

Agenda

Planning, Finance, Enterprise, and Economic Development Committee
Oelwein Public Library, 201 East Charles, Oelwein, Iowa
5:30 PM

June 10, 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 demolition application for 725 2nd Avenue SE.
- 2. Consideration of a motion providing direction to Council on the house forfeiture of 132 6th Avenue SE.
- 3. Consideration of a motion providing direction to Council regarding the lot sale of 637 5th Avenue SW in the amount of \$1,050.00.
- 4. Consideration of a motion providing direction to Council regarding the lot sale of 516 4th Street SW in the amount of \$2,400.00.

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

Kaylonna McKee

From: Dylan Mulfinger

Sent: Tuesday, May 28, 2024 8:02 AM

To: David Kral
Cc: Kaylonna McKee
Subject: Re: letter to city

We will submit to council in June.

Dylan Mulfinger

City Administrator City of Oelwein 20 2nd Ave SW Oelwein, Iowa 50662 City Hall- 319-283-5440 Cell- 319-238-0039



From: David Kral <BuildingOfficial@cityofoelwein.org>

Sent: Tuesday, May 28, 2024 7:56 AM

To: Dylan Mulfinger <dmulfinger@cityofoelwein.org>

Subject: FW: letter to city

Your thoughts?

From: Christine Rema <christine@bryanheavyequipment.com>

Sent: Friday, May 24, 2024 4:23 PM

To: David Kral < Building Official@cityofoelwein.org>

Subject: RE: letter to city

The cell tower is part of Abco and the manufacturing part of the property. The demolition assistance is for the house that has not had utilities in over 15 years and does not generate any revenue and is not a rental house and has not had any occupancy in over 20 plus years. The house qualifies for the assistance like other houses have and the house generates no money and has been vacant which makes it qualified.

THANKS!

CHRISTI

From: David Kral < Building Official@cityofoelwein.org >

Sent: Friday, May 24, 2024 11:49 AM

To: Christine Rema <christine@bryanheavyequipment.com>

Subject: RE: letter to city

Christi,

1. We did not hear from Mr. Bryan so it is not on the agenda.

- 2. The problem is that he wrote "because it qualifies" under the "Why do you need financial assistance on the tear down" section and did not provide any other details
- 3. The City Council is concerned the property has received revenue from the antenna that is also on the property

Can you provide feedback on item 2 and 3 please?

Thanks,

David Kral

Building Official/Zoning Admin. City of Oelwein 20 2nd Ave SW Oelwein, Iowa 50662 319-283-5862



From: Christine Rema <christine@bryanheavyequipment.com>

Sent: Friday, May 24, 2024 11:28 AM

To: David Kral < Building Official@cityofoelwein.org >

Subject: letter to city

This response below is to the letter we received in the mail about the demolition.

THANKS!

CHRISTI

We will not be able to attend the council meeting. The house has been vacant for over 15 years and never produced revenue. There has not been water usage in over 15 years if there is a problem with something with the application explain what it is so we can get it corrected.

Thanks

Doug Bryan-President Bryan Auction Co. Bryan Heavy Equipment Inc.



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: | DOUS BUTHER |
| Mailing Address: | 101 county line pour |
| City, State, Zip: | Octvein JA 50662 |
| Phone: | 318-283-2345 |
| E-mail Address: | dous Gbrianheavi equir nentiton |
| Legal Description: | |
| | |
| Application date: | 4/22/24 |

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

405

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

(Attach additional page if necessary)

broause it qualities

What is the future of this property?

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

Unkrown

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, <u>Vacant Building Permit and Inspection</u>.

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.cityofoelwein.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.cityofoelwein.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 |
|---|-----|------------------|----------|
| Fear down and remove house only All materials hauled to landfill Utilities done to city specs Exeavated hole filled and capped with 4 inches black dirt Any trees removed will be extra. Price to be determined | 1 | 8,700.00 0.00 | 8,700.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| All work is complete! | | Total | |

Customer Signature

Bryan Construction Inc

1302 Outer Rd Oelwein, IA. 50662



| 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.



