



Agenda

City Council Meeting
20 Second Avenue SW, Oelwein
6:00 PM

November 12, 2024
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Council Members: Karen Seeders, Anthony Ricchio, Lynda Payne, Dave Garrigus, Dave Lenz

Pledge of Allegiance

Call to Order

Roll Call

Additions or Deletions

Citizens Public Comments - See Guidelines for Public Comments Below

1. Public Comment Policy.

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.

Resolutions

4. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.
5. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2025-2026.
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.
7. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC subfund 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.

- [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.
- [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.
- [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.
- [11.](#) Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program)
- [12.](#) Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).
- [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.
- [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.
- [15.](#) Consideration of a resolution approving Change Order No. 3 in the amount of \$42,009.50 to Shift Companies, LLC. for Reed Bed Expansion and EQ Basin Liner Replacement Project.

Motions

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

Committee Reports

Council Updates

Mayor's Report

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

City Attorney's Report

City Administrator's Report

- [A.](#) City Administrator.

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

Adjournment

- [ii.](#) Additional Information.
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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



Public Comment Policy
 Oelwein Guidelines for Public Participation during City Council Meetings
 Adopted by Council Resolution 5495-2023

1. Regular City Council Meetings “Public Comments” on non-agenda items.
 - a. The first opportunity for public comment is listed on the agenda as “Public Comments”. This time is set aside for the public to address the City Council on issues not scheduled on the agenda. It is not to be confused with a public hearing, which is a formal proceeding conducted for the purpose of discussing a specific topic, such as the city budget.
 - b. Anyone wishing to address the City Council must adhere to the following “Rules of Procedure and Decorum”:
 - i. Be recognized by the Mayor or Mayor Pro Tem.
 - ii. State their name and address.
 - iii. Speak from the podium in a civil, non-argumentative and respectful manner.
 - iv. Whenever a group wishes to address the City Council on the same subject, the Mayor may request that a spokesperson be chosen by the group to avoid significant repetitive comments. Follow up comments by others that are similarly minded, should be limited to acknowledging their agreement with the comments made by the spokesperson or any other prior speaker, and not merely repeating previously made comments.
 - v. Each person wishing to speak during the public comment period shall be given three (3) minutes to share their comments.
 - vi. Speakers will be required to speak into the microphone, speak clearly and succinctly, to ensure all in attendance, in person or virtually, can clearly hear and understand what is being said.
 - vii. All remarks shall be directed to the Mayor and City Council as a body rather than to the Mayor, any particular Councilmember, or any member of the staff or audience.
 - viii. If the speaker intends to share any documents the City Council during their comments, a copy must also be provided to the City Clerk. If the speaker is reading a “statement” to the Council, it is requested that a copy of the “statement” be provided to the City Clerk so as to have a clear and accurate record of what was said.
 - ix. Speakers shall refrain from the use of profanity; language likely to incite violence or outbursts from the audience; language that is disruptive to the orderly process of the meeting; engaging in conversations with individual council members; making comments of a personal nature regarding others; shouting, yelling or screaming.
 - x. Speakers shall not continue to address the City Council once they have left the podium and will at no point address or engage in conversation with the Mayor, Council, or staff from their seat.
 - c. Other matters relevant to the Public Comment section reference topics not on the Agenda.
 - i. Should the Mayor or Council request clarifications from the speaker the Mayor, in the Mayor’s sole discretion, may provide additional time to the speaker.



- ii. The Mayor or Mayor Pro Tem, in the sole discretion of the Mayor or Mayor Pro Tem in the absence of the Mayor, may provide additional time or reduce time allowed any speaker and/or make other allowances or judgements deemed appropriate under the circumstances, in the Mayor's capacity as the presiding official.
- iii. In many cases, the speaker will be directed to meet with staff outside of the meeting to further discuss, obtain answers to questions, to resolve the issue, and/or to discuss next steps.
- iv. Other than asking a question to clarify a statement made by the speaker, Council members shall refrain from entering into a dialogue with the speaker. This portion of the agenda is not intended for a discussion or debate between the City Council and the speaker and should not be used for that purpose. Iowa Code requires public notice of all items to be considered/debated to be posted at least twenty-four (24) hours in advance of the meeting. Therefore, Council discussion or debate on a topic brought up in the public comment section would be a violation of Iowa Code.
- v. The Mayor is responsible for maintaining order and decorum and will not allow the speaker, or any other person in attendance, to make personal attacks or inflammatory comments and will, when appropriate, direct any person violating any of the rules set forth herein to be quiet, to sit down and/or return to their seat as appropriate. Failure to comply with directives of the Mayor may result in the person being asked to leave the meeting or removed from the meeting. The Mayor may call for a break or recess to allow the speaker to leave or be removed from the meeting.

2. City Council Meetings "Public Comments" on Agenda Items during the meeting

- a. The City Council meeting is designed for the City Council to discuss and make decisions on the various issues on the agenda. The procedure for introduction, consideration, and action on agenda items is as follows:
 - i. Each agenda item is introduced by the Mayor
 - ii. The Mayor asks for a staff presentation or clarification of any relevant staff report.
 - iii. If dealing with an issue tied to an applicant, the Mayor may ask for comments from the applicant.
 - iv. The Mayor will then request whether any person in attendance wished to comment on the agenda item.
 - v. After the cessation of Council debate and any other comments as appropriate, the Mayor will call for a motion and second.
 - vi. Once a motion has been made and seconded, no additional comments will be received from the public, only City Council debate, with staff input as appropriate, will occur from this point forward.
- b. The rules for addressing the City Council at the designated time during this portion of the meeting are:
 - i. The speaker must be recognized by the Mayor.
 - ii. The speaker must speak from the podium and must provide their name and address for the record.



- iii. At no time will members of the public be allowed to enter into the City Council discussion from their seat. Upon recognition by the Mayor, a person may only be allowed to speak at the podium during the City Council discussion so long as the Mayor finds the comments to be germane, necessary and/or helpful to the City Council.
 - iv. No speaker will be allowed to speak more than once on any agenda item unless clarification is requested by the City Council and permission granted by the Mayor.
 - v. When an agenda includes a “Public Hearing”, any comments from the Public will only be received during the Public Hearing, not after the Public Hearing during consideration of any action item tied to the Public Hearing discussion.
 - vi. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items.
3. Public Hearings
- a. When an item under consideration requires a public hearing by statute, the Mayor will open and facilitate the public hearing. Public comments will be received in the same manner, and subject to, all provisions described and set forth under Paragraph 2 of this Policy.
 - b. Reasonable limitations on the number of speakers and time allowed to speak may be imposed by the Mayor in order to keep the meeting moving.
 - c. Public hearings are held to gather data and opinions from the public to assist and facilitate the decision-making process.
 - d. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items..
4. Public Comments at Council Workshops / Work Sessions.
- a. The committee chair runs the work session. The purpose of work sessions is to allow staff to present material and for the Council to have time to discuss and consider issues in greater detail before taking action.
 - b. Public Comments:
 - i. Because the Workshop/Work Session is designed for discussion among the members of the City Council and staff, public comment is not warranted. A member of the audience may only speak should the chair recognizes a member of the public or interested party or if a Council member requests that a member of the public be recognized. If so recognized, the same rules of decorum as listed for Council meetings apply, and the chair may impose any and all other restrictions deemed appropriate in the sole discretion of the chair.
 - c. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items.
5. Rules of Decorum for the Audience during Council Meetings and Work Sessions
- a. Meeting attendees (the audience):



- i. Will refrain from commenting, clapping, shouting, booing, or other inappropriate and/or disruptive behavior.
 - ii. Will refrain from private conversations during meetings.
 - iii. Should not address Council members in individual conversation or make comments to individual Council members.
6. Contacting City Council Members outside of Meetings
- a. You may contact your City Council member at any time. Their contact information is on the City's website (<https://www.cityfoelwein.org>) at the button marked Government then City Council. Phone numbers may be provided City Hall should permission be given by the elected official.



Minutes

City Council Meeting
20 Second Avenue SW, Oelwein
October 28, 2024 - 6:00 PM

Pledge of Allegiance

Call to Order

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

Roll Call

Present: Garrigus, Ricchio (via speaker phone), Payne, Weber, Lenz

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 presented.

All aye. Motion carried.

Citizens Public Comments

Warren Fisk, 102 6th Avenue SW, is against allowing for the whiskey tasting at the library. He feels if whiskey is served at the library's event it will no longer be a Library learning experience.

Consent Agenda

2. Consideration of a motion to approve the October 14, 2024 minutes.
3. Claims resolution in the amount of \$834,465.10.
4. Consideration of a motion authorizing whiskey tasting at Oelwein Public Library's hosting of Ann Hanigan Kotz on November, 13, 2024.
5. Consideration of a motion to approve the Class 'C' Retail Alcohol License for Oil & Wine Beer Co. LLC. dba: Ampersand.

Payne stated she agrees with Fisk regarding the whiskey tasting.

Susan Macken, Library Director, elaborated the author had written a book on bootlegging in Iowa, whiskey tasting was an option. The whiskey will not be sold on library property.

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

All aye. Motion carried.

Public Hearing

6. Public Hearing on the proposed amendment to the Central Urban Renewal Area.

Mayor DeVore opened the public hearing.

No written or oral comments were received.

Mayor DeVore closed the public hearing.

