



Agenda

Planning, Finance, Enterprise, and Economic Development Committee

Oelwein Public Library, 201 East Charles, Oelwein, Iowa

5:30 PM

May 13, 2024

Oelwein, Iowa

Mayor: Brett DeVore

Committee Members: Matt Weber, Karen Seeders, Lynda Payne

Pledge of Allegiance

Discussions

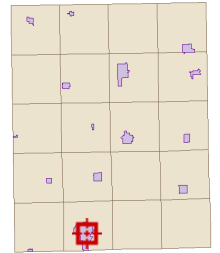
- [1.](#) Consideration of a motion providing direction to Council on the sale of 322 6th Ave SE in the amount of \$1,020.00.
- [2.](#) Consideration of a motion providing direction to Council on the demolition application for 725 2nd Ave SE.
- [3.](#) Discussion on the proposal on 27 South Frederick Avenue.
- [4.](#) Consideration of a motion providing direction to Council on the Hotel Motel request from the Fayette County Fair.

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



Overview



Legend

- Corporate Limits
- Parcels
- Major Highways**
- County Highway
- Federal Highway
- State Highway
- Roads

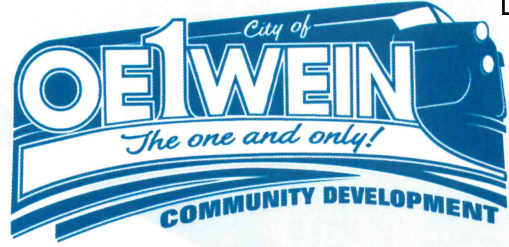
Parcel ID	1821483010	Alternate ID	n/a	Owner Address	Oelwein, City Of
Sec/Twp/Rng	21-91-9	Class	R		City Hall 20 2nd Ave. SW
Property Address	322 6TH AVE. SE	Acreage	n/a		Oelwein, IA 50662-
	OELWEIN				
District	OELWEIN OELWEIN INC				
Brief Tax Description	LOT 11 BLK 10 GRANDVIEW ADD				
	(Note: Not to be used on legal documents)				

Disclaimer: Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.

Date created: 5/8/2024
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Offer to Purchase City Properties



To purchase City-owned real estate, completely fill out this form. The timeline is usually about 45 days. Your offer will be sent to the Planning, Finance, Enterprise & Economic Development committee who will review the application and forward it to City Council for approval. At the appropriate time, we will schedule a date and time for buyer(s) to sign and provide a payment of the offered/accepted bid, plus \$20 for the recording fee.

322 6th Ave SE

Property Address

1821483010

Property Parcel Number

Andrew Meth

Buyer's or Buyers' Name

330 6th Ave S.E., Oelwein IA, 50662

Buyer's or Buyers' Address, City, State, ZIP

Andrewmeth22@yahoo.com

Buyer's or Buyers' Email Address

319-238-9944

Buyer's or Buyers' Phone

Are you being represented by a real estate agent or lawyer?

Yes

No

Buyer Representative Name and Contact Information

AH
Initials

If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

Its connected to my property have young kids so would like a bigger lot for them growing up with sports and I would keep up to property offer \$1,020

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

Andrew L. Meth

Buyer Printed Name (As will appear on deed)

Buyer Printed Name (As will appear on deed)

Buyer Signature

4/22/24

Date

Buyer Signature

Date

Buyers' Legal Relationship to Each Other



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:

725 2nd Ave SE

Applicant Name:

Owner Name:

Doug Bryan

Mailing Address:

101 County Line Road

City, State, Zip:

Oelwein IA 50662

Phone:

319-283-2345

E-mail Address:

doug@bryanheavyequipment.com

Legal Description:

Application date:

4/22/24

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

Yes

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

(Attach additional page if necessary)

because it qualifies

What is the future of this property?

