



## Agenda

Planning, Finance, Enterprise and Economic Development Committee

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

5:30 PM

August 23, 2021

Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Warren Fisk

**Council Members:** Matt Weber, Renee Cantrell, Tom Stewart, Lynda Payne, Karen Seeders

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### Pledge of Allegiance

### Discussions

- [1.](#) Discussion on a Demolition Assistance Application for 317 2nd Avenue NE
- [2.](#) Discussion on accepting real estate located at 27 South Frederick
- [3.](#) Discussion on House Forfeiture Policy
- [4.](#) Discussion on Tear Down Assistance Policy

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### Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



### DEMOLITION ASSISTANCE APPLICATION

Demolition cost assistance for up to 50 percent, with a limit not to exceed \$5,000 is available from the City of Oelwein through Neighborhood Revitalization Program Funds. Application deadlines are January 1, April 1, July 1 and October 1 annually. Along with the application, two demolition bids must be included for consideration. All qualified applications will be reviewed and prioritized by the Oelwein City Council. Reimbursement of funds will be awarded 30 days after demolition, once the final demolition invoice and proof of payment are provided and a successful inspection is completed by a Code Enforcement Officer.

A qualified applicant may apply for funding demolition to more than one qualified property. A qualified property may only receive a single award of program funds. Applications which are not funded may reapply.

### PROJECT INFORMATION

Address of Property to be Demolished:

317 2nd Ave NE - Oelwein

Applicant Name:

Mike + Laura Haun

Owner Name:

Mike + Laura Haun

Mailing Address:

321 2nd Ave NE

City, State, Zip:

Oelwein, IA 50662

Phone:

970-930-5045

E-mail Address:

Lhaun@525@yahoo.com

Legal Description:

Application date:

8-11-21

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

No. House fire - previous tenant left belongings

Why do you need the financial assistance on the tear down?

(Attach additional page if necessary)

To help rid the neighborhood of the eye sore/hazard.

What is the future of this property?

It will be absorbed into our personal property to make a large yard for our family.

If qualified applicant has received Economic Development Neighborhood Revitalization Program funding for any other qualified property, for each property state the following:

Year awarded [redacted] Project (address of property) [redacted]

Amount awarded [redacted]

List last date the structure was continuously occupied 6-26-21

List the last time this structure was served by utilities 6-26-21

If Applicant is qualified as the purchaser pursuant to a valid offer to buy the qualified property, then attach a copy of offer to buy or other purchase contract document.

List partners and identify participation in the project (such as, financial, administrative, etc.):

Partner	Identify participation in project
[redacted]	[redacted]
[redacted]	[redacted]

(For Official Use Only)

Community Development Department Application Review

Application reviewed on: August 4, 2021

Application reviewed by: Jay Shekleton

Comments:

This was a rental property owned by the Wilsons. The Hauns were in the process of purchasing the home so they could have it demolished utilizing the city's demolition assistance. On June 26, 2021, before the closing date there was a fire in the dwelling. The fire damage was severe enough that the home was placarded and ordered to be demolished by July 27, 2021. The home was not demolished by the deadline given. The property sold to the Hauns at the end of July. The new owners of 317 2nd Ave NE live on the north side of the property and have a rental property on the south side of the property. Their goal is to demolish the home, and clean up the lot to help improve the neighborhood.

Bryan Construction Inc

1302 Outer Rd  
Oelwein, IA. 50662

Item 1.

# Estimate

DATE	ESTIMATE NO.
7/30/2021	2374

NAME / ADDRESS
Michael Haun 321 2ND AVE. NE Oelwein, IA 50662

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Demolition House 317 2ND AVE. NE Oelwein 1. Cap Utilities As Required By City 2. Provide City Of Oelwein Building Permit 3. Remove Trees As Needed 4. Demolish House 5. Transport / Disposal Of House And Contents At Black Hawk County Landfill 6. Remove Foundations And Provide Clean Fill To Minimum 4' Depth 7. All Work To Be In Compliance With Governing Regulations 8. Tire Removal Fee Is \$20.00 Each ( Not Included ) 9. City may or may not require replacement of curb and gutter if driveway is removed. Cost of this work is not included.  Upon receipt of full payment, a paid invoice and scale tickets will be submitted to The City for your cost sharing reimbursement.		7,800.00	7,800.00
Proposal Valid For 30 Days		<b>TOTAL</b>	\$7,800.00