Resolutions

7. Consideration of a resolution adopting the Iowa Department of Transportation City Street Finance Report.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5653-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

8. Consideration of a resolution to approve the Urban Renewal Plan Amendment for the Central Urban Renewal Area.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5654-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

9. Consideration of a resolution approving Pay Application No. 2 in the amount of \$56,244.04 to Woodruff Construction, Inc. for Oelwein Municipal Airport Airfield Vault.

A motion was made by Garrigus, seconded by Weber to adopt Resolution No. 5655-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

10. Consideration of a resolution approving the purchase of two lift station pumps from Electric Pump in the amount of \$43,657.75

Public Works Superintendent Doudney explained the need for the pumps for the sewer system and wants to have spares on hand as a disaster plan. The pumps would take eight to ten weeks to order.

A motion was made by Weber, seconded by Payne to adopt Resolution No. 5656-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

11. Consideration of a resolution approving an HVAC System heat pump repair with Waldinger Corporation in the amount of \$13,954.39 for the Oelwein Public Library.

A motion was made by Payne, seconded by Weber to adopt Resolution No. 5657-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

12. Consideration of a resolution approving an agreement for the leasing, assignment, or sale of existing dark fiber located in the City of Oelwein right of way by Interstate Power and Light Company.

Mike Wagner, Alliant Energy, explained businesses outside of Oelwein leasing unused fiber line options.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5658-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

13. Consideration of a resolution approving a Farmland Lease for Three Years 2025-2027 with Kent Reinking for the ground at the Oelwein Municipal Airport.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5659-2024.

Ayes: Garrigus, Ricchio, Payne, Weber, Lenz

Nays: NA

Absent: Seeders

Motion carried.

Motions

14. Discussion on City Finance and Debt with Maggie Burger with Speer Financial, Inc.

Maggie Burger, Speer Financial, walked council through the city's outstanding debt, which includes General Obligation bonds, Revenue debt, and Tax Increment Financing debt. Burger reported the city is in good financial standing.

15. Receipt, Consideration, and Potential Action related to Councilperson Seeders Notice of Leave of Absence.

Weber stressed the importance of budget season and suggested the limiting of time posed for the leave of absence.

A motion was made by Weber, seconded by Lenz to receive Councilperson Seeders Leave of Absence and to direct the mayor to communicate to Councilperson Seeders City Council's recommendation of a 60 day limit on the leave of absence, stressing the importance of budget season.

All aye.

Motion carried.

16. Consideration of a motion to discuss with possible action Oelwein Celebrations, Inc. Hotel Motel funding.

City Attorney Herman discussed the legalities of taking back funds from Oelwein Celebrations, Inc. (OCI). Payne stated Oelwein Chamber and Area Development had paid back funding from their profit from the sesquicentennial celebration and so should OCI.

A motion was made by Lenz, seconded by Payne to request a closed session for further discussion on litigation.

All aye.

Motion carried.

Committee Reports

17. Report from Seeders on the October Library Board Minutes.

For full minutes, please visit: <https://www.oelwein.lib.ia.us/about/library-board-minutes-1>

Mayor's Report

- A. Vacancies on Boards and Commissions.

Mayor DeVore reminded the council of the current vacant positions.

Mayor DeVore suggested instituting a code of conduct which council members would need to sign. He recommended adding it to the Rules of Procedure for Conduct.

City Attorney's Report

City Attorney Herman reported on the foreclosure of a revolving loan fund property.

Adjournment

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 7:01 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 October 28, 2024 and copy of said proceedings was furnished to the Register October 30, 2024.

Dylan Mulfinger, City Administrator

STATE OF IOWA
RETAIL
CIGARETTE/TOBACCO/NICOTINE/VAPOR PERMIT

City Number 2024-2027

*In accordance with laws of the state of Iowa, and the action of
the City Council of Oelwein Iowa
(City)*

Business Location Name: PMA Petroleum, LLC.

Business Location Address: 1011 South Frederick Avenue
Oelwein, Iowa 50662

Ownership Type: LLC

Legal Owner Name: PMA Petroleum, LLC.

Legal Owner Mailing Address: 1011 S. Frederick Avenue
Oelwein, IA

Type of Sales: Over-the-Counter

*Is hereby authorized to sell cigarettes, tobacco, nicotine and vapor products
at the business location address above*

in the City of Oelwein County of Fayette, Iowa.

*This permit is nontransferable, is effective from November 12, 20 24 and
automatically expires on June 30, 2025, unless suspended or revoked.*

*In Testimony Whereof, I have caused the seal of the said
City to be hereunto affixed. Done at Oelwein,
in the State of Iowa, this 12th day of November, 20 24.*

Issued By: _____
City Mayor or Clerk

STATE OF IOWA RETAIL CIGARETTE/TOBACCO/NICOTINE/VAPOR PERMIT

City Number 2024-2028

*In accordance with laws of the state of Iowa, and the action of
the City Council of Oelwein Iowa
(City)*

Business Location Name: Oelwein Tobacco and Vape

Business Location Address: 12 1st Avenue NE
Oelwein, Iowa 50662

Ownership Type: Corporation

Legal Owner Name: Oelwein Tobacco and Vape, Inc.

Legal Owner Mailing Address: 17843 Fielding Way
Lakeville, MN 55044

Type of Sales: Over-the-Counter

*Is hereby authorized to sell cigarettes, tobacco, nicotine and vapor products
at the business location address above*

in the City of Oelwein County of Fayette, Iowa.

*This permit is nontransferable, is effective from December 1, 20 24 and
automatically expires on June 30, 2025, unless suspended or revoked.*

In Testimony Whereof, I have caused the seal of the said

City to be hereunto affixed. Done at Oelwein,

in the State of Iowa, this 12th day of November, 2024.

Issued By: _____

City Mayor or Clerk

RESOLUTION NO. 5660-2024

CERTIFYING TAX INCREMENT FINANCE INDEBTEDNESS
IN VARIOUS DISTRICTS IN THE CITY OF OELWEIN, IOWA
CERTIFIED DECEMBER 2024 FOR FY 2025-26

Industrial Park Urban Renewal Area:

2016 B GO Debt E Penn Expansion and
2016 A GO Debt E Penn Expansion
Annual Appropriation 100% of what is available approx. \$750,000

Rebate Agreements

Forsyth Management Company, LLC/Quality Plus Mfg., Inc.
Annual Appropriation 90% of what's available approx. \$63,000

Boulders Inn assigned to Cornerstone Inn and Suites, LLC
Annual Appropriation 90% of what's available approx. \$38,000

ICE Manufacturing
Annual Appropriation (Jobs Component) 90% of what's available approx. \$16,000

HyVee
Annual Appropriation 90% of what's available approx. \$10,000

BR Development, LLC
Annual Appropriation (residency option) 90% of what is available approx. \$80,000

Central Urban Renewal Area:

Downtown Streetscape
Downtown Business Grants New Debt 75,000.
Downtown Sidewalk Project New Debt 125,000.
Both Annual Appropriation 90% of what is available approx. \$150,000

Rebate Agreements

None

Residential Urban Renewal Area:

None

BRETT DeVORE, MAYOR

ATTEST:

DYLAN MULFINGER, CITY ADMINISTRATOR

Recorded November 12, 2024

DYLAN MULFINGER, CITY ADMINISTRATOR

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn Related

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 0

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 12 day of November, 2024

Signature of Authorized Official Telephone 319-283-5440

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn Related

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Resol #4937 Interfund Loan from water fund to pay FY 2017 interest</u> <u>due on 2016 Series GO Bonds</u> <u>Year 1 of 3 years</u> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11-14-16</u>	<u>0</u>
2. <u>Resol #4998 Interfund Loan from water fund to pay FY 2018 interest</u> <u>due on 2016 series GO Bonds</u> <u>Year 2 of 3 years</u> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>10-09-17</u>	<u>0</u>
3. <u>Resol #5067 interfund Loan from water fund to pay FY 2019 interest</u> <u>due on 2016 Series GO Bonds</u> <u>Year 3 of 3 years</u> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11-26-18</u>	<u>0</u>
4. <u>Rebate Agreement - E Penn Manufacturing</u> <u>Year 1 of annual appropriation rebate (90% of available - approximately</u> <u>\$-----)</u> <u>\$3,340,000 NTE overlife of rebate, FY ---- will be yr ---- of 10 yr agreement</u> <u>Annual Appropriation</u> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>2-16-2016</u>	<u>0</u>
5. _____ _____ _____ _____ <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Rebate Agreement - Boulders Inn assignn to Cornerstone Inn and Suites, LLC</u> <u>Year 7 of annual appropriation rebate (90% available - approximately</u> <u>\$38,000)</u> <u>\$395,000 NTE over life of rebate, FY 2026 will be year 7 of 10 year agreemen</u> <u>Annual Appropriation</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>5-30-17</u>	<u>0</u>
2. <u>Rebate Agreement - Forsyth Management - Quality Plus</u> <u>Year 13 of annual appropriation rebate (90% of available - approximately</u> <u>\$63,000)</u> <u>\$750,000 now 1,500,000 NTE over life of rebate, FY 2026 will be year 13</u> <u>of the formerly 10 now 20 year agreement Annual Appropriation</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11-17-14</u>	<u>0</u>
3. <u>Rebate Agreement - ICE Manufacturing</u> <u>Year 4 of annual appropriation rebate (90% of available - approximately</u> <u>\$16,000) Annual Appropriation \$106,570 NTE over life of rebate</u> <u>FY 26 will be year 4 of 10 year agreement, 'In FY 25 Year 3 of 10 certify in</u> <u>Dec 2023- New 33 Jobs component determine if met or end agreement</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12-14-2020</u>	<u>0</u>
4. <u>Rebate Agreement - HyVee Dollar Fresh</u> <u>Year 3 of annual appropriation rebate (90% of available - approximately</u> <u>\$10,000) \$400,000 NTE over life of rebate,</u> <u>FY 2026 will be year 3 of 10 year agreement</u> <u>Annual Appropriation</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>10-12-2020</u>	<u>0</u>
5. <u>Rebate Agreement - B R Development LLC - Kwik Star</u> <u>Year 2 of annual appropriation rebate (90% of available - approximately</u> <u>\$80,000) \$350,000 NTE over life of rebate, includes 50,000 5 yr residency</u> <u>option yrs 6-10. Attained before yr 2 for 5 yrs. FY26 will be year 2 of 10</u> <u>year agreement Annual Appropriation</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>5-11-2020</u>	<u>0</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests the following TIF Receipts for FY 2026 from this Area:	
Boulders Inn Rebate assigned to Cornerstone Inn and Suites, LLC - 90% of available, approximately	38,000
Forsyth Management/Quality Plus Rebate - 90% of available, approximately	63,000
ICE Manufacturing Rebate - 90% of available, approximately	16,000
HyVee Dollar Fresh - 90% of available, approximately	10,000
B R Development LLC - Kwik Star 90% of available, approximately	80,000
TOTAL	85,960