Parking

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

Year awarded NO Project (address of property)

Amount awarded

List last date the structure was continuously occupied

List the last time this structure was served by utilities Unknown

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

(For Official Use Only)

Community Development Department Application Review

Application reviewed on: 5/2/2024

Application reviewed by: David Kral

Comments:

dilapidated building, vacant for multiple years, large property zoned industrial, has phone tower in back of plot



VACANT BUILDING INITIAL INSPECTION STATUS: FAIL
 725 2ND Ave. SE (Primary)
Date of Second Inspection: 04/30/2024 9:00AM

February 27, 2024

Premier Heavy Equipment, LLC c/o Bryan Heavy Equipment
 101 County Line Rd E.
 Oelwein, IA 50662

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in **City Code Chapter 12, Article IX, Vacant Building Permit and Inspection**.

Vacant properties are required to be registered with the City of Oelwein. Residential properties are \$25, commercial properties are \$50 and industrial properties are \$100 annually. Proof of liability insurance is required for issuance of vacant permit. **You must apply for your vacant property permit within 30 days from the date of this notice. Properties not applied for within this time will accrue a \$10/day additional fine up to \$300.****

The easiest way to register is to go to: <https://www.cityofuelwein.org/community-development/page/rental-vacant-building-program> and follow the bright red "Vacant Property Registration" link by scrolling to the middle of the page.

In accordance with code, on 02/16/2024, the structure at 725 2ND Ave. SE (Primary) was inspected and failed. The code violations must be corrected by 04/30/2024. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$250 fee will be required. Failed inspections at the third and subsequent inspections will result in \$350 fees each time it fails, and a follow up inspection being scheduled.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days before the next inspection for a maximum of 15 days extension. If an appeal is being filed then the completed appeal form and \$100 fee must be submitted to the Community Development Department within twenty (20) days of the date of this notice. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

If no progress is made by the time of the reinspection, the case will be referred to the city attorney and a municipal infraction up to \$750 will be issued, as well as costs assessed by the court.

****Permit Fee Exemption:**

- A. The property owner may qualify for an exemption from fees if the property is scheduled to be rehabilitated, in the process or scheduled for demolition, or if the property is actively being marketed.
 - i. Actively being marketed—Being listed with a real estate agent, the property has a for sale sign visible from the adjacent road, the property is advertised online or in the local paper.
 - ii. Applicants must provide written evidence that qualifies them for an exemption.
- B. Fee may be waived if a building permit is pulled on the location and progress is being made on the property for substantial improvement or code compliance.
- C. The following owners will be exempt from fees: Fannie Mae/Freddie Mac and United States Department of Agriculture (USDA).

Sincerely,
 City of Oelwein
 Community Development Department

Violations are listed on the following page

City of Oelwein Community Development Department
 20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862

Exterior:

1. Grading & Drainage -
Section 25-32/Exterior Property Areas
-Gutters have failed on the front of the home and are no longer moving water away from the foundation
2. Foundation Walls -
Section 25-36/Component Serviceability
-Foundation walls show signs of partial structural failure and should be checked
3. Roofing or Roofing Components -
Section 25-34/Exterior Structure
-Roofing is deteriorating and should be replaced before the home is damaged by water

REMINDER: For any work requiring a permit, you can apply for one online on our website at:
<http://www.cityofelweil.org/departments/community-development-department.html>

Lonnie & Jennifer Brewer

1251 Fontana Blvd
Hazleton, IA 50641

Estimate

Date	Estimate #
5/1/2024	566

Name / Address
Premier Heavy Equip 101 County line Rd Oelwein IA 50662

Project

Description	Qty	Cost	Total
Tear down and remove house only	1	8,700.00	8,700.00
All materials hauled to landfill	1	0.00	0.00
Utilities done to city specs			
Excavated hole filled and capped with 4 inches black dirt			
Any trees removed will be extra. Price to be determined			
All work is complete!		Total	\$8,700.00

Customer Signature _____

Bryan Construction Inc

1302 Outer Rd
Oelwein, IA. 50662

Item 2.

