



Minutes

City Council Meeting
20 Second Avenue SW, Oelwein
December 22, 2025 - 6:00 PM

Pledge of Allegiance

Call to Order

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

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

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

Additions or Deletions

A motion was made by Lenz, seconded by Weber to adopt the agenda as amended

All aye. Motion carried.

Citizens Public Comments

Anthony Ricchio, 522 West Charles, president of the Waste Industry Museum thanked the city for granting him permission to drive one of the museum trucks with Christmas lights on it around town. He felt it was a good way to showcase the museum and received good feedback.

Consent Agenda

1. Consideration of a motion approving the December 8, 2025 minutes.
2. Claims Resolution in the amount of \$434,078.87.
3. Consideration of a motion approving the Class "E" Retail Alcohol License for Super Mart.

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

All aye. Motion carried.

Public Hearing

4. Public Hearing for the status of funded activities for the City of Oelwein Rise Day Habilitation Center Improvements Project on December 22, 2025 at 6:00 PM in the Oelwein City Council Chambers.

Mayor DeVore opened the public hearing.

Ashley Christensen from Upper Explorerland Regional Planning Commission read the following points:

CITIZEN PARTICIPATION REQUIREMENTS

To comply with the participation requirements of Section 508 of the Housing and Community Development Act of 1987, local government applicants and recipients must do the following:

1) Conduct at least one public hearing on the status of funded activities. The hearing on the status of funded activities must include a review of:

(a) a general description of accomplishments to date:

Exterior work is mostly complete including a new roof, canopy and exterior window. Interior work completed includes select demolition, additional attic insulation, new framing, drywall and finishes starting to go in.

(b) a summary of expenditures to date:

The latest pay estimate is current through October 31, 2025 and indicates that CDBG reimbursable construction expenditures are at \$129,181 in terms of work completed and engineering or administrative expenditures are at \$23,011. The total CDBG construction and engineering or administrative expenditures requested-to-date are at 40%. Local match expenditures since October 31, 2025 have been \$19,573.

(c) a general description of remaining work:

Interior casework, plumbing fixtures, door hardware, partial ceiling work, paint and flooring are still ongoing or not installed.

(d) a general description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries:

The project budget decreased from \$824,635 at the time of CDBG grant application to \$436,071 due to construction price fluctuations, modifications to the planned outdoor canopy and an overall favorable bidding environment. There have been six change orders to the project due to unknown conditions being uncovered during demolition, electrical service upgrade to single phase, new acoustical ceilings throughout, additional attic insulation, door hardware adjustments, plumbing changes and sales tax status change. The project performance targets, activity schedules, project scope, location, objectives and beneficiaries are unchanged. The project should be substantially complete in early January for RISE Ltd. to move back into their improved space.

For more information on this project, feel free to contact Ashley Christensen from Upper Explorerland Regional Planning Commission at 563-419-6112.

No further oral or written comments were received.

Mayor DeVore closed the public hearing.

Ordinances

5. Consideration of an ordinance amending Chapter 23: Miscellaneous Law Enforcement, Article IV – Miscellaneous Prohibitions; Illegal Camping. - Third and Final Reading.

A motion was made by Weber, seconded by Cantrell to approve Ordinance No. 1224.

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

Nays: NA

Motion carried.

Resolutions

6. Consideration of a resolution approving Change Order No. 2 in the amount of \$801.00 for 10th St. Bridge Reconstruction Project with Taylor Construction.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5840-2025.

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

Nays: NA

Motion carried.

7. Consideration of a resolution approves Pay Application No. 3 in the amount of \$103,031.27 to Taylor Construction for the 10th St. Bridge Project.

A motion was made by Lenz, seconded by Weber to approve Resolution No. 5841-2025.

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

Nays: NA

Motion carried.

8. Consideration of a resolution approving Change Order No. 1 in the amount of \$130.00 to Baker Enterprises, Inc. for the Oelwein Trails Segment 2.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5842-2025.

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

Nays: NA

Motion carried.

9. Consideration of a resolution approving Pay Application No. 2 in the amount of \$257,135.61 to Baker Enterprises, Inc. for the Oelwein Trails Segment 2.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5843-2025.

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

Nays: NA

Motion carried.

10. Consideration of a resolution approving the contract with Upper Explorerland Regional Planning Commission and the City of Oelwein for the Community Development Block Grant (CDBG) Water Improvement Project #25-WS-027.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5844-2025.

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

Nays: NA

Motion carried.

11. Consideration of a resolution approving the Office of the State Archaeologist at the University of Iowa (OSA) in the amount of \$1,493.00 for a Phase 1 Archaeological Survey for the 10th St. SE, 1st Ave SE, and 6th St NE 2026 Water Improvement Project.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5845-2025.

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

Nays: NA

Motion carried.

12. Consideration of a resolution approving a development agreement with Matt Construction in the amount of \$45,000.00 to build three zero lot line homes at 201 9th Ave. SW.

A motion was made by Weber, seconded by Ricchio to approve Resolution No. 5846-2025.

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

Nays: NA

Motion carried.

13. Consideration of a resolution amending the Oelwein personnel manual.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5847-2025.

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

Nays: NA

Motion carried.

14. Consideration of a resolution amending the Oelwein Salary Resolution.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5848-2025.

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

Nays: NA

Motion carried.

Committee Reports

15. Report from Seeders on the Library Board minutes.

For full minutes, please visit: <https://www.oelwein.lib.ia.us/about/library-board-minutes-1>

16. Report from Cantrell on the Park and Rec Minutes.

For full minutes, please visit: <https://www.cityofelwein.org/bc-parks/page/parks-and-recreation-28>

Council Updates

Council member Ricchio would like to discuss signage the Oelwein Cemetery near the railroad property line noting the historical significance.

Mayor's Report

- A. Consideration of a motion to approve the mayor's recommendation to reappoint Savannah DeJong to the Planning and Zoning Commission.

A motion was made by Weber, seconded by Lenz to approve the mayor's recommendation to reappoint Savannah DeJong to the Planning and Zoning Commission.

All aye. Motion carried.

- B. Consideration of a motion to approve the mayor's recommendation to reappoint Dave Gearhart to the Planning and Zoning Commission.

A motion was made by Weber, seconded by Lenz to approve the mayor's recommendation to reappoint Dave Gearhart to the Planning and Zoning Commission.

All aye. Motion carried.

Mayor DeVore reported he would have more information regarding the landfill as they meet in January.

Mayor DeVore stated he had received an email from Upper Explorerland Regional Planning Commission announcing the Northeast Iowa Regional Housing Trust fund was awarded \$429,312.00 from the state to use within the cog – Allamakee, Winneshiek, Fayette, Howard, and Clayton counties. Furthermore, an additional \$747,000 was awarded from the federal level to assist veterans, disabled and/or elderly individuals to make home improvements.

City Administrator's Report

City Administrator Mulfinger thanked Seeders and Lenz for their time serving Oelwein. They have made a great impact and the city is better because of it. Mayor Devore second this notion.

Mulfinger reported he attended a legislative update in Calmar to meet with federal and state representatives on upcoming policies.

Adjournment

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:38PM.

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 December 22, 2025 and copy of said proceedings was furnished to the Register December 23, 2025.

Dylan Mulfinger, City Administrator