



Minutes

City Council Work Session Meeting

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

December 08, 2025 - 5:30 PM

Pledge of Allegiance

Discussions

1. Matt Construction Triplex on 201 9th Ave SW Discussion.

City Administrator Mulfinger opened the meeting by discussing the opportunity for the city to partner with Matt Construction on new home builds. Mulfinger stated the city has funding to incentivize the construction of new townhomes in Oelwein with Matt Construction. Mulfinger advised should the city council be in favor of the idea, a development agreement would be on the next agenda.

Megan Matt-Callahan presented the plan for the homes and some of the furnishings. Matt-Callahan discussed the reason for building in Oelwein and what they wanted to accomplish. The need for the incentive was discussed and how Matt Construction wanted to keep building in Oelwein.

DeVore asked about the future of these properties and the cost. Matt-Callahan said the cost would be competitive with the market, and they were aiming the homes at couples who want to downsize. Matt-Callahan said the new homes should open up homes in Oelwein to new buyers who want a starter home.

Ricchio asked what direction staff needed.

Mulfinger advised the council can vote on a development agreement at the next city council meeting.

2. Oelwein Festival Discussion.

This item was moved to December 22.

Adjournment