Estimate

DATE	ESTIMATE NO.
4/29/2024	2419

NAME / ADDRESS
Premier Heavy Equipment C/O Bryan Heavy Equipment 101 County Line Rd E Oelwein, IA 50662

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Demolition House 725 2nd Ave. SE Oelwein, IA 1. Cap Utilities As Required By City 2. Provide City Of Oelwein Demolition Permit 3. Remove Trees As Needed 4. Demolish And Remove House Only 5. Transport / Disposal Of House ,Contents, And Debris At Black Hawk County Landfill 6. Remove Foundations And Provide Clean Fill To Minimum 4' Depth 7. Provide 4" Top Soil And Finish Grade 9. All Work To Be In Compliance With Governing Regulations 10. Tire Removal Fee Is \$30.00 Each (Not Included)		8,200.00	8,200.00
Proposal Valid For 30 Days	TOTAL		\$8,200.00



Policy: Demolition Assistance

Adopted by Resolution: 5296-2021

Date: September 13, 2021

The City of Oelwein wants to improve the community by removing homes that no longer provide a safe and habitable living condition for community members. To help achieve this goal, the city will provide demolition assistance to property owners in Oelwein. Demolition 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 demolition with a maximum award of \$5,000 as a reimbursement
- 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

The process for the award is as follows:

- The applicant must provide two demolition bids for the property
- The applicant must apply to the city via the demolition assistance application
- 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 and passes the demolition inspection, the property owner submits landfill tickets and copies of paid invoices to the city
- A reimbursement 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. This program helps the city avoid demolishing a home and bearing all of the cost.



Re
imagined
Paint & Sip Studio

25 S. Frederick Avenue - Oelwein - Iowa

Proposal for condemned property - 27 S. Frederick Ave. - Oelwein - Ia

Proposal

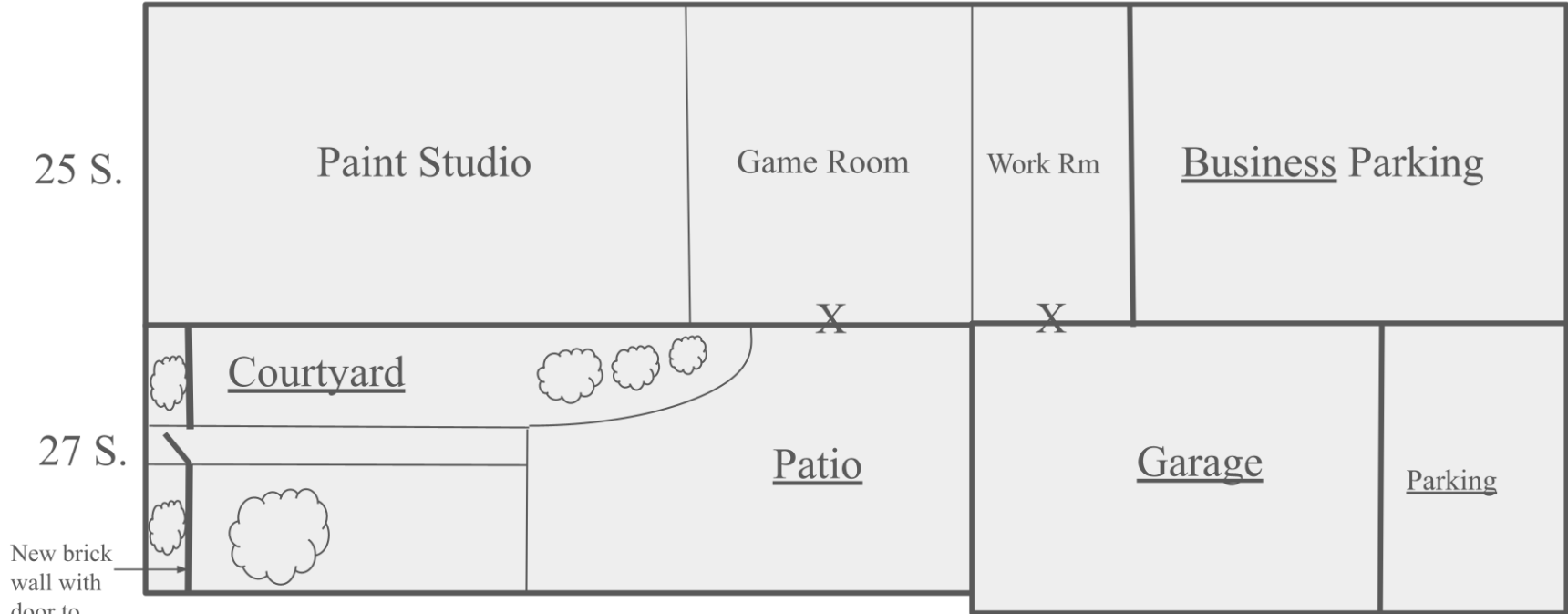
For us, the building at 27 S. Frederick Avenue is past restoration both due to the state of the property and the additional costs for rehabilitation to our own building that were partially incurred by the condition of 27 S. for decades. We are interested in purchasing the property following the tear down and backfill of the lot.