Dated this 12 day of November, 2024

Signature of Authorized Official 319-283-5440
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 200,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Year 8 of an additional annual interfund transfer of \$75,000 from ED to TIF for dwtn business grant projects.
1st 4 yrs \$75,000, yr 5 \$150,000, yr 6 \$75,000, yr 7 \$75,000, yr 8 \$75,000

Year 1 of annual interfund transfer of \$125,000 from ED to TIF for dwtn sidewalk project. NTE \$1,920,000.
1st yr \$125,000

Apply funds first to business grant 75,000, additional funds rec'd apply towards 125,000 sidewalk project
to accumulate enough funds to do the project in pieces to complete the whole.

An Amount will be certified each year in the future to pay back Economic Development Fund Interfund Loans

Dated this 12 day of November, 2024

Signature of Authorized Official Telephone 319-283-5440

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Interfund Transfer - Local Option Sales Tax to TIF Downtown Grants</u> <u>Annual transfer for yearly grants. 90% of what is available</u> <u>For FY 2026 - \$75,000 Year 8</u>	<u>11-13-2018</u>	<u>75,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Interfund transfer-Local Option Sales Tax to TIF Downtown Sidewalk Project</u> <u>Annual transfer for yearly grants. 90% of what is available</u> <u>For FY 2026 - \$125,000 Year 1 NTE \$1,920,000</u>		<u>125,000</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 200,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION NO. 5661-2024

Approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2025-26

WHEREAS, the City Council of the City of Oelwein, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City’s Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Industrial Park Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has also created a subfund of the Industrial Park Urban Renewal Tax Revenue Fund (the “East Penn Subfund”) to be used to account for payments to be made on certain indebtedness incurred in the Urban Renewal Area; and

WHEREAS, the City has authorized the issuance of Taxable Annual Appropriation General Obligation Urban Renewal Economic Development Grant Bonds, dated February 16, 2016 (the “Series 2016A Bonds”); for the purpose of financing certain projects in the Urban Renewal Area; and

WHEREAS, payments related to the Series 2016A Bonds are scheduled to be made on December 1, 2025 and June 1, 2026 (the “Fiscal Year 2025-26 Payments”); and

WHEREAS, in accordance with the provisions of the resolutions that authorized the issuance of the Series 2016A Bonds, no payments may be made on these Bonds unless the City Council appropriates funds for such payments; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments on the Series 2016A Bonds funds from the East Penn Subfund;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the East Penn Subfund the approximate amount of \$591,390.00, in order to make the Fiscal Year 2025-26 Payments on the Series 2016A Bonds.

Section 2. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2024, the amount obligated for appropriation in Section 1 above as part of the City’s 2026 certification of debt payable from the East Penn Subfund and to reflect such amount in the City’s budget for the fiscal year 2025-26.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Mayor

Attest:

City Clerk

RESOLUTION NO. 5662-2024

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.

WHEREAS, the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of 90% of what is available approximately \$63,000.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's Development Agreement (the "Agreement") with Forsyth Management Company, LLC aka Quality Plus Manufacturing Inc. which was finally approved by resolution of the City Council on June 27, 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates 90% of what is available approximately \$63,000.00 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded November 13, 2024

RESOLUTION NO. 5663-2024

Obligating funds from the Cornerstone Inn and Suites, LLC Subfund 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

WHEREAS, the City Council of the City of Oelwein, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City’s Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has approved a Development Agreement (the “Agreement”) with Cornerstone Inn and Suites, LLC (the “Company”), pursuant to which the City has agreed to make annual economic development tax increment payments to the Company, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the “Cornerstone Inn and Suites, LLC Subfund”); and

WHEREAS, payments under the Agreement are scheduled to be made from the Cornerstone Inn and Suites, LLC Subfund during the fiscal year that will begin July 1, 2025, in an amount equal to 90% of the incremental property tax payments made by the Company in that fiscal year (the “Payments”); and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments, funds anticipated to be received in the Cornerstone Inn and Suites, LLC Subfund in the fiscal year that will begin July 1, 2025;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the Cornerstone Inn and Suites LLC Subfund the estimated amount of \$38,000.00, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the City in such Subfund from the Fayette County Treasurer in the fiscal year that will begin July 1, 2025.

Section 2. The City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2024, the amount obligated for appropriation in Section 1 above as part of the City’s Fiscal Year 2026 certification of debt payable from the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund and to reflect such estimated amount in the City’s budget for the fiscal year that will begin July 1, 2025.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Mayor

Attest:

City Clerk

RESOLUTION NO. 5664-2024

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.

WHEREAS, the City of Oelwein, Iowa (the “City”), has entered into a development agreement with ICE Manufacturing, Inc. (the “Company”) pursuant to which the Company has agreed to undertake the renovation and expansion of its industrial facility for use in its business operations in the Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Company from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment to be an amount equal to 90% of what is available approximately \$16,000 (the “Annual Payment”) which shall come due in the fiscal year beginning July 1, 2025; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2025;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues from the Urban Renewal Area, approximately \$16,000, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the city from the Fayette County Treasurer derived for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payment, with the City’s December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Mayor

Attest:

City Clerk

RESOLUTION No. 5665-2024

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.

WHEREAS, the City of Oelwein, Iowa (the “City”), has entered into a development agreement with Hy-Vee, Inc. (the “Corporation”) pursuant to which the Corporation has agreed to undertake the renovation and development of a building for use as a Hy-Vee Dollar Fresh grocery store on certain real property (the “Property”) in the Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Corporation from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payments in the aggregate amount of \$10,000 (the “Annual Payments”) which shall come due in the fiscal year beginning July 1, 2025; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2025;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2025.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City’s December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Mayor

Attest:

City Administrator

RESOLUTION No. 5666-2024

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

WHEREAS, the City of Oelwein, Iowa (the “City”), has entered into a development agreement with BR Development, LLC (the “Developer”) pursuant to which the Developer has agreed to undertake the construction of a new commercial building on certain real property (the “Property”) in the Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from the Property; and

WHEREAS, the City has a scheduled proposed payments in the aggregate amount of \$80,000 (the “Annual Payments”) which shall come due in the fiscal year beginning July 1, 2025; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2025;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2025.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City’s December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 12, 2024.

Mayor

Attest:

City Administrator

MINUTES PROVIDING FOR ADOPTION
OF RESOLUTION APPROVING
INTERNAL ADVANCE

421044-49

Oelwein, Iowa

November 12, 2024

The City Council of the City of Oelwein, Iowa met on November 12, 2024, at ____ p.m., at the _____, in the City. The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

••••

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO _____

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project
(Downtown Business Incentive Program)

WHEREAS, the City of Oelwein, Iowa (the “City”), has previously established the Central Urban Renewal Area (the “Urban Renewal Area”) and has established the Central Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has authorized an urban renewal program (the “Program”) in the Urban Renewal Area consisting of providing tax increment financing support to businesses situated in the Urban Renewal Area to encourage the expansion of existing businesses, the development of new businesses, the improvement of buildings and facades and the development of upper-story housing; and

WHEREAS, certain costs (the “Program Costs”) will be incurred in connection with the carrying out of the Program; and

WHEREAS, in order to cover a portion of the Program Costs and to make such Program Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of \$75,000 (the “Advance”) be advanced from the Local Option Sales and Services Tax Revenue Fund (the “Source Fund”) in order to fund a portion of the costs of the Program. The Advance shall be repaid to the Source Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the Source Fund in one or more installments by June 1, 2027, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Fayette County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2024, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this November 12, 2024.