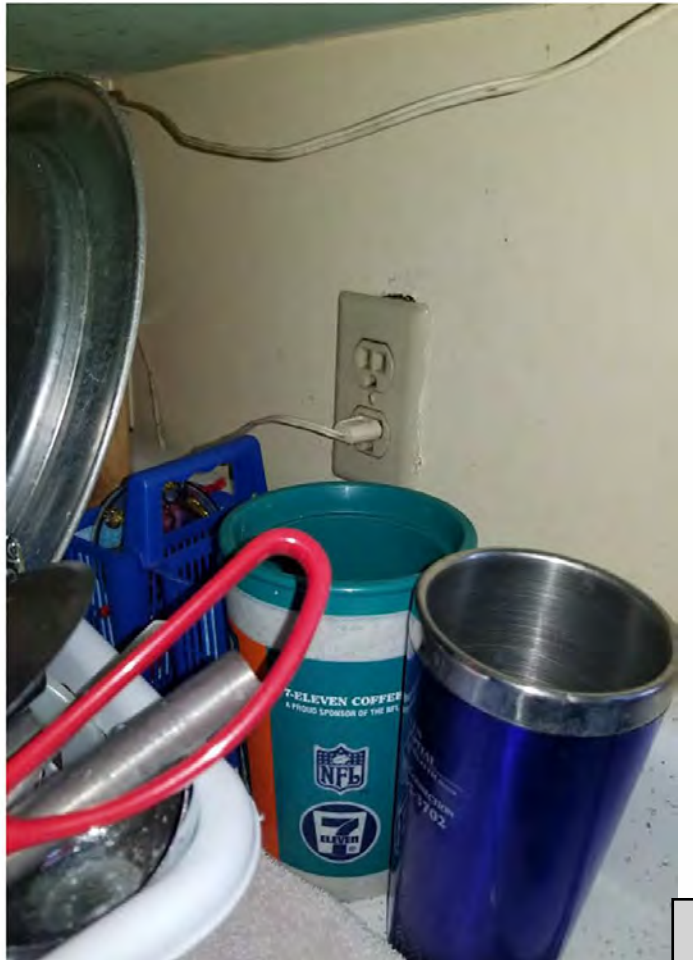
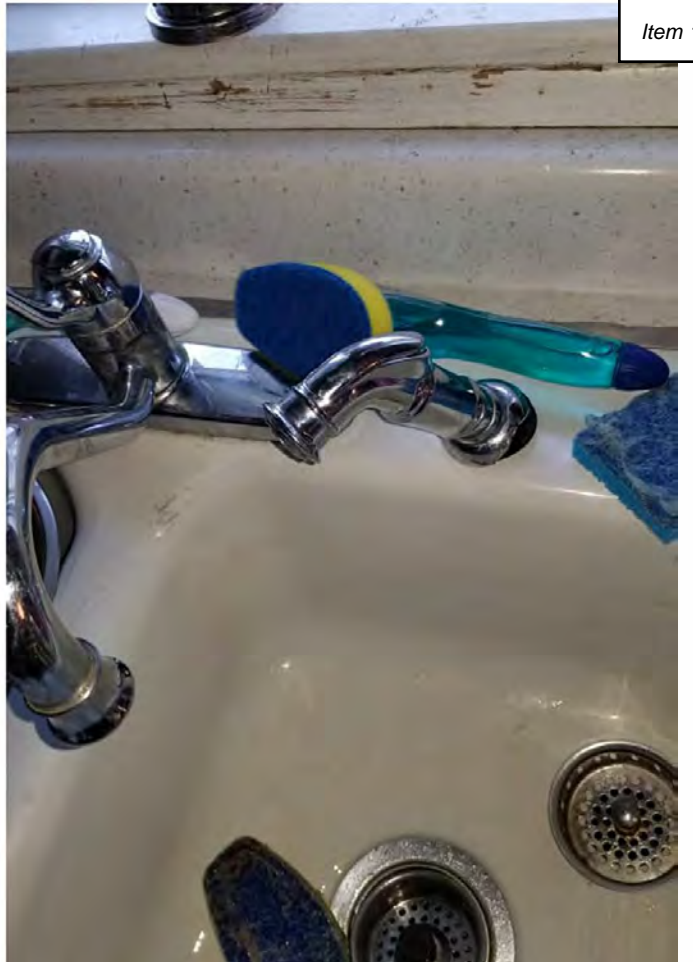
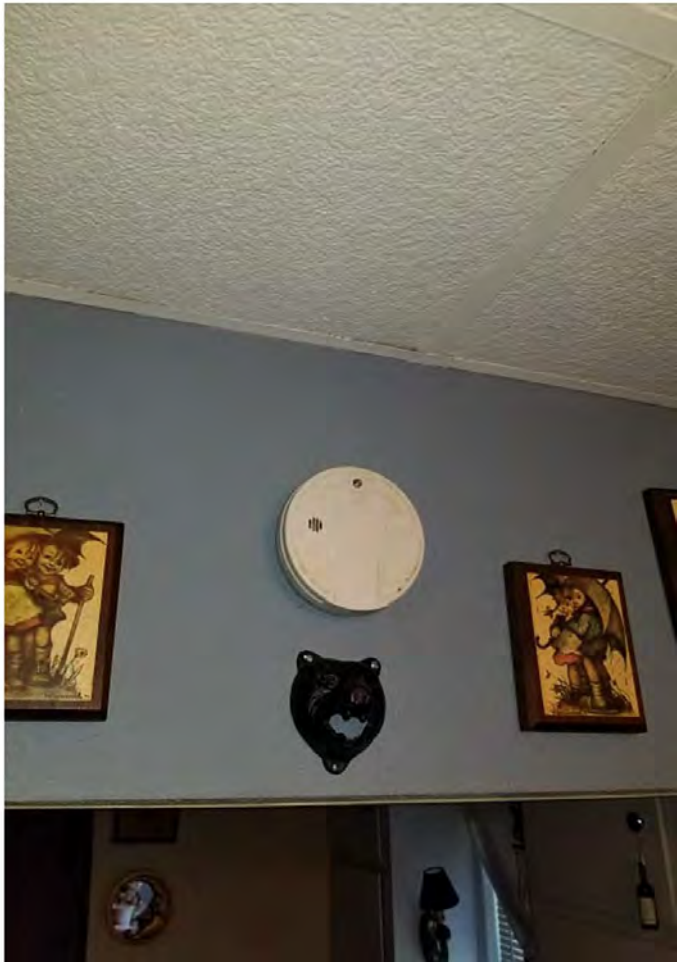