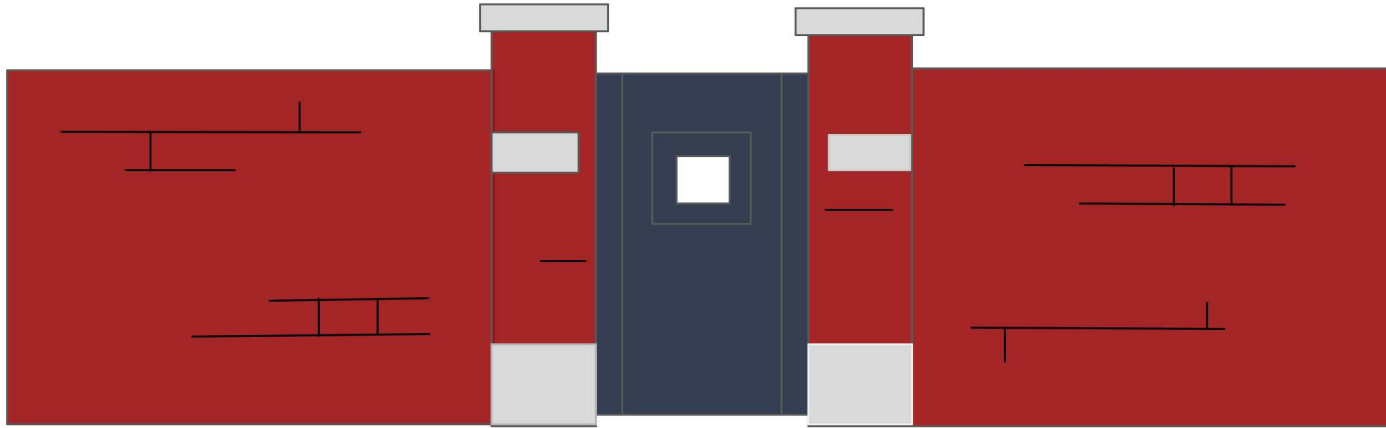
We would like to propose this option for your consideration
for the 27 South Frederick Avenue lot:

We are interested in purchasing the lot to use the front space as a courtyard and patio for both our private and business spaces at 25 S., while utilizing the back area for a large garage/workshop for both business and private use. Our plan would include the construction of a wall with a gate/door to the courtyard that would continue the flow and charm between the fronts of 25 S. and 29 S. The wall would be brick, with the design to reflect the style and elements of the 25 S. and 29 S. properties. This proposal would allow us to reopen original, closed windows on the south side of the building for natural light or doors. It would allow us to establish an entry to our back game room that would make the space accessible without stairs. It would allow vital access to our south wall in need of repair that has been exacerbated and greatly accelerated by the condition of the 27 S. property and the unchecked water flow and debris between properties that has occurred over many years.

Combined 25 S. & 27 S. Proposal

Item 3.





Brick wall to extend between 25 S and 29 S to continue flow between buildings and to provide a wall for the courtyard. Will include a charming metal/wood door for entrance to the patio area and proposed garage behind courtyard for both business and private use for 25 S.