Mayor

Attest:

City Clerk

MINUTES PROVIDING FOR ADOPTION
OF RESOLUTION APPROVING
INTERNAL ADVANCE

421044-49

Oelwein, Iowa

November 12, 2024

The City Council of the City of Oelwein, Iowa met on November 12, 2024, at 6 p.m., at the City Council Chambers, in the City. The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

••••

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 5668-2024

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project
(Downtown Sidewalk Rehabilitation Project)

WHEREAS, the City of Oelwein, Iowa (the “City”), has previously established the Central Urban Renewal Area (the “Urban Renewal Area”) and has established the Central Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has authorized the Downtown Sidewalk Rehabilitation Project (the “Project”) as an urban renewal project in the Urban Renewal Area; and

WHEREAS, certain costs (the “Project Costs”) will be incurred in connection with the carrying out of the Project; and

WHEREAS, in order to cover a portion of the Project Costs and to make such Project Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of \$125,000 (the “Advance”) be advanced from the Local Option Sales and Services Tax Revenue Fund (the “Source Fund”) in order to fund a portion of the costs of the Project. The Advance shall be repaid to the Source Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the Source Fund in one or more installments by June 1, 2027, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Fayette County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2024, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this November 12, 2024.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____-2024

RESOLUTION SETTING A PUBLIC HEARING FOR DECEMBER 9TH, 2024 AT 6:00 PM FOR THE CONSTRUCTION PLAN SPECIFICATIONS FOR THE CONSTRUCTION OF THE 10TH STREET BRIDGE

WHEREAS, the 10th Street Bridge over Otter Creek is in need of replacement; and

WHEREAS, the project has been designed by Origin Design; and

WHEREAS, a public hearing is required for a project of this size per Chapter 26 of the Iowa Code; and

WHEREAS, the public hearing is to be set for December 9th at 6:00 PM; and

NOW, THEREFORE, be it resolved by the City Council of Oelwein, Iowa approves setting a public hearing for December 9th, 2024 at 6:00 PM for the construction plan specifications for the Construction of the 10th Street Bridge.

Passed and approved this 12th day of November, 2024.

Brett DeVore, Mayor

It was moved by _____ and seconded by _____ that the Resolution as read be adopted, and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

- Ricchio
- Weber
- Lenz
- Garrigus
- Seeders
- Payne

Attest:

Dylan Mulfinger, City Administrator

November 13, 2024.

NOTICE OF PUBLIC HEARING
ON PLANS AND SPECIFICATIONS
CITY OF OELWEIN, IOWA
10th Street SW over Otter Creek, S28 T91 R09
BRM-5657(614)--8N-33

NOTICE IS HEREBY GIVEN: The City Council of Oelwein, Iowa, will hold a public hearing on the proposed plans and specifications for the 10th Street SW Over Otter Creek project in accordance with the provisions of Chapter 26, Code of Iowa, at 6:00 p.m. on the 9th of December, 2024, at City Hall, 20 2nd Ave SW Oelwein, Iowa 50662. Said proposed plans and specifications are now on file in the office of the City Clerk. At said hearing any interested person may appear and file objections thereto.

The 10th Street over Otter Creek project consists of constructing a replacement structure on 10th St SW over Otter Creek in the City of Oelwein. The replacement structure is a 239' x 32' PPCB Bridge with an 8' wide sidewalk with concrete roadway approach pavement.

Published by order of the City Council given on the 12th of November 2024.

RESOLUTION NO. _____-2024

RESOLUTION entering 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.

WHEREAS, the current snow equipment has reached its useful life; and

WHEREAS, as AECOM services are needed to ensure the city follows all federal guidelines; and

WHEREAS, the city will pay 10 percent of all project and design expense; and

WHEREAS, the city will decommission the current equipment and add it to the city's inventory for use across the city ; and

NOW, THEREFORE, be it resolved by the City Council of Oelwein, Iowa approves entering 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.

Passed and approved this 12th day of November, 2024.

Brett DeVore, Mayor

It was moved by _____ and seconded by _____ that the Resolution as read be adopted, and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Attest:

Ricchio
Weber
Lenz
Garrigus
Seeders
Payne

Dylan Mulfinger, City Administrator

November 13, 2024.



AECOM
501 Sycamore Street
Suite 222
Waterloo, Iowa 50703
www.aecom.com

319-232-6531 tel
319-232-0271 fax

Item 14.

**ACQUISITION OF SNOW REMOVAL EQUIPMENT (SRE)
OELWEIN MUNICIPAL AIRPORT
OELWEIN, IOWA
FAA POTENTIAL AIP NO. 3-19-0067-015**

Project Description: See Attached Exhibit A, Scope of Services.

Scope of Services: See Attached Exhibit A, Scope of Services.

Compensation

Compensation for services for this project shall be on a cost-plus fixed fee basis in the amount of Twenty-Five Thousand Dollars (\$25,000.00). See attached Exhibit B, Consultant Cost Summary.

General Conditions

Except as specifically amended by this Individual Project Agreement, Services shall be provided in accordance with the Consultant Services Agreement for the Oelwein Municipal Airport, entered between AECOM Technical Services, Inc. ("ATS"), and the City of Oelwein ("Client"), dated January 17, 2022.

APPROVED:
CITY OF OELWEIN, IOWA

APPROVED:
AECOM TECHNICAL SERVICES, INC.

By _____
Brett DeVore, Mayor

By _____
Michelle M. Sweeney, PE, PTOE
Associate Vice President

Date _____

Date _____

**EXHIBIT A
SCOPE OF SERVICES**

**ACQUISITION OF SNOW REMOVAL EQUIPMENT (SRE)
OELWEIN MUNICIPAL AIRPORT
OELWEIN, IOWA
FAA POTENTIAL AIP 3-19-0067-015**

I. Project Description

The project is described as the replacement of the existing snow removal equipment with a new carrier vehicle and snowplow at the Oelwein Municipal Airport, Oelwein, Iowa.

II. General Project Scope

The work to be performed by ATS shall encompass and include work, services, materials, equipment and supplies necessary to provide to develop specifications, provide acquisition cost estimates, provide bidding services, prepare grant application and provide grant administration for the acquisition of snow removal equipment (SRE) at the Oelwein Municipal Airport. Work shall be divided into the following tasks:

1. **Kick-off Meeting.** This task consists of a kick-off meeting called by the Sponsor and held between the Sponsor, the Consultant, and the FAA. The kick-off meeting will be conducted by conference call. The purpose of this conference call is to discuss various requirements, regulations, and provisions relating to the acquisition of the proposed snow removal equipment. The Consultant will prepare and distribute an agenda and the minutes of this meeting. The minutes will document the requirements set forth in this kick-off meeting. It is anticipated that the project manager will be in attendance.
2. **Project Manual.** This task consists of the preparation of separate project manual for the acquisition of snow removal equipment including a carrier vehicle and snowplow. The specifications will be in compliance with current Central Region Federal Aviation Administration requirements in effect at the time the specifications are prepared.
3. **Estimate of Acquisition Cost.** This task consists of the preparation of an estimate of the costs for each piece of snow removal equipment based upon the project manual. An update to the Capital Improvement Program (CIP) Budget for the project will be prepared as part of this task.
4. **Quality Review.** This task consists of the quality review of work elements on the project. During the course of this project, quality reviews will be conducted by senior technical personnel that are not directly involved in the project.
5. **Bid Assistance.** This task consists of assisting the Sponsor in advertising for and receiving bids, attending the bid opening, analyzing the bids received, preparing a recommendation to the Sponsor and FAA for award of contract. The following documents will be provided as part of this task:
 - a. Letter of Recommendation
 - b. Tabulation of Bids
 - c. Copies of the Proposals Received
 - d. Build America Buy American (BABA) Certification or BABA Waiver Documentation
6. **Grant Application.** This task consists of preparation of grant application.

7. **Assemble Acquisition Agreement Documents**. This task consists of assembling the acquisition agreement documents for execution by the Contractor and the Sponsor.
8. **Pay Applications and Reimbursement Forms**. This task consists of preparing and processing applications for payment to the Contractor and forwarding to the Sponsor for execution with recommendations for approval and payment. This task also includes preparation of federal drawdown request forms for the Sponsor.
9. **Delivery Inspection and Punch List**. This task consists of conducting a review of the equipment upon delivery to the Oelwein Municipal Airport and preparing a list of items ("Punch List") to be completed or corrected.
10. **Project Close-Out**. This task consists of assisting the Sponsor with project completion and final close-out documentation from the Contractor for the FAA by providing a statement covering the following.
 - a. Sponsor Certification for Equipment Final Acceptance
 - b. Final Outlay Report - Standard Form SF-271
 - c. SF-425 Financial Report
 - d. Final Project Cost Summary
 - e. Final Acceptance Report
 - 1) Provide Brief Description of Procured Equipment
 - 2) Provide a Minimum of Two Photographs of Each Acquired Item
 - 3) Summary of Key Milestone Dates
 - 4) Change Order Summary (If Needed)
 - 5) Build American Buy American Summary
 - 6) Copies of Vendor Certifications
 - 7) Acceptance Test
 - f. Sponsor Cover Letter
 - 1) Amendment Request
 - 2) Statement of Compliance with Approved Procurement Specifications
 - 3) Eligibility of Claimed Costs
 - 4) Inventory
 - Description of the Equipment
 - Serial Number or Other Identification Number
 - Source of the Property, Who Holds Title
 - Acquisition Date
 - Cost of the Equipment
 - % of Federal Participation in the Cost of the Equipment
 - Location, Use and Condition of the Equipment
11. **Project Administration**. This task consists of administration and coordination of the project. Preparation of bid documents for each piece of snow removal equipment for distribution to Sponsor, FAA, suppliers and potential bidders is included in this task. Preparation of contracts, reports on progress, preparation of pay estimates and grant reimbursement and project close-out documentation are a part of this task.