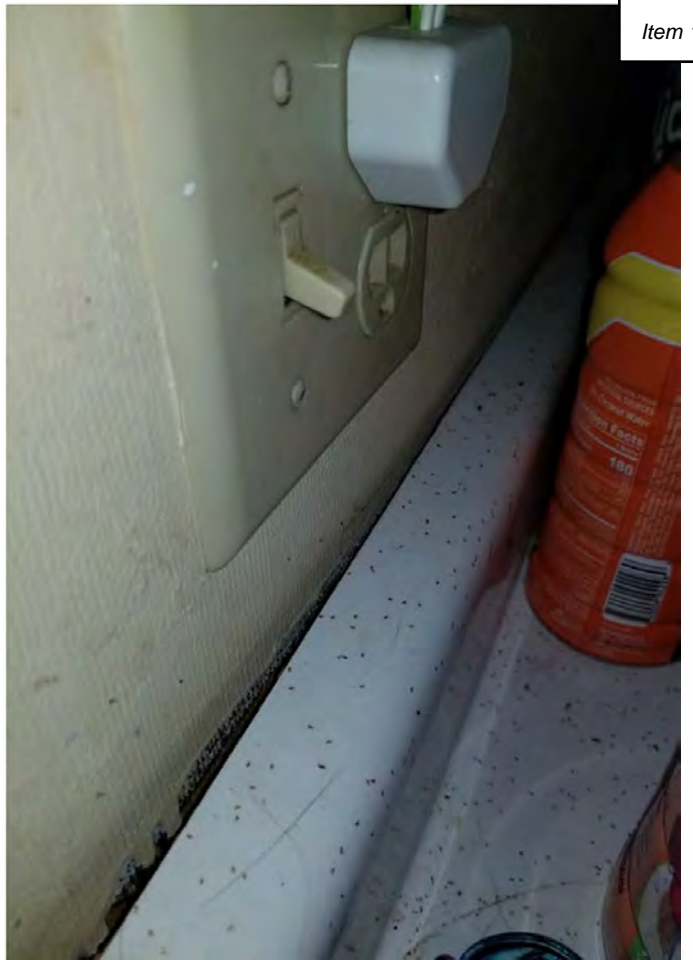
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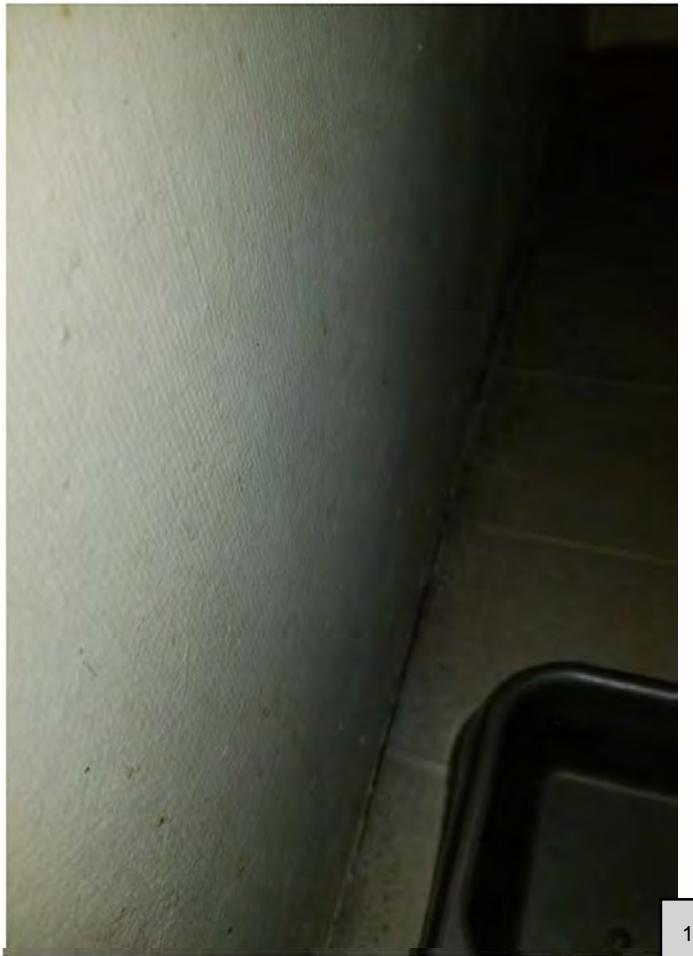
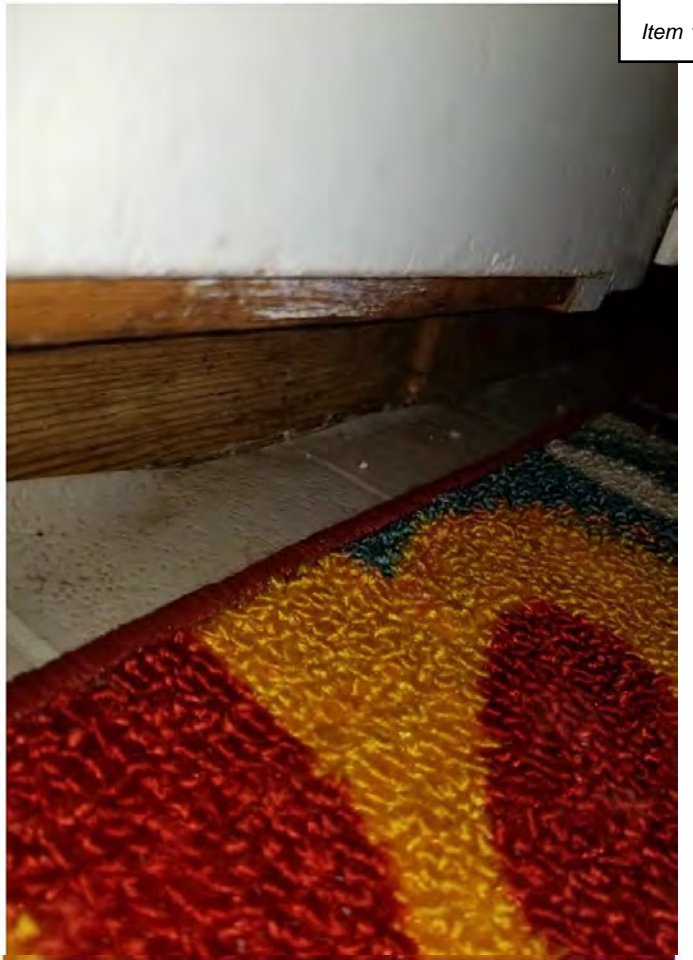


