



# Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
January 24, 2022 - 6:00 PM

## Pledge of Allegiance

## Call to Order

DeVore called the meeting to order at 6PM.

**Roll Call** Present: Payne (Electronically), Stewart, Weber, Garrigus  
Also Present: DeVore, Mulfinger, Rigdon, Dillion  
Absent: Seeders, Lenz

## Additions or Deletions

A motion was made by Weber, seconded by Stewart to adopt the agenda as presented. All voted aye.

Motion carried.

## Citizens Public Comments

Mike Leo, 3672 Otter Road, shared with council his concerns on 27 South Frederick and 33 South Frederick; referencing the timeline in order to be compliant.

Paul Schemmel, 25 South Frederick, stated the issues with 27 South Frederick are halting progress on his building.

## Consent Agenda

1. Consideration of a Motion to approve the minutes from the January 10, 2022 Council meeting
2. Claims Resolution in the amount of \$679,453.61

A motion was made by Weber, seconded by Garrigus to adopt the consent agenda as presented.

Payne stated on item No. 14 of the January 10, 2022 minutes; the Firetruck was sold for \$1.00 to Oelwein Fire Fighters Foundation.

A motion was made by Weber, seconded by Garrigus to amend the addition to the minutes as presented by Payne. All voted aye.

Motion carried.

## Public Hearing

3. Public Hearing on Proposal to Enter into an Essential Purpose Loan Agreement

DeVore opened the Public Hearing to Enter into an Essential Purpose Loan Agreement. No Oral or written comments were received. DeVore closed the Public Hearing.

4. Public Hearing on Proposal to Enter into an Aquatic Center Loan Agreement.

DeVore opened the Public Hearing to Enter into an Aquatic Center Loan Agreement. No Oral or written comments were received. DeVore closed the Public Hearing.

5. Public Hearing on Proposal to Enter into a Recreation Trails Loan Agreement.

DeVore opened the Public Hearing to Enter into a Recreation Trails Loan Agreement. No Oral or written comments were received. DeVore closed the Public Hearing.

6. Public Hearing on Proposal to Enter into a City Hall Loan Agreement.

DeVore opened the Public Hearing to Enter into a City Hall Loan Agreement. No Oral or written comments were received. DeVore closed the Public Hearing.

7. Public Hearing for CDBG-CV Plaza Improvement Project.

DeVore opened the Public Hearing. Diana Johnson of Upper Explorerland Regional Planning Commission read the following compliance document:

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

The need for the CDBG-CV grant with the Iowa Economic Development Authority (IEDA) came from various planning sessions within the city. City leaders within the City of Oelwein have been wanting to create a safe space that would allow for an outdoor downtown social distancing interaction area for all people to share along with mitigation of a flood situation near the current plaza building and parking area.

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

The request from the IEDA will be \$449,485. If successfully funded, the remainder of the proposed activity will be funded from the City of Oelwein, for a total estimated project cost of \$749,142.

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

The CDBG-CV application will be submitted on or before January 31, 2022 to the IEDA.

(d) requested amount of federal funds;

The requested amount is \$449,485.

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

Per year 2015 low and moderate income (LMI) data from the Housing and Urban Development (HUD), Oelwein's LMI is 60.2%. Therefore, it can be expected that the same proportion of the funds will benefit that group of residents or a total of 3,563 persons.

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

The project will be conducted within the city limits of Oelwein at 25 West Charles Street.

(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;  
No plans to displace any persons.

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

Once the grant is awarded, the nature of the proposed project within the City of Oelwein is to obtain ownership of the plaza and complete demolition of the current building and adjacent parking lot area. It will then be replaced with greenspace, a kid's area, and a shade structure. Plans also include the construction of a 564 square foot concession/restroom building.

No further oral or written comments were received. DeVore closed the Public Hearing.

## Resolutions

8. Consideration of a Resolution taking additional action on proposals to enter into General Obligation Loan Agreements and combining Loan Agreements.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5332-2022 to enter into General Obligation Loan Agreements and combining Loan Agreements.