Acquisition of Snow Removal Equipment (SRE)

**Oelwein Municipal Airport
Oelwein, Iowa**

FAA AIP 3-19-0067-015

Design Services

Staff Hour Estimate

Item No.	Description	Senior Prof	Project Prof	Staff Prof	Prof	CADD Operator II	CADD Operator I	Senior Technician	Technician	Project Support	Totals
1	Kick-off Meeting	2	2								4
2	Project Manual		8		24					24	56
3	Estimate of Acquisition Cost	2	8								10
4	Quality Review	2									2
5	Bid Assistance		4								4
6	Grant Application	2	4		8						14
7	Assemble Acquisition Agreement Documents		2		4						6
8	Pay Applications and Reimbursement Forms		4		8						12
9	Delivery Inspection and Punch List	4	8								12
10	Project Close-Out		4		16		4				24
11	Project Administration	8								16	24
Total Services		20	44	0	60	0	4	0	0	40	168

Exhibit B

Acquisition of Snow Removal Equipment (SRE)

Oelwein Municipal Airport
Oelwein, Iowa

FAA AIP 3-19-0067-015

Design Services

Consultant Cost Summary

I. Direct Labor Cost

<u>Category</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>	
Senior Professional	20	\$97.35	\$1,947.00	
Project Professional	44	\$77.95	\$3,429.80	
Staff Professional	0	\$59.15	\$0.00	
Professional	60	\$37.60	\$2,256.00	
CADD Operator II	0	\$38.35	\$0.00	
CADD Operator I	4	\$23.35	\$93.40	
Senior Technician	0	\$47.20	\$0.00	
Technician	0	\$35.45	\$0.00	
Project Support	40	\$43.00	\$1,720.00	\$9,446.20
	168			

II. Payroll Burden and Overhead Costs 125.50% \$11,854.98

III. Direct Project Expenses

<u>Category</u>	<u>Units</u>	<u>Rate/Unit</u>	<u>Amount</u>	
Mileage	400	0.670	268.00	
Per Diem	0	60.00	0.00	
Lodging	0	110.00	0.00	
B/W Copies	200	0.06	12.00	
Color Copies	0	0.22	0.00	
Plan Copier	0	0.50	0.00	
EDM Equipment	0	15.00	0.00	
GPS Equipment	0	15.00	0.00	
Miscellaneous, Other	1		200.00	\$480.00

IV. AECOM Estimated Actual Costs \$21,781.18
Rounded \$21,800.00

V. Subcontract Expense
None \$0.00

VI. Estimated Actual Costs \$21,800.00

VII. Fixed Fee (15% of Items I & II) \$ 3,200.00

VIII. Maximum Amount Payable (Lump Sum) \$25,000.00

RESOLUTION NO. _____-2024

RESOLUTION APPROVING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$42,009.50 TO SHIFT COMPANIES, LLC. FOR THE REED BED EXPANSION AND EQ BASIN LINER REPLACEMENT PROJECT.

WHEREAS, the original contract price for this project is \$1,347,000.00; and

WHEREAS, the change order number 3 will cost \$42,009.50; and

WHEREAS, the project is near substantial completion and the city is satisfied with the work and the results in the reed beds; and

WHEREAS, the project has been designed and administered by Strand Associates;

WHEREAS, the contractor is Shift Companies, LLC;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa approves Change Order No. 3 in the amount of \$42,009.50 to Shift Companies, LLC. for Reed Bed Expansion and EQ Basin Liner Replacement Project.

Passed and approved this 12th day of November, 2024

Brett DeVore, Mayor

It was moved by _____ and seconded by _____ that the Resolution as read be adopted, and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

- Ricchio
- Weber
- Lenz
- Garrigus
- Seeders
- Payne

Attest:

Dylan Mulfinger, City Administrator

Recorded November 13, 2024.



November 6, 2024

Mr. Dylan Mulfinger, City Administrator
City of Oelwein
20 2nd Avenue SW
Oelwein, IA 50662

Re: Change Order No. 3
Contract 1-2023, Reed Bed Expansion and EQ Liner Replacement Project
City of Oelwein, Iowa (City)

Dear Dylan,

This letter provides supporting information, context, and a recommendation pertaining to Change Order No. 3. Change Order No. 3 lists the specific quantities and associated costs.

The existing Reed Bed Nos. 1 through 4 required rehabilitation and repair of damaged pea gravel and rock layers, and underdrain piping. The exact conditions and extent of repairs required could not be observed at the time of design and bidding. Bids included a base bid cash allowance for set quantities of material to complete the rehabilitation work within the existing reed beds. These original quantities were an estimate derived from discussions with City staff during design, and these estimates proved to be lower than actual observed conditions.

Cleaning Reed Bed Nos. 1 and 2 was completed on November 1, 2024, and allowed for observation and an accurate determination of the material quantities for reed bed rehabilitation. When cleaning the reed beds, Shift Companies, LLC (Contractor) identified that the amount of pea gravel and rock that was previously removed during prior biosolids disposal activities exceeded the quantities that were in the bid allowance. Contractor also identified plugged and damaged underdrain piping in excess of the quantity set in the cash allowance.

The new pea gravel, rock, and underdrain piping not only replaces missing quantities but are essential to reed bed drainage and system viability. Without replacement, the existing remaining reed bed media is impacted by biosolids or other defects that will only continue to exacerbate the existing poor drainage conditions. Replacement of the missing quantities are pertinent to reed bed rehabilitation. The base bid included a unit price for these allowance items. The unit cost will remain unchanged and is the unit cost basis of the change order. The quantities and costs are to not exceed values provided by Contractor with some additional contingency; the actual cost will reflect confirmed hauled and installed quantities.

Strand Associates, Inc.[®] recommends Change Order No. 3 as necessary to replace missing aggregate and underdrain piping to rehabilitate the reed beds and provide an effective drainage system for the reed beds.

Mr. Dylan Mulfinger, City Administrator
City of Oelwein
Page 2
November 6, 2024

Please call 608-251-4843 if there are any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Troy A. Larson



William V. Anderson

Enclosure



Strand Associates Item 15.
 910 West Wingra Drive
 Madison, WI 53715
 (P) 608.251.4843
 www.strand.com

November 6, 2024

CHANGE ORDER NO. 3

PROJECT: Reed Bed Expansion and EQ Basin Liner Replacement
OWNER: City of Oelwein, Iowa
CONTRACT: 1-2023
CONTRACTOR: Shift Companies, LLC

Description of Change

3a	Quantity adjustment for Cash Allowance Item No. 5–Replacement of Reed Bed Rock Layer, Section 46 73 70–Sludge Dewatering Reed Bed, from the base bid quantity of 100 cubic yards (CY) to a maximum allowance quantity of 410 CY. Unit cost shall remain at the Bid Unit Price of \$87.45 per CY.	ADD	\$27,109.50
3b	Quantity adjustment for Cash Allowance Item No. 4–Replacement of Reed Bed Pea Gravel Layer, Section 46 73 70–Sludge Dewatering Reed Bed, from the base bid quantity of 55 CY to a maximum allowance quantity of 322 CY. Unit cost shall remain at the Bid Unit Price of \$46.50 per CY.	ADD	\$12,400.00
3c	Quantity adjustment for Cash Allowance Item No. 3–Rehabilitation of Existing Reed Bed Underdrain Piping, Section 46 73 70–Sludge Dewatering Reed Bed, from the base bid quantity of 225 linear feet (FT) to a maximum allowance quantity of 245 FT. Unit cost shall remain at the Bid Unit Price of \$125.00 per linear foot.	ADD	\$2,500.00
3d	Adjustment of the Substantial and Final Completion dates by 7 days. This is a no cost change.	ADD	\$0.00
TOTAL VALUE OF THIS CHANGE ORDER:		ADD	\$42,009.50

Contract Price Adjustment

Original Contract Price	\$1,347,000.00
Previous Change Order Adjustments	\$40,000.00
Adjustment in Contract Price this Change Order	\$42,009.50
Current Contract Price including this Change Order	\$1,429,009.50

City of Oelwein–Shift Companies, LLC
Contract 1-2023, Change Order No. 3
Page 2
November 6, 2024

Contract Substantial Completion Date Adjustment

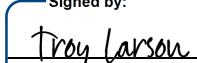
Original Contract Substantial Completion Date	October 5, 2024
Contract Substantial Completion Date Adjustments due to previous Change Orders	41 Days
Contract Substantial Completion Date Adjustments due to this Change Order	7 Days
Current Substantial Contract Completion Dates including all Change Orders	November 22, 2024

Contract Final Completion Date Adjustment

Original Contract Final Completion Date	November 3, 2024
Contract Final Completion Date Adjustments due to previous Change Orders	42 Days
Contract Final Completion Date Adjustments due to this Change Order	7 Days
Current Final Contract Completion Dates including all Change Orders	December 22, 2024