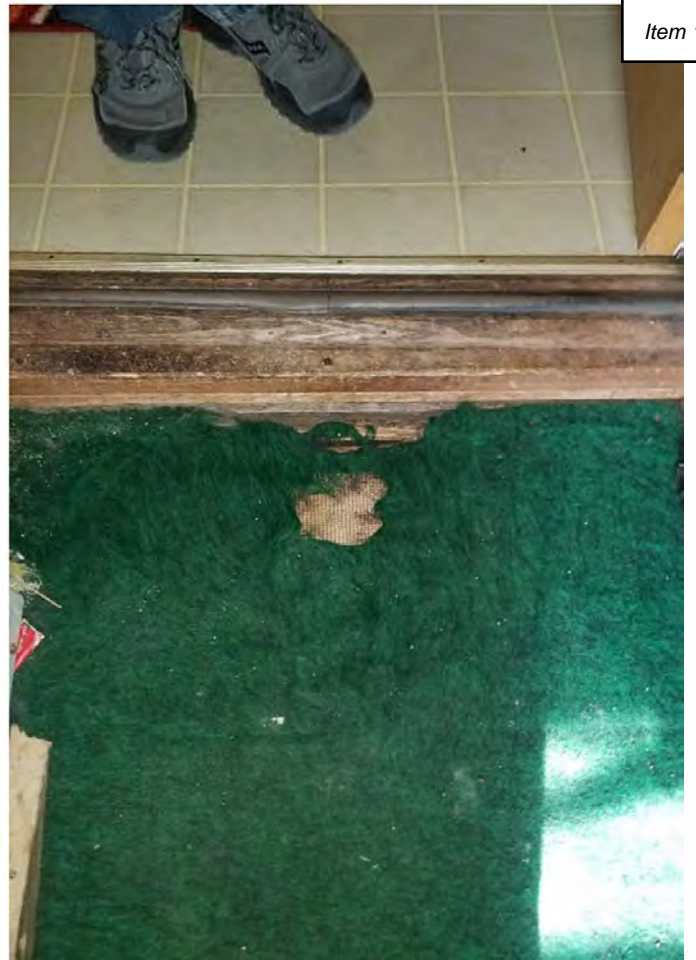


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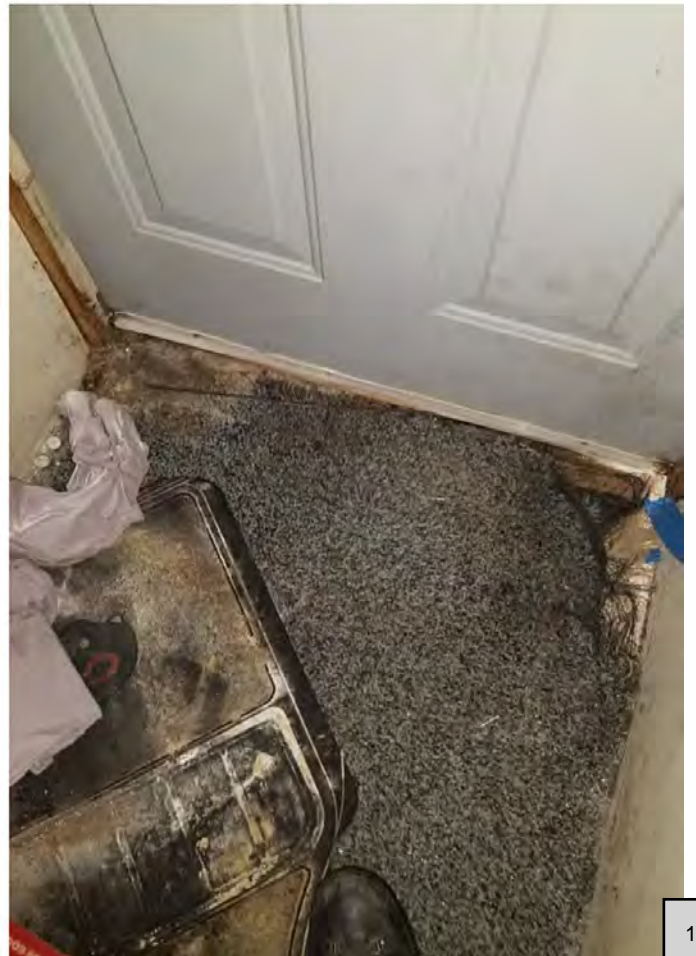


