives for Matt Properties on the 201 9th Ave SW properties.

Mulfinger opened by informing the city council the current layout of the Matt property was changed from the original proposal agreed upon in the development agreement. The new property had a two bedroom one car garage in the middle and not a three bedroom, two bathroom, and two car garage.

Cannon asked why the layout was changed.

Cantrell wanted to be notified earlier by Matt.

Cannon said the city could pro-rate the benefit based on the current structure. Cannon was interested in the proposed price for the middle unit.

Weber said an adjustment to the economic development incentive was reasonable.

Mulfinger asked the council about going back to negotiate with Matt.

Gearhart stated that the incentive for the middle should be zero as the middle unit did not meet the contract.

Mulfinger advised against providing no incentive for the smaller unit and would reach out to Matt to start a conversation on the incentive. The city council asked Mulfinger to reach out to Matt and report back to the city council.

2. Discussion on the cemetery maintenance.

DeVore had concerns improvements would increase to cost of the cemetery at a time where the city was concerned about tax cuts from the state.

Gearhart was interested in the fees and if they should be raised to allow for more employees at the cemetery.

Ricchio said some of the employees at the cemetery are upset about the comments.

Payne provided pictures of grass on headstones. Payne said the cemetery should not be something that loses funding just because some taxpayers do not use it.

Mulfinger advised the city council the current condition of the cemetery is because of continued cuts to staff and equipment. Mulfinger recommended the cuts last year, knowing the cemetery may not be as well-groomed as expected. Mulfinger provided some cost saving measures and stated the city council would need to vote on them. Mulfinger stated the city council would need to invest more into the cemetery at budget time and hold back funding from other general funded departments.

The city council advised Mulfinger to start bringing recommendations to a vote at the next meeting.

3. Discussion on goals.

Mulfinger asked if the city council wanted two more public meetings before the city council met to discuss the city's goals. Council was in agreeance to have the public meetings.

Cannon appreciated the feedback from the public.

The city council was eager to see the public pull ideas together toward goals for the community.

Mulfinger said the next public meeting would be Wednesday, September 30 at the library.

Adjournment