This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

Signed by:	11/6/2024
 _____ ENGINEER-Strand Associates, Inc.®	_____ Date

APPROVED

_____ CONTRACTOR–Shift Companies, LLC	_____ Date
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APPROVED

_____ OWNER–City of Oelwein, Iowa	_____ Date
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Levy Authority Summary

Local Government Name: OELWEIN
 Local Government Number: 33G316

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OELWEIN #2 URBAN RENEWAL	33004	10
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	2

TIF Debt Outstanding: 9,448,496

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	365,372	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
TIF Revenue:	863,729		
TIF Sp. Revenue Fund Interest:	24,324		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	888,053		
Rebate Expenditures:	85,868		
Non-Rebate Expenditures:	657,703		
Returned to County Treasurer:	0		
Total Expenditures:	743,571		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	509,854	0	Amount of 06-30-2024 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,195,071

Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL
 UR Area Number: 33004
 UR Area Creation Date: 11/1991
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330108	330109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330110	330111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330112	330113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	330193	330194	0
OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.	330195	330196	137,952
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	330197	330198	1,389,833
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	330221	330222	0
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	330227	330228	20,276,626
OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	330231	330232	758,218
OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.	330241	330242	149,445

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,110	1,492,229	8,826,702	28,586,940	0	-3,704	39,028,277	0	39,028,277
Taxable	115,572	815,506	6,798,608	25,327,280	0	-3,704	33,053,262	0	33,053,262
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **270,330** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	781,438
TIF Sp. Revenue Fund Interest:	24,324
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	805,762

Rebate Expenditures:	83,794
Non-Rebate Expenditures:	582,703
Returned to County Treasurer:	0
Total Expenditures:	666,497

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **409,595** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For OELWEIN #2 URBAN RENEWAL

Forsyth Management Co., LLC

Description:	New building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

East Penn Manufacturing

Description:	Land Aquisition/New Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Boulders Inn

Description:	New building
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

ICE Manufacturing

Description:	Addition to building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

HyVee Dollar Fresh

Description:	Remodel bldg and add pumps outside
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

BR Development Kwik Star

Description:	New building, pumps, and car wash
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OELWEIN #2 URBAN RENEWAL

Forsyth Management Co 1-10 yrs LLC

Debt/Obligation Type:	Rebates
Principal:	271,634
Interest:	0
Total:	271,634
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

East Penn Manufacturing Co

Debt/Obligation Type:	Rebates
Principal:	3,340,000
Interest:	0
Total:	3,340,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2015
FY of Last Payment:	2039

2016A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,550,000
Interest:	299,200
Total:	2,849,200
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	23,413
Total:	288,413
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2029

Boulders Inn

Debt/Obligation Type:	Rebates
Principal:	271,693
Interest:	0
Total:	271,693
Annual Appropriation?:	Yes
Date Incurred:	05/30/2017

FY of Last Payment: 2030

Water Fund Loan 11-14-16

Debt/Obligation Type: Internal Loans
 Principal: 183,568
 Interest: 0
 Total: 183,568
 Annual Appropriation?: No
 Date Incurred: 12/01/2016
 FY of Last Payment: 2030

Water Fund Loan 10-9-17

Debt/Obligation Type: Internal Loans
 Principal: 199,202
 Interest: 0
 Total: 199,202
 Annual Appropriation?: No
 Date Incurred: 12/01/2018
 FY of Last Payment: 2030

Water Fund Loan 11-26-18

Debt/Obligation Type: Internal Loans
 Principal: 207,527
 Interest: 0
 Total: 207,527
 Annual Appropriation?: No
 Date Incurred: 11/26/2018
 FY of Last Payment: 2030

Forsyth Management Co 11-20 yrs

Debt/Obligation Type: Rebates
 Principal: 750,000
 Interest: 0
 Total: 750,000
 Annual Appropriation?: Yes
 Date Incurred: 01/26/2016
 FY of Last Payment: 2033

ICE Manufacturing

Debt/Obligation Type: Rebates
 Principal: 101,824
 Interest: 0
 Total: 101,824
 Annual Appropriation?: Yes
 Date Incurred: 12/14/2020
 FY of Last Payment: 2033

HyVee Dollar Fresh

Debt/Obligation Type:	Rebates
Principal:	394,858
Interest:	0
Total:	394,858
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2034

B R Development Kwik Star

Debt/Obligation Type:	Rebates
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2034

Non-Rebates For OELWEIN #2 URBAN RENEWAL

TIF Expenditure Amount:	552,500
Tied To Debt:	2016A GO Bond
Tied To Project:	East Penn Manufacturing

TIF Expenditure Amount:	30,203
Tied To Debt:	2016B GO Bond
Tied To Project:	East Penn Manufacturing

Rebates For OELWEIN #2 URBAN RENEWAL

1007 Industrial Park Dr.

TIF Expenditure Amount:	47,818
Rebate Paid To:	Forsythe Management Co.
Tied To Debt:	Forsyth Management Co 1-10 yrs LLC
Tied To Project:	Forsyth Management Co., LLC
Projected Final FY of Rebate:	2024

421 Rock Island Rd

TIF Expenditure Amount:	26,087
Rebate Paid To:	Boulders Inn
Tied To Debt:	Boulders Inn
Tied To Project:	Boulders Inn
Projected Final FY of Rebate:	2029

1001 Industrial Park Rd

TIF Expenditure Amount:	4,747
Rebate Paid To:	Ice Manufacturing
Tied To Debt:	ICE Manufacturing
Tied To Project:	ICE Manufacturing
Projected Final FY of Rebate:	2032

1345 S Frederick St

TIF Expenditure Amount:	5,142
Rebate Paid To:	HyVee Dollar Fresh
Tied To Debt:	HyVee Dollar Fresh
Tied To Project:	HyVee Dollar Fresh
Projected Final FY of Rebate:	2034

Jobs For OELWEIN #2 URBAN RENEWAL

Project:	East Penn Manufacturing
Company Name:	East Penn Manufacturing
Date Agreement Began:	05/17/2017
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	350
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	65,000,000
Total Estimated Cost of Public Infrastructure:	4,500,000

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330109
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	971,389	4,888,062	3,596,940	0	-3,704	9,452,687	0	9,452,687
Taxable	0	530,867	3,582,930	2,995,354	0	-3,704	7,105,447	0	7,105,447
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,236,566	6,219,825	0	6,219,825	214,001

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330111
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,110	0	0	0	0	0	126,110	0	126,110
Taxable	115,572	0	0	0	0	0	115,572	0	115,572
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	107,854	18,256	0	18,256	402

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330113
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	520,840	386,910	0	0	0	907,750	0	907,750
Taxable	0	284,639	230,927	0	0	0	515,566	0	515,566
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	278,660	515,566	0	515,566	11,654

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330194
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,176,390	0	0	0	1,176,390	0	1,176,390
Taxable	0	0	1,005,726	0	0	0	1,005,726	0	1,005,726
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	971,850	204,540	0	204,540	7,037

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330196
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	626,740	0	0	626,740	0	626,740
Taxable	0	0	0	511,041	0	0	511,041	0	511,041
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	473,460	153,280	137,952	15,328	527

FY 2024 TIF Revenue Received: 4,747

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330198
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,774,760	0	0	1,774,760	0	1,774,760
Taxable	0	0	0	1,544,259	0	0	1,544,259	0	1,544,259
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	16,420	1,544,259	1,389,833	154,426	5,313

FY 2024 TIF Revenue Received: 47,818

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	
TIF Taxing District Inc. Number:	330222	
TIF Taxing District Base Year:	2014	UR Designation
FY TIF Revenue First Received:	2017	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	445,730	0	0	0	445,730	0	445,730
Taxable	0	0	348,132	0	0	0	348,132	0	348,132
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	36,360	348,132	0	348,132	11,978

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	
TIF Taxing District Inc. Number:	330228	
TIF Taxing District Base Year:	2016	UR Designation
FY TIF Revenue First Received:	2019	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	22,588,500	0	0	22,588,500	0	22,588,500
Taxable	0	0	0	20,276,626	0	0	20,276,626	0	20,276,626
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	108,170	20,276,626	20,276,626	0	0

FY 2024 TIF Revenue Received: 697,644

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	
TIF Taxing District Inc. Number:	330232	
TIF Taxing District Base Year:	2017	UR Designation
FY TIF Revenue First Received:	0	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	994,660	0	0	0	994,660	0	994,660
Taxable	0	0	842,464	0	0	0	842,464	0	842,464
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	21,530	842,464	758,218	84,246	2,899

FY 2024 TIF Revenue Received: 26,087

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.	
TIF Taxing District Inc. Number:	330242	
TIF Taxing District Base Year:	2021	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	934,950	0	0	0	934,950	0	934,950
Taxable	0	0	788,429	0	0	0	788,429	0	788,429
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	768,900	166,050	149,445	16,605	571

FY 2024 TIF Revenue Received: 5,142

Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL
 UR Area Number: 33009
 UR Area Creation Date: 11/2001
 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM	330165	330166	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,915,610	0	0	0	0	1,915,610	0	1,915,610
Taxable	0	1,046,883	0	0	0	0	1,046,883	0	1,046,883
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI** 0

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI** 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL (33009)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM
 TIF Taxing District Inc. Number: 330166
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,915,610	0	0	0	0	1,915,610	0	1,915,610
Taxable	0	1,046,883	0	0	0	0	1,046,883	0	1,046,883
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,750	1,046,883	0	1,046,883	36,019