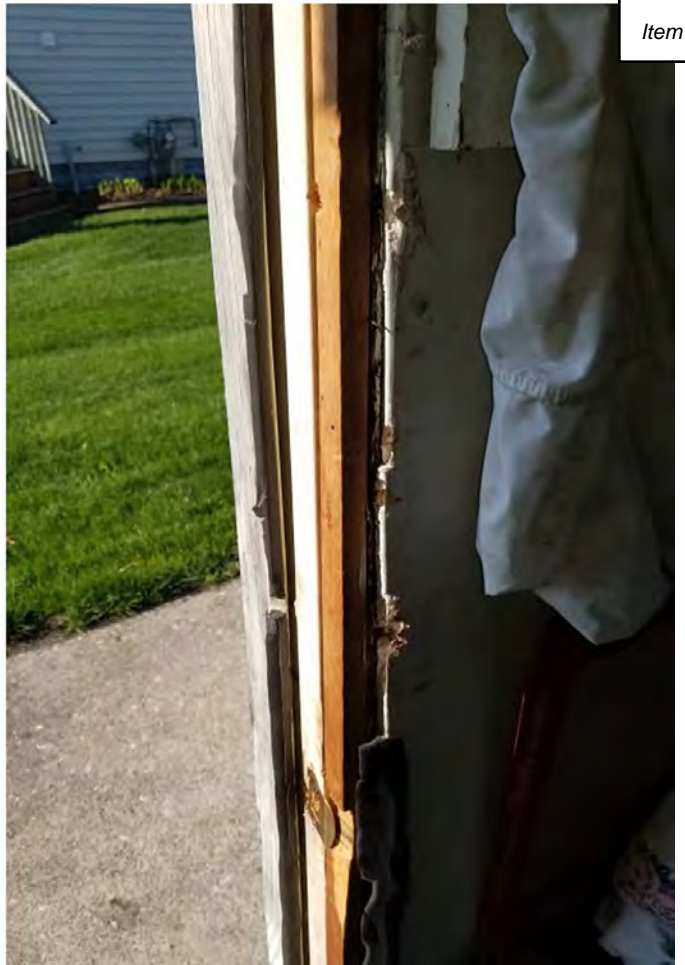






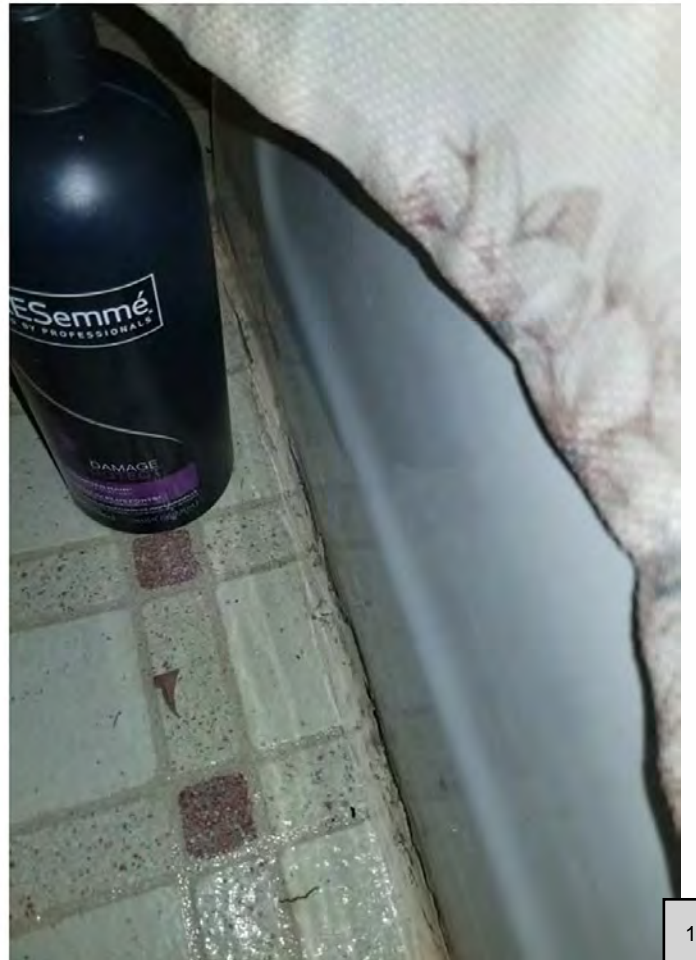
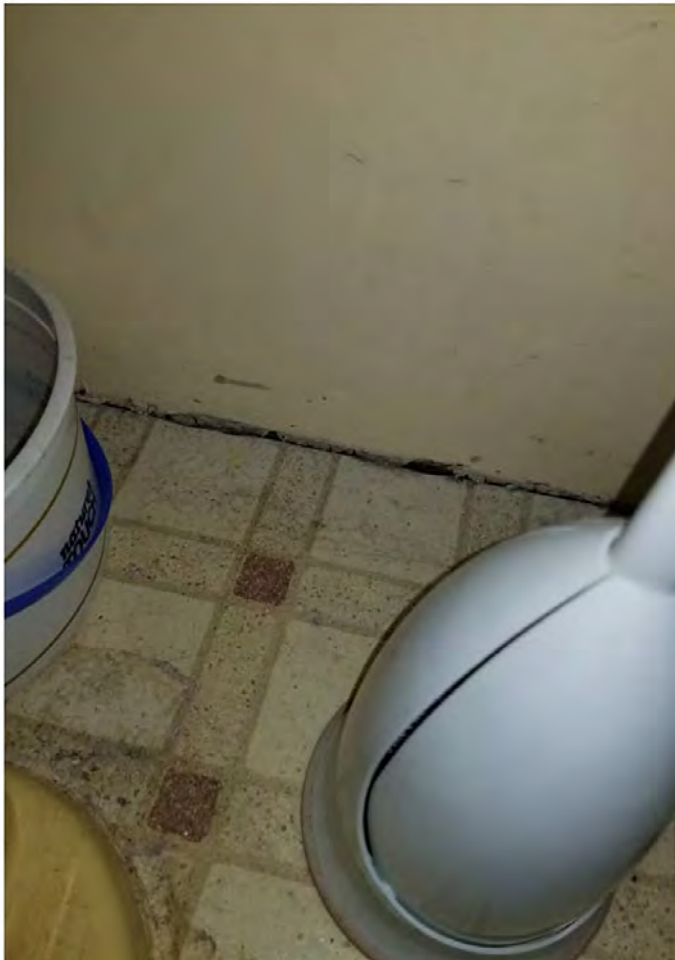
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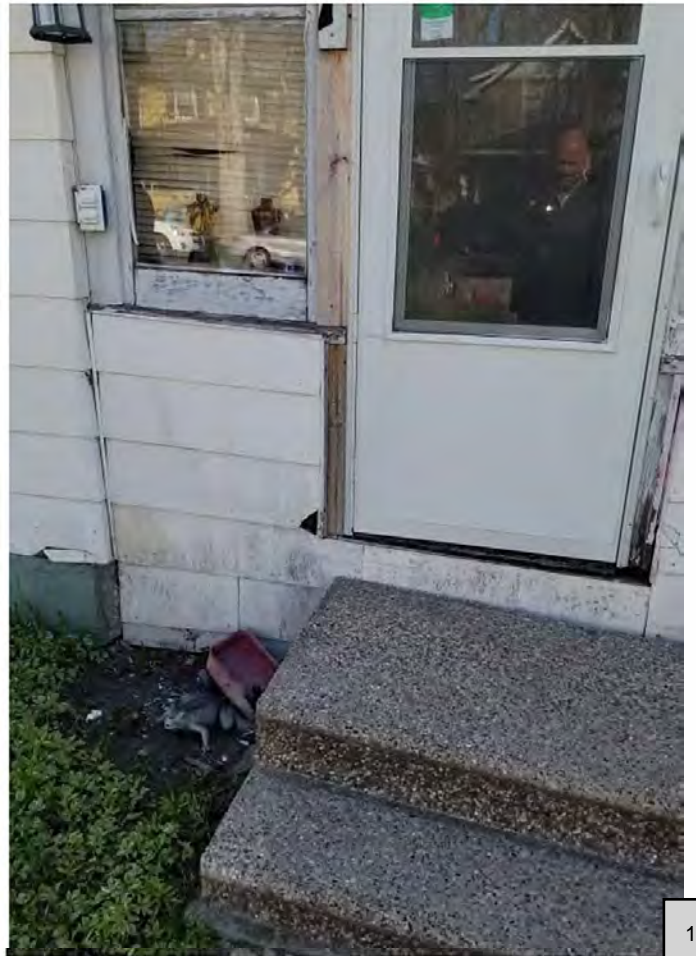