Thank you for your time and for your consideration. We would welcome the opportunity to discuss the proposal in more detail. If there are any questions, please let us know.

Sincerely,

Sharon & Paul Schemmel
25 S. Frederick Avenue
563.690.8463 (Sharon)

We are currently in the process of creating the website for our paint studio. Until that is completed, you can reach us at our personal email: schemmteam@gmail.com.



Hello,

We hope this letter finds you well. We are reaching out regarding the 2024 Fayette County Fair, a cherished annual event that brings joy, celebration, and a sense of unity to our towns and county. Our fair serves as a platform to showcase the rich heritage, talent, and craftsmanship of our local residents while providing affordable family entertainment. However, to ensure the success of this beloved tradition, we rely heavily on the generosity of individuals and businesses like yours to support our efforts financially.

Your donation to the Fayette County Fair would not only be a contribution to the vibrancy of our communities but also an investment in the future of our youth. By supporting our fair, you are helping to provide educational opportunities, promote local businesses, and create unforgettable memories for families. Whether it's sponsoring a specific event, providing in-kind donations, or offering monetary support, every contribution makes a meaningful difference in our ability to continue this tradition for generations to come.

We truly appreciate your consideration and support in making the Fayette County Fair a resounding success. Your generosity will not only be recognized by our organization but also by the countless individuals whose lives are enriched by the experiences our fair provides. Together, we can ensure that our communities continues to thrive and that the spirit of togetherness and celebration endures. Thank you for your generosity and commitment to our shared values.

Warm regards,

Justin Steinlage

Fayette County Agricultural Society Treasurer

(563) 518-0104



Name/Business: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Enclosed is my donation amount of: \$ _____

I would like my donation to be directed toward: _____

Hotel Motel FY 2024

Past Fiscal Year

Fund 122 balance 6/30/2023 \$ 12,934.56

Current Fiscal Year

Estimated Revenue 2023 65,000.00
 less Revenue to General Fund 50% (31,850.00)
 less Revenue to Trails (to trans 6-2021) (10,000.00)
FY 2023-24 available for tourism awards \$ 23,150.00

Treasurer's Report Fund 122

Month End Balance History

July 12,355.78
 August 30,684.83
 September 29,246.62
 October 21,821.03
 November 45,568.14
 December 45,661.65
 January 44,273.59
 February 64,753.24
 March 63,398.20
 April 63,565.57
 May
 June (tentative)

Revenue Rec'd Tracking (s/b \$65,000)

August '23 18,306.47
 November '23 23,689.58
 February '24 20,359.29
 May '24
\$ 62,355.34

Project	Date Requested	Amount Requested	Council Award Date	Amount Awarded	Date Paid	Amount paid	*Remaining Balance	Special Instructions
Fayette County Agricultural Society	4/1/2023	5,000	4/24/2023	5,000	10/3/2023	5,000		
Williams Center	6/1/2023	1,500	6/12/2023	1,500	9/20/2023	1,500		
Italian Heritage Days	6/1/2023	600	6/12/2023	600	7/12/2023	600		
Oelwien Celebrations	8/1/2023	20,000	8/28/2023	5,000				split? 15K Econ Dev
Williams Center	9/1/2023	1,500	9/11/2023	1,500	1/4/2024	1,500		
O Town Mania	9/1/2023	2,500	9/11/2023	2,500	10/3/2023	2,500		
Williams Center	12/1/2023	1,500	12/11/2023	1,500	3/6/2024	1,500		
T&T BBQ	12/1/2023	15,000	12/11/2023	-				
Williams Center - Tribute Neil Diamond	3/1/2024	1,500	3/11/2024	1,500				
Grand Theatre	3/1/2024	10,000	3/11/2024	10,000				
				Total	\$	29,100.00		

\$ 6,984.56 Available to award

Fayette Co Ag Society

Hotel Motel Funding

Year	Awarded
2018	1,000
2019	5,000
2020	6,000
2021	6,000
2022	6,000
2023	5,000
	<hr/>
	\$ 29,000