FY 2024 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL
 UR Area Number: 33012
 UR Area Creation Date: 04/2005
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM	330173	330174	2,373,708
OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM	330229	330230	60,290

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,353,660	16,389,563	802,850	0	-3,704	18,542,369	0	18,542,369
Taxable	0	739,776	11,411,222	568,669	0	-3,704	12,715,963	0	12,715,963
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **95,042** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	82,291
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	82,291

Rebate Expenditures:	2,074
Non-Rebate Expenditures:	75,000
Returned to County Treasurer:	0
Total Expenditures:	77,074

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **100,259** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For OELWEIN CENTRAL URBAN RENEWAL

Downtown Streetscape

Description:	revitalization of the downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Performance Rehab

Description:	remodel building at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Downtown Improvements Grant

Description:	expand, improve building, renovate 2nd story housing
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OELWEIN CENTRAL URBAN RENEWAL

2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

Performance Rehab

Debt/Obligation Type:	Rebates
Principal:	15,577
Interest:	0
Total:	15,577
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2024

LOST Yr 1 2017 Transfer Downtown Businesses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2020

LOST Yr 2 2018 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2021

LOST Yr 3 2019 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019

FY of Last Payment: 2021

LOST Yr 4 2020 Transfer Downtown Business Grant

Debt/Obligation Type: Internal Loans
 Principal: 0
 Interest: 0
 Total: 0
 Annual Appropriation?: Yes
 Date Incurred: 11/09/2020
 FY of Last Payment: 2022

LOST Yr 5 2021 Transfer Downtown Business Grant

Debt/Obligation Type: Internal Loans
 Principal: 0
 Interest: 0
 Total: 0
 Annual Appropriation?: Yes
 Date Incurred: 10/25/2021
 FY of Last Payment: 2028

LOST Yr 6 2022 Transfer Downtown Business Grant

Debt/Obligation Type: Internal Loans
 Principal: 75,000
 Interest: 0
 Total: 75,000
 Annual Appropriation?: Yes
 Date Incurred: 11/14/2022
 FY of Last Payment: 2029

LOST Yr 7 2023 Transfer Downtown Business Grant

Debt/Obligation Type: Internal Loans
 Principal: 75,000
 Interest: 0
 Total: 75,000
 Annual Appropriation?: Yes
 Date Incurred: 10/23/2023
 FY of Last Payment: 2030

LOST Yr 8 2024 Transfer Downtown Business Grant

Debt/Obligation Type: Internal Loans
 Principal: 75,000
 Interest: 0
 Total: 75,000
 Annual Appropriation?: Yes
 Date Incurred: 10/21/2024
 FY of Last Payment: 2031

Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount: 0
 Tied To Debt: 2011 GO Bonds
 Tied To Project: Downtown Streetscape

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 1 2017 Transfer
 Downtown Businesses
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 2 2018 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 3 2019 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 4 2020 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 5 2021 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 75,000
 Tied To Debt: LOST Yr 6 2022 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0
 Tied To Debt: LOST Yr 7 2023 Transfer
 Downtown Business Grant
 Tied To Project: Downtown Improvements Grant

Rebates For OELWEIN CENTRAL URBAN RENEWAL

204 E Charles

TIF Expenditure Amount:	2,074
Rebate Paid To:	Performance Rehab
Tied To Debt:	Performance Rehab
Tied To Project:	Performance Rehab
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM
 TIF Taxing District Inc. Number: 330174
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2005
Blighted	03/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,353,660	16,162,213	802,850	0	-3,704	18,315,019	0	18,315,019
Taxable	0	739,776	11,256,902	568,669	0	-3,704	12,561,643	0	12,561,643
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	15,681,270	2,637,453	2,373,708	263,745	9,074

FY 2024 TIF Revenue Received: 80,217

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM
 TIF Taxing District Inc. Number: 330230
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	227,350	0	0	0	227,350	0	227,350
Taxable	0	0	154,320	0	0	0	154,320	0	154,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	106,770	120,580	60,290	60,290	2,074

FY 2024 TIF Revenue Received: 2,074



To: Mayor and City Council
 From: Dylan Mulfinger
 Subject: City Administrator Agenda Memo
 Date: 11/12/2024

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.

Resolutions

4. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.
 1. This resolution shows that the city is taking on debt which can be repaid through tax increment financing dollars. The City Administrator recommends approving the resolution.
5. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2025-2026.
 1. This allows the city to make a payment on a GO bond. The City Administrator recommends approving the resolution.
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.
 1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
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.
 1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
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.
 1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.



- 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.
 - 1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
- 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.
 - 1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
- 11. Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program).
 - 1. This takes the funding from one city fund and transfers the funds into a fund which can then be paid out to the development agreements. The City Administrator recommends approving the resolution.
- 12. Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).
 - 1. The city is adjusting the downtown TIF to include sidewalk improvement. The City Administrator recommends approving the resolution.
- 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.
 - 1. This public hearing is needed as the city has received state and federal funds for this project. The City Administrator recommends approving the resolution.
- 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.
 - 1. The city will receive 90 percent of funding from the federal government for engineering and equipment costs. This will help the city replace the gaining tractor that has been used for snow removal. The current equipment will be placed into the city's inventory for use, or sold if no use is needed. The City Administrator recommends approving the resolution.



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

1. The city anticipated a change order as there was no way to measure how much material was needed to be removed before the project started. This is because the material was under a full reed bed. The City Administrator recommends approving the resolution.

Motions

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

1. This report is done annually in association with our Tax Increment Financing development agreements. No changes occurred from the previous year. The City Administrator recommends approving the motion.

Fund	Beg Balance	Revenue	Expense	Transfers	Fund Balance	BANK BAL
001 General	762,244.95	583,896.94	229,054.99	(916.67)	1,116,170.23	Item A.
051 County Emergency Management	6,406.10	7,092.53	-	-	13,498.63	
110 Road Use Tax	665,617.57	66,312.14	48,857.61	-	683,072.10	
112 Trust and Agency	342,008.06	341,325.31	81,847.87	-	601,485.50	
113 Flex Spending	2,088.71	1,303.96	1,955.94	-	1,436.73	1,436.73
119 Emergency	3,666.75	-	-	-	3,666.75	
120 Sidewalks Repaired/Replaced DW + H	-	-	-	-	-	
121 Sales Tax	237,246.79	73,671.07	-	-	310,917.86	
122 Hotel/Motel Tax	39,226.36	6,672.71	11,502.76	-	34,396.31	
123 Gas-Electric Franchise Fee	369,494.58	192,514.42	19,489.19	(21,260.00)	521,259.81	
124 Library Bequest	353,463.71	1,270.26	117.25	-	354,616.72	
126 Downtown TIF	126,392.44	50,279.47	-	-	176,671.91	
127 Industrial Park TIF	-	79,392.53	-	-	79,392.53	
128 Ind Park SubFund TIF East Penn	1,102,746.26	2,416.57	-	-	1,105,162.83	
132 DARE	-	-	-	-	-	
136 Trees Forever	12,225.79	2,500.00	8,157.23	-	6,568.56	
146 Oelwein Housing Revolving Loan Fund	107,555.53	563.82	-	-	108,119.35	
160 Econ Dev (\$12,500 Wellness Res)	389,583.02	2,221.99	36,357.91	-	355,447.10	
161 IRP Revolving Loan	201,260.72	16,794.03	43,960.68	-	174,094.07	175,604.75
162 Downtown Business Grants	163,755.70	490.86	-	-	164,246.56	
167 Oelwein Volunteer Fire Dept	16,902.25	-	-	916.67	17,818.92	
177 Forfeit Assets	14,791.61	-	1,256.50	-	13,535.11	
200 Debt Service	495,313.65	187,869.80	-	21,260.00	704,443.45	
201 Water Bondsinking	167,617.61	464.79	-	29,238.00	197,320.40	
202 Sewer Bondsinking	293,256.85	804.34	-	58,010.00	352,071.19	
205 Special Assessments	8,833.48	15,578.00	-	-	24,411.48	
282 CDBG Housing Rehab	-	-	-	-	-	
287 2020 GO Bond	8,302.67	-	-	-	8,302.67	
301 HMGP 4483 GRANT	-	-	-	-	-	
302 Oelwein Housing Teardown	(409.50)	-	57,748.00	-	(58,157.50)	
305 Airport Grant	28,966.64	-	57,570.80	-	(28,604.16)	
307 Tri Park Trail Extensions	1,069,592.17	3,206.16	-	-	1,072,798.33	
310 Plaza Park Expansion (OCAD Project)	-	-	-	-	-	
314 Dry Run Creek Flooding	(99,653.68)	-	-	-	(99,653.68)	
360 Cares Act NE Sewer Replacement	40,937.68	122.79	-	-	41,060.47	
385 Water Main Rpl 1 Av NE 5 & 12 Av SE	5,679.97	-	-	-	5,679.97	
387 '23-24 HMA Paving Imp 1st 12th SF Evtnt	260,469.68	903.83	38,074.07	-	223,299.44	
388 2024 GO Bond Const 10th St Bridge	1,345,604.40	4,629.04	24,753.15	-	1,325,480.29	
393 2022 GO Bond Construction City Hall	172,566.94	550.16	724.97	-	172,392.13	
397 Railroad Grant-Viaduct	31,797.85	95.32	-	-	31,893.17	
501 Cemetery Perp Care	298,092.44	60.10	-	-	298,152.54	1,152.54
600 Water (2016D Reserve \$67,000)	1,069,071.41	174,975.12	94,377.38	(29,238.00)	1,120,431.15	
601 Water Infrastructure Fee	63.02	36.97	-	-	99.99	
620 Customer Water Deposits	136,916.89	3,750.00	3,872.13	-	136,794.76	
640 Fuel	17,899.15	4,207.46	20,057.78	-	2,048.83	
670 Landfill	234,869.22	51,818.99	80,340.71	-	206,347.50	
671 Recycling	79,949.97	6,529.96	36,890.64	-	49,589.29	
672 ROW Trees Utility Fee	53,455.92	8,284.93	7,618.12	-	54,122.73	
680 Wellness Center	(13,345.79)	13,393.64	19,135.22	-	(19,087.37)	
700 Sewer/Waste Treatment	1,505,767.24	196,113.99	79,567.02	(58,010.00)	1,564,304.21	
701 Sewer Infrastructure Fee	10.50	2.01	-	-	12.51	
706 Reed Bed Exp - EQ Liner	(551,524.22)	-	-	-	(551,524.22)	
	11,576,779.06	2,102,116.01	1,003,287.92		12,675,607.15	