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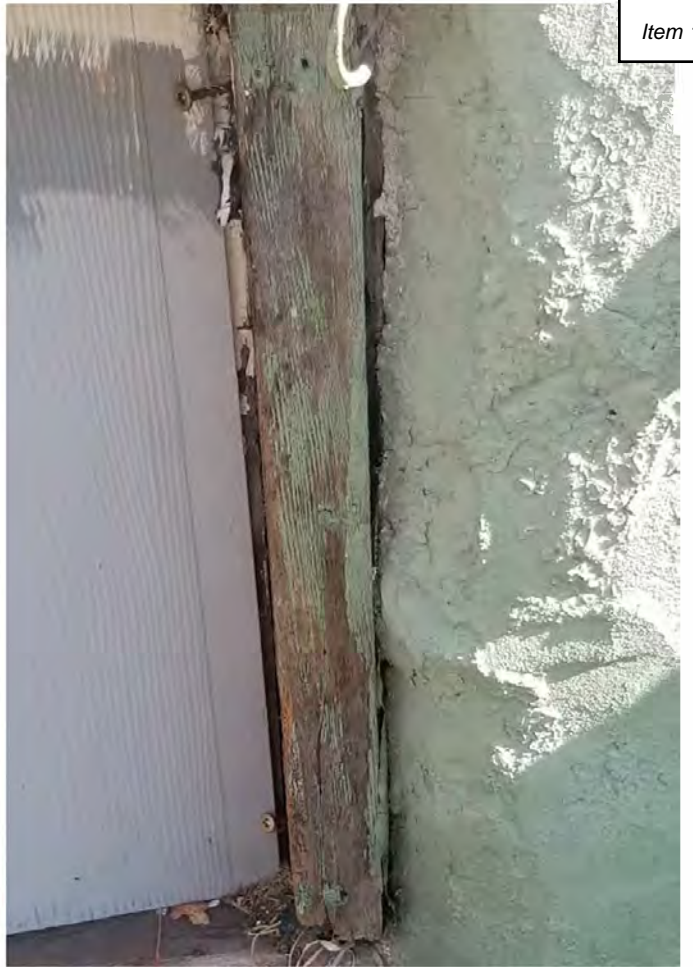
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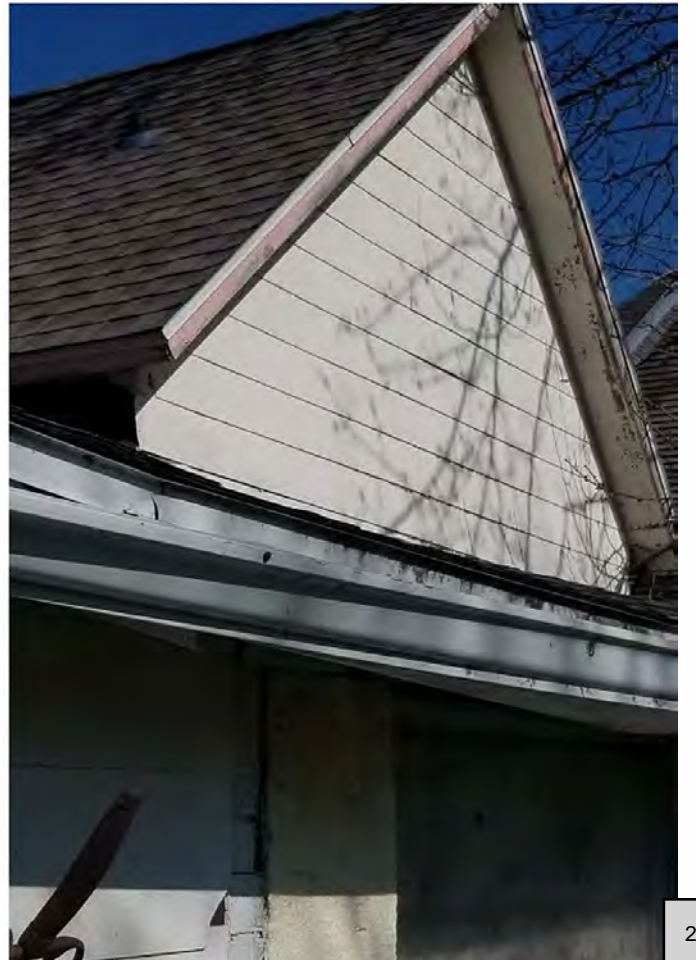