Policy: Oelwein Property Forfeiture Policy

Adopted by Resolution: 5297-2021

Date: September 13, 2021

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, residential or commercial, 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 quitclaim deed their property over to the city:

- The property owner works with Community Development on an inspection of the property
- Community Development inspects the property and produces a report
- The property owner writes a letter to the city making a request for the property to be quitclaim deeded to the city
- The report and letter from the owner 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 transfer
- 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 to surrender a property to the city through a quitclaim deed:

- The property owner must provide to the city evidence of a significant hardship to be eligible to quitclaim deed 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

While the city strives to follow the above guidelines, exceptions can be made in dire circumstances. The city accepts dilapidated properties because going through the court system would prove costly for the city. While the city can assess demolitions or clean-ups to the taxes, these circumstances have not paid off for the city. The most cost-effective option for the city is to take a property and demolish it rather than going after an individual who does not and will not have the resources to demolish a property. All enforcement roads lead to demolition for the city. With the city taking possession of the property, the city avoids court costs and attorney fees.

Forfeiting Properties to City

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, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



| Property Address | Property Parcel Number | r |
|---|---|--|
| 132 64 ANZ SE | 1132 GHAVE | So Most |
| Owner's or Owners' Name(s) | 10 | |
| Owner's or Owners' Address, City, State, ZIP | | |
| 101 5 FRENCO CRAVE APT Owner's or Owners' Email Address | 31/ 39 235 43 Owner's or Owners' Phone | 15 283.1316 |
| Are you being represented by a real estate agen | t or lawyer? Yes V No | |
| Our orlean Our ord Downson Asia Name | | |
| Owner's or Owners' Representative Name and | | |
| Initials If you do not have a Representative choose to represent my/ourselves, | e: I/we understand that I/we are entering with all the due diligence required being | into a legal contract and done on my/our part. |
| | | |
| Please describe why you are requesting to forfei | it this property to the City. | |
| GREGORY J Doyle | | |
| Printed Name | Printed Name | |
| Hyn Af Degle MAY 15 | | |
| Signature Date Date | Buyer Signature | Date |
| Legal Relationship to Each Other if more than 1 | рагту: | |
| | | <u></u> |





















































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.



| Property Address | | Property Pa | rcel Number | J. |
|--|---------------------------|------------------|----------------|----------|
| 637 5th Ave SW | | 18281 | 104012 | |
| Buyer's or Buyers' Name Clayton M Davis | grece B lillie | vidge | | |
| Buyer's or Buyers' Address, C | | | | |
| 623 5th Ave | SW | | | |
| Buyer's or Buyers' Email Addition LCRC 365 | ess cutlock.com | Buyer's or Buyer | rs' Phone 3/9- | 327-3362 |
| Are you being represented by | a real estate agent or la | wyer? Yes | No | |
| | | | | |

Buyer Representative Name and Contact Information

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot). would like to combined with current lot. after of 1,050:

Buyer Printed Name (As will appear on deed)

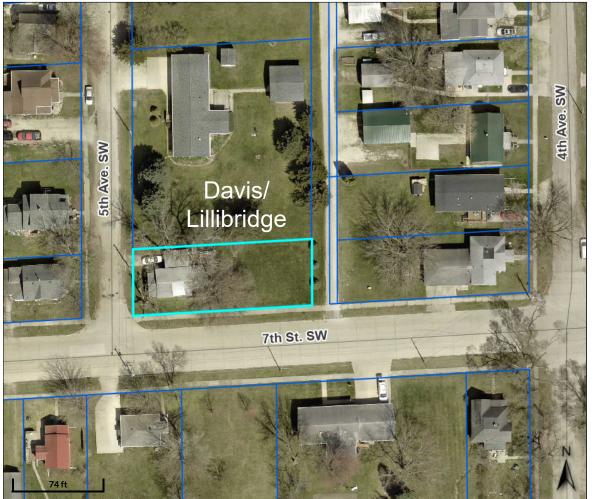
Buyer Printed Name (As will appear on deed)

Clayton M Davis & Grace B lillibridge

Buyer Signature Signature Date 05/10/24 Buyer Signature May Sullibridge

Buyers' Legal Relationship to Each Other engaged





Overview



Legend

Corporate Limits

Parcels

Major Highways

County Highway

Federal Highway

State Highway

Roads

Parcel ID 1828104012 Sec/Twp/Rng 28-91-9 Property Address 637 5TH AVE. SW **OELWEIN**

Alternate ID n/a Class R Acreage n/a Owner Address Oelwein, City Of City Hall 20 2nd Ave. SW Oelwein, IA 50662-

District **OELWEIN OELWEIN INC**

LOT 6 BLK 1 **Brief Tax Description IRVINES 2ND ADD**

(Note: Not to be used on legal documents)

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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.