Fidelity 999-1003 and Community 999-1004 Money Market Accounts	2,821,046.82
CD'S Fidelity 999-1113, Community 999-1114 Cemetery 501-1001	7,697,000.00
Fidelity IRP 999-1001/Flex 999-1002/Cem Perp Bank Ckng 501-1002	176,683.34
Unapplied Accounts Receivable	-
Balance Checking Account 999-1000	1,980,876.99
Payroll Liabilities	-
	12,675,607.15
	12,675,607.15

Signature:  Date: 11/4/24

10/1/2024

10/31/2024

9/30/2024

revenue	expense	transfer in	transfer out	
001-___-4	001-___-6	001-___-49	001-___-69	-
051-___-4	051-___-6	051-___-49	051-___-69	-
110-___-4	110-___-6	110-___-49	110-___-69	-
112-___-4	112-___-6	112-___-49	112-___-69	-
113-___-4	113-___-6	113-___-49	113-___-69	-
119-___-4	119-___-6	119-___-49	119-___-69	-
120-___-4	120-___-6	120-___-49	120-___-69	-
121-___-4	121-___-6	121-___-49	121-___-69	-
122-___-4	122-___-6	122-___-49	122-___-69	-
123-___-4	123-___-6	123-___-49	123-___-69	-
124-___-4	124-___-6	124-___-49	124-___-69	-
126-___-4	126-___-6	126-___-49	126-___-69	-
127-___-4	127-___-6	127-___-49	127-___-69	-
128-___-4	128-___-6	128-___-49	128-___-69	(0.00)
132-___-4	132-___-6	132-___-49	132-___-69	-
136-___-4	136-___-6	136-___-49	136-___-69	-
146-___-4	146-___-6	146-___-49	146-___-69	-
160-___-4	160-___-6	160-___-49	160-___-69	-
161-___-4	161-___-6	161-___-49	161-___-69	-
162-___-4	162-___-6	162-___-49	162-___-69	-
167-___-4	167-___-6	167-___-49	167-___-69	(916.67)
177-___-4	177-___-6	177-___-49	177-___-69	-
200-___-4	200-___-6	200-___-49	200-___-69	(21,260.00)
201-___-4	201-___-6	201-___-49	201-___-69	(29,238.00)
202-___-4	202-___-6	202-___-49	202-___-69	(58,010.00)
205-___-4	205-___-6	205-___-49	205-___-69	-
282-___-4	282-___-6	282-___-49	282-___-69	-
287-___-4	287-___-6	287-___-49	287-___-69	-
301-___-4	301-___-6	301-___-49	301-___-69	-
302-___-4	302-___-6	302-___-49	302-___-69	-
305-___-4	305-___-6	305-___-49	305-___-69	-
307-___-4	307-___-6	307-___-49	307-___-69	-
310-___-4	310-___-6	310-___-49	310-___-69	-
314-___-4	314-___-6	314-___-49	314-___-69	-
360-___-4	360-___-6	360-___-49	360-___-69	-
385-___-4	385-___-6	385-___-49	385-___-69	-
387-___-4	387-___-6	387-___-49	387-___-69	-
388-___-4	388-___-6	388-___-49	388-___-69	-
393-___-4	393-___-6	393-___-49	393-___-69	(0.00)
397-___-4	397-___-6	397-___-49	397-___-69	-
501-___-4	501-___-6	501-___-49	501-___-69	-
600-___-4	600-___-6	600-___-49	600-___-69	-
601-___-4	601-___-6	601-___-49	601-___-69	-
620-___-4	620-___-6	620-___-49	620-___-69	-
640-___-4	640-___-6	640-___-49	640-___-69	-
670-___-4	670-___-6	670-___-49	670-___-69	-
671-___-4	671-___-6	671-___-49	671-___-69	-
672-___-4	672-___-6	672-___-49	672-___-69	-
680-___-4	680-___-6	680-___-49	680-___-69	-
700-___-4	700-___-6	700-___-49	700-___-69	-
701-___-4	701-___-6	701-___-49	701-___-69	-
706-___-4	706-___-6	706-___-49	706-___-69	-
				(109,424.67)

Item A.

	1,980,876.99	9991000	Checking	Revenue check - should equal transfers
	0.00	9991111	Utility	
	0.00	9991112	Accounts Receivable	
001-1301	0.00	0012120	payroll liabilities	
	0.00	-2020	accounts payable	
	1,980,876.99		Ckg Bal to match	
			Col I Line 62	



The Library Noise
November 2024

Volume 15, Issue 11

Upcoming Programs



Wreath Making Class
Saturday, November 2nd
9:30 a.m. — 11:00a.m.



Sponsored by the Fayette County Chapter of Take A Kid Outdoors. (TAKO) The class is presented by Ron Lenth, TAKO board member. Materials are provided and you may bring your own special items to add. This is a nice family project open to the public at no cost. Please contact the library to reserve a spot at 319-283-1515 or stop by the circulation desk. A food or financial donation is requested which will be shared with the area food pantry.

Iowa's Prohibition & Bootlegging Legacy Nov.13th at 2:00 p.m.

Join Iowa historical fiction writer, Ann Hanigan Kotz, as she takes you through the early 20th century in her program, *Iowa's Prohibition & Bootlegging Legacy*. You'll discover the state's Prohibition journey along with why many families turned to bootlegging. Ann takes you through the distant past, beginning with the murder of a pastor in Sioux City, the tarring of an official by the Iowa City Beer Mafia, the rum running of Iowa's infamous rye whiskey in Templeton, and ending with the current exploits of today's underground whiskey business. This program includes a whiskey tasting. Ann resides in Adel, Iowa. She is a retired high school English teacher who was passionate about making her students better writers and readers. Ann earned her Bachelor of Arts in English at the University of Northern Iowa and her Master of Arts in Education at Viterbo University.



To request an accommodation for programs
call 319-283-1515 or email
oelwein@oelwein.lib.ia.us.

November Calendar

11/2	Wreath Making Class	9:30
11/5	VOTE	7:00 a.m.-8:00 p.m.
11/6	Library Board Meeting	5:30
11/11	Friends Meeting	1:30
11/13	Iowa's Prohibition Program	2:00
11/25	Book Talk	10:00
	November Theme: Read a Graphic Novel	
11/27	Close Early	5:30
11/28	Closed Thanksgiving	
11/29	Closed Thanksgiving	

Looking for easy to understand information on voting laws or other topics related to Iowa's laws? Find People's Law Library on our website under the Online Resources tab.



Donor's Corner



The following people made donations in memory of loved ones during the month of October:

- In memory of **Seth Garceau**
- Jens & Joanne Nielsen
- In memory of **Barbara S. Altgilbers**
- Friends of the Library
- In memory of **Robert P. Larimer**
- Friends of the Library
- In memory of **Ken Magsamen**
- Brett & Nicole Ehlers
- In memory of **Piper**
- Sheri Hull



For more information on how you can create this lasting tribute to someone you have lost or would like to honor, please contact Deann Fox at 283-1515.

Library Hours | Monday-Tuesday 9:00 a.m. to 8:00 p.m. | Wednesday-Thursday 9:00 a.m. to 7:00 p.m. | Friday 9:00 a.m. to 5:30 p.m. | Saturday 9:00 a.m. to 3:00 p.m.

201 East Charles St. Oelwein, IA 50662 | 319-283-1515 | oelwein@oelwein.lib.ia.us | www.oelwein.lib.ia.us



New items on the shelf

DVD's:

Harold And The Purple Crayon, Longlegs, A Quiet Place: Day One, Borderlands, Deadpool & Wolverine, Twisters

Fiction:

The Little Lost Library-Ellery Adams, Dreaming of Autumn Skies-V.C. Andrews, The Blue Hour-Paula Hawkins, The Drowned-John Banville, The Grey Wolf-Louise Penny, On the Hunt-Iris Johansen, The Wedding People-Alison Espach, In Too Deep-Lee Child, Beach