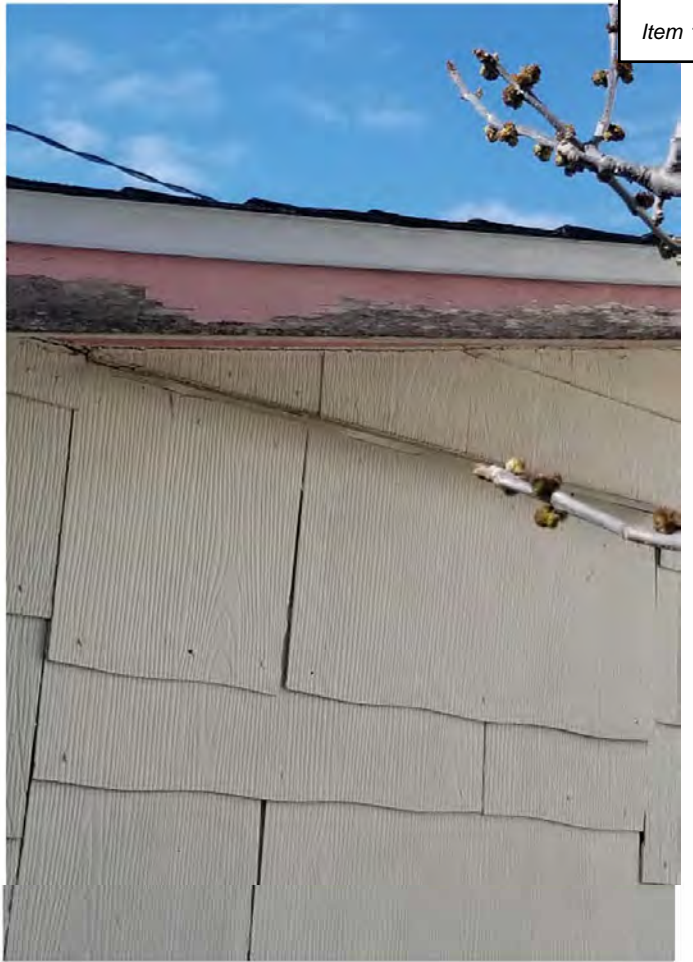






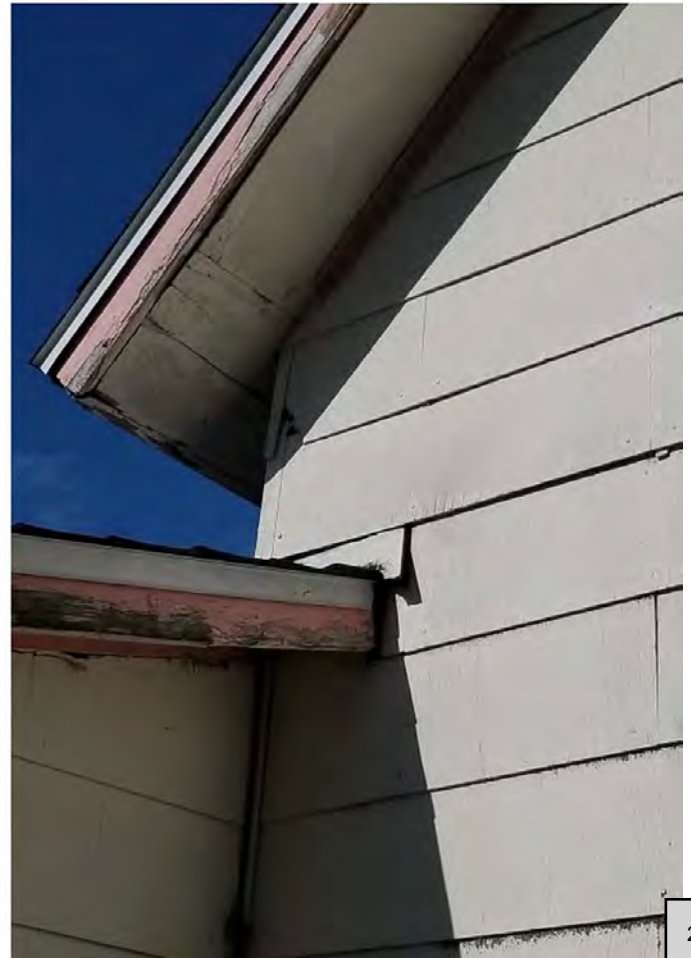


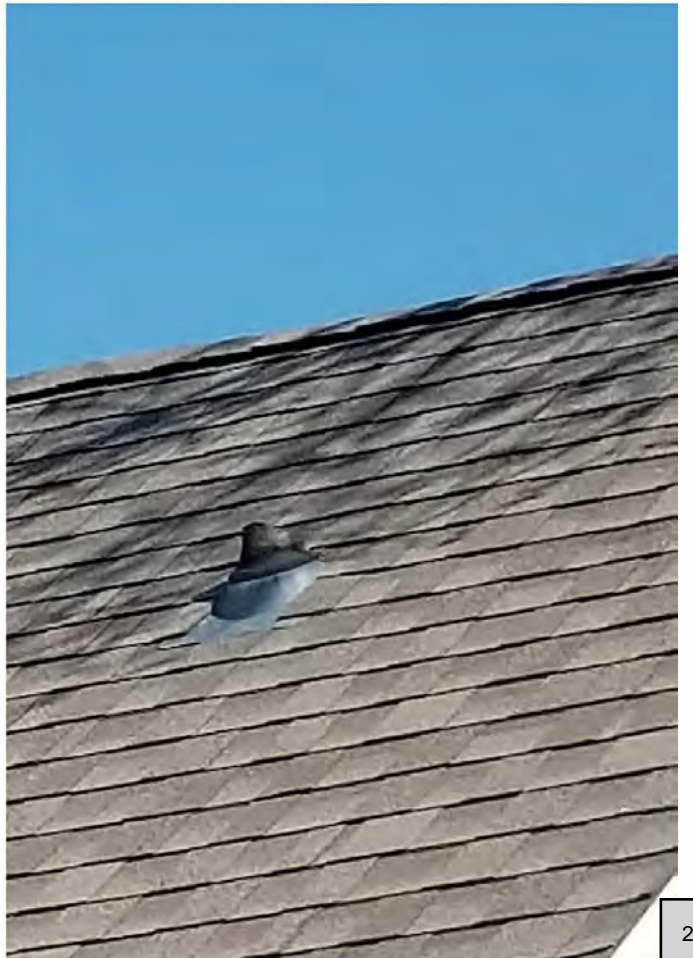


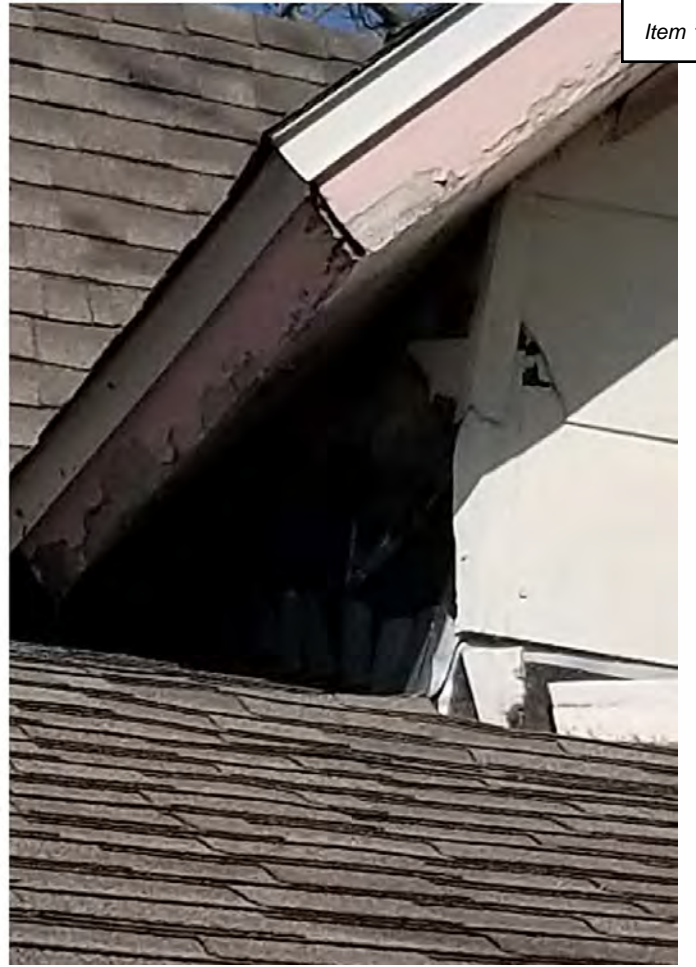












## To the Oelwein City Council

My name is Barb Wegner and I own the property at 27 South Frederick. I will be willing to give the property to the city, but I will need time to get all of my stuff out of the building. I have been having a very hard time getting anybody to help me, that is why it is taking me so long to get everything out of the building. Since I am handicapped I am not able to do it myself. I have rented a storage unit and am looking for someone to help me move things from my property to the storage unit. Thank you for your patience and working with me on this, I am trying my best to get things taken care of.

Sincerely,  
Barb Wegner  
319-283-0513



Policy: House Forfeiture Policy

Adopted by Resolution:

Date:

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property that they can no longer manage may submit a request to sign the property over to the city. The process below outlines how a property owner can quickly claim their property over to the city:

- The property owner works with community development on an inspection of the home
- Community Development inspects the home and produces a report
- The property owner writes a letter to the city making a request for the home to be quickly claimed to the city
- The city is presented to the Planning, Finance, Enterprise and Economic Development Committee with a recommendation from the City Administrator
- The Committee will make a recommendation to council
- Council will vote the same night through a motion to accept or deny the property
- At the following meeting the council will accept the property through a resolution
  - City council must accept all property through a resolution

Conditions do apply when requesting a property to the city through a quick claim deed

- The property owner must show a significant hardship to the city to be eligible to quickly claim the property
