



Minutes

City Council Meeting
20 Second Avenue SW, Oelwein
November 12, 2024 - 6:00 PM

Pledge of Allegiance

Call to Order

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

Roll Call

Present: Ricchio, Payne, Weber, Lenz, Garrigus

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

Absent: Seeders

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

Dorothy Brickman, 116 6th Avenue NW, spoke about her concerns with her neighbor. She feels there has yet to be a resolution on her concerns regarding civil matters and permitting issues. Council instructed City Administrator Mulfinger to look into the concerns.

Consent Agenda

2. Consideration of a motion to approve the October 28, 2024 minutes.
3. Consideration of a motion approving a new tobacco permit for PMA Petroleum, 1011 South Frederick and Oelwein Tobacco & Vape, 12 1st Avenue NE.

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

All aye. Motion carried.

Resolutions

4. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5660-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

5. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2025-2026.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5661-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

6. Consideration of a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5662-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

7. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC sub fund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5663-2024.

Ayes: Ricchio, Payne, Weber, Lenz

Nays: NA

Abstain: Garrigus (part owner)

Absent: Seeders

Motion carried.

8. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.

A motion was made by Lenz, seconded by Garrigus to adopt Resolution No. 5664-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

9. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5665-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

10. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5666-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

11. Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program)

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5667-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

12. Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5668-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

13. Consideration of a resolution setting a public hearing for December 9th, 2024 at 6:00 PM in the Oelwein City Council Chambers for the construction plan specifications for the construction of the 10th Street Bridge over Otter Creek.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5669-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

14. Consideration of a resolution to approve entering into a contract for design services with AECOM for acquisition of Snow Removal Equipment (SRE) for the Oelwein Municipal Airport in the amount of \$25,000.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5670-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

15. Consideration of a resolution approving Change Order No. 3 in the amount of \$42,009.50 from Shift Companies, LLC. for Reed Bed Expansion and EQ Basin Liner Replacement Project.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5671-2024.

Ayes: Ricchio, Payne, Weber, Lenz, Garrigus

Nays: NA

Absent: Seeders

Motion carried.

Motions

16. Consideration of a motion approving Urban Renewal Report re: Fiscal Year 2023-2024 TIF Debt Outstanding.

A motion was made by Weber, seconded by Lenz to approve the Urban Renewal Report re: Fiscal Year 2023-2024 TIF Debt Outstanding. All aye. Motion carried.

Council Updates

Weber advised legal counsel to review the vicious dog hearing, to not be a part of city council.

Ricchio would like to see a cleanup week. Council agreed having a large item pick up available year-round was a better solution from past years' annual cleanup day.

Payne inquired about the lead pipe letters. If a resident did not receive a letter from the city, they do not have lead pipes. Payne also inquired about the sewer smell on the southwest side of town. Mulfinger stated it was not a city issue and has been resolved.

Mayor's Report

Mayor DeVore attended the Library Board meeting on behalf of Seeders being on leave. For full details please visit: <https://www.oelwein.lib.ia.us/about/library-board-minutes-1>

Consideration of a motion to appoint Paul Schemmel to the Planning and Zoning Commission.

A motion was made by Weber, seconded by Garrigus to approve Paul Schemmel to the Planning and Zoning Commission. All aye. Motion carried.

City Administrator's Report

City Administrator Mulfinger stated he was working with Community Development for options of small non-conforming lots in Oelwein regarding housing. Mulfinger stated city staff has investigated all the concerns from Brickman.

Executive Session

- A. Consideration of a motion to go into Executive Session per Iowa Code Section 21.5 (1) C to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

A motion was made by Weber, seconded by Lenz to enter into closed session at 6:35 PM.

All aye. Motion carried.

- B. Consideration of a motion to return to regular session.

A motion was made by Weber, seconded by Lenz to return to regular session at 6:58 PM.

All aye. Motion carried.

Adjournment

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:59 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 November 12, 2024 and copy of said proceedings was furnished to the Register November 15, 2024.

Dylan Mulfinger, City Administrator