516 4th St SW

1821354004 & 1821354012

Property Address

Property Parcel Number

Sterling E Silver

Buyer's or Buyers' Name

Winter, 8338 E Emelita Ave Mesa AZ 85208 124 Goldfinch CT; Independence, Iowa 50644

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

hihosilver1005@yahoo.com

3192830336

Buyer's or Buyers' Email Address

Buyer's or Buyers' Phone

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

Yes



Buyer Representative Name and Contact Information

SES

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.

Initials

Plan on building a design home . 1100 square ft, Will build for sure next year, Doubt If all would be readv this year, I leave for winter in October. I see the minmum but would like to bid 1200.00 on both lots as the back lot has no access.

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

Sterling Edd Silver and or

Buyer Printed Name (As will appear on deed)

Buyer Signature

Date

Janice Marie Schroeder-Silver

Buyer Printed Name (As will appear on deed)

er Signature

Buyers' Legal Relationship to Each Other married

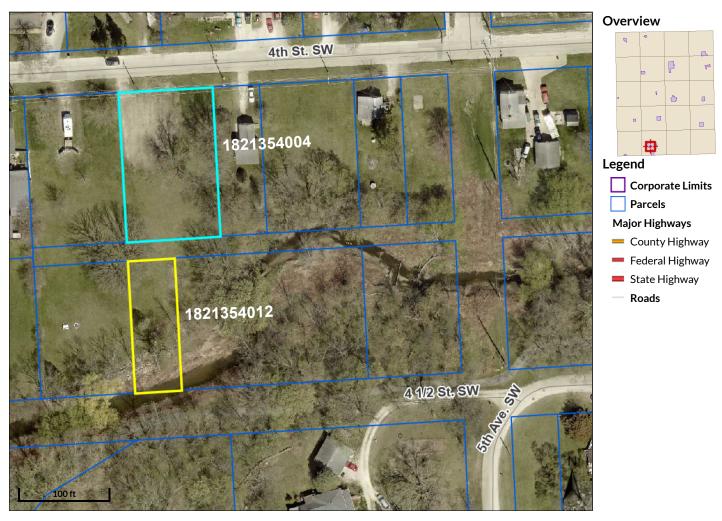
Phone: (319) 283-5862 Fax: (319) 283-4032

20 2nd Ave. S.W. Oelwein, Iowa 50662 buildingadmin@CityofOelwein.org www.CityofOelwein.org

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516 4th St SW



Parcel ID 1821354004 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 516 4TH ST. SW Acreage n/a Oelwein, IA 50662-**OELWEIN**

OELWEIN OELWEIN INC District **Brief Tax Description** LOTS 6 & 7 BLK 4

MILES ADD

(Note: Not to be used on legal documents)

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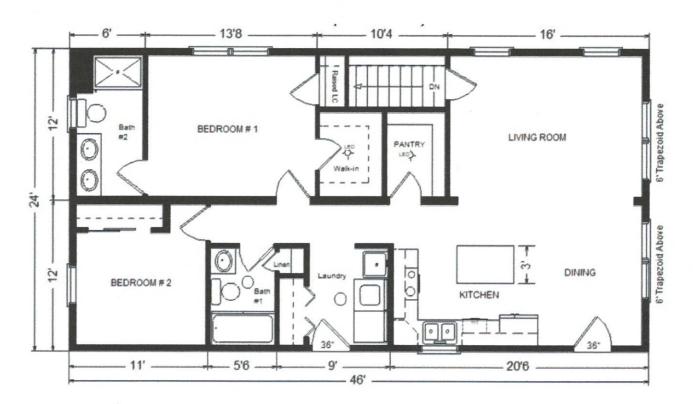


also Would Paild A 24 x 30 UN Attach & Grage

From: Sterling Silver we hihosilver1005@yahoo.com

Date: May 30, 2024 at 8:53:19 AM

To: Sterling Silver Sr. hihosilver1005@yahoo.com



Sent from my iPhone



Front Porch Added to home