Ayes: Payne (Electronically), Stewart, Weber, Garrigus

Nays: None

Motion Carried.

9. Consideration of a Resolution to approve the CDBG-CV grant application to the Iowa Economic Development Authority.

A motion was made by Weber, seconded by Stewart to adopt Resolution No. 5333-2022 approve the CDBG-CV grant application to the Iowa Economic Development Authority.

Ayes: Payne (Electronically), Stewart, Weber, Garrigus

Nays: None

Motion Carried.

10. Consideration of a Resolution to approve the Community Development and Housing Needs Assessment.

A motion was made by Weber, seconded by Stewart to adopt Resolution No. 5334-2022 approve the CDBG-CV grant application to the Iowa Economic Development Authority. Payne had multiple questions clarifying the document.

Ayes: Payne (Electronically), Stewart, Weber, Garrigus

Nays: None

Motion Carried.

## Motions

11. Consideration of a Motion to approve the Duplication of Benefits Policy  
A motion was made by Weber, seconded by Stewart to adopt the Duplication of Benefits Policy. All voted aye.  

Motion Carried.
12. Consideration of a Motion to Take Ownership of the Plaza Community Center upon award of a CDBG-CV Grant.  
A motion was by Weber, seconded by Payne to approve the permitting of Ownership of the Plaza Community Center upon award of a CDBG-CV Grant. All voted aye.  

Motion Carried.
13. Consideration of a Motion to approve Pay Request Number 3 in the amount of \$103,144.00 to Summers' Enterprises, Inc.  
A motion was made by Weber, seconded by Garrigus to approve Pay Request No. 3 to Summers' Enterprises, Inc. All voted aye.  

Motion Carried.
14. Consideration of a Motion to approve Pay Request Number 4 in the amount of \$70,282.23 to Summers' Enterprises, Inc.  
A motion was made by Weber, seconded by Garrigus to approve Pay Request No. 4 to Summers' Enterprises, Inc. All voted aye.  

Motion Carried.
15. Consideration of a Motion to approve Pay Request Number 5 in the amount of \$60,559.51 to Summers' Enterprises, Inc.  
A motion was made by Garrigus, seconded by Weber to approve Pay Request No. 5 to Summers' Enterprises, Inc. All voted aye.  

Motion Carried.
16. Consideration of a motion to set a public hearing on the Proposed Property Tax Levy for February 14, 2022 at 6:00 P.M. at the Oelwein City Hall.  
A motion was made by Weber, seconded by Garrigus to approve the proposed public hearing date of February 14<sup>th</sup>, 2022 at 6:00 P.M. at the Oelwein City Hall. All voted aye.  

Motion Carried.
17. Consideration of a Motion to approve Fire Station Improvement Project.  
A motion was made by Stewart, seconded by Garrigus to approve the Fire Station Improvement Project. 3 Aye, 1 Abstain (Weber).  

Motion Carried.

## Committee Reports

18. Report from Payne on Library Board Meeting  
Full minutes can be found at <https://www.oelwein.lib.ia.us/about/library-board-minutes-1>
19. Report from Lenz on Park and Recreation Commission  
Full minutes can be found at <http://www.cityofoelwein.org/government/agendas-and-minutes.html>

**Council Updates**

**Mayor's Report**

Devore reported he had attended several meetings on behalf of the City.

**City Attorney's Report**

Dillion will contact the Attorney General office regarding the uninformed contract sales abuse.

**City Administrator's Report**

- A. City Administrator's Report

**Adjournment**

- 2. Additional Information

A motion was made by Weber, seconded by Stewart to adjourn at 6:48 PM. All voted aye.

Motion carried.

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Brett DeVore, Mayor

ATTEST:

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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 January 24, 2022 and copy of said proceedings was furnished to the Register January 26, 2022.

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Dylan Mulfinger, City Administrator