- The property must be current on all taxes and utility bills
- The property must be clean inside and out
- All immediate nuisances on the property should be cleaned or eradicated before presenting to council
-



Policy: Tear Down Assistance Policy

Adopted by Resolution:

Date:

The City of Oelwein works to improve the community by removing homes that no longer provide a safe and habitable living condition for community members. The city will provide tear down assistance to property owners in Oelwein to help achieve this goal. Tear down assistance is paid to the property owner who successfully demolishes a home and either adds to their current property or builds on the demolished property.

Rules of the program

- The city will fund 50 percent of the tear down with a maximum award of \$5,000
- Applicants who have received income from the property are not eligible
- Strong consideration is given to applicants who acquire an adjacent property and want to add to their existing property
- A licensed contractor must tear down the property

The process for the award is as follows:

- The applicant must have two bids for the property
- The applicant must apply to the city.
- All homes that are applying for assistance must be inspected by the city
- Applications and completed inspections are sent to the Planning, Finance, Enterprise, and Economic Development Committee for recommendation to council
  - This committee meets as needed and as time allows
- The Committee can recommend funding, recommend denying funding, or provide a recommendation with conditions.
- Once the council approves funds, the applicant then proceeds to work with their contractor on the demolition of the property
- Contractors must pull a permit for a demolition in the City of Oelwein
- Once the demolition is completed, the property owner submits landfill tickets and copies of paid invoices to the city
- A check is cut to the property owner once all building permits are clear and all paperwork has been provided to the city

While the city strives to follow the above guidelines, exceptions can be made in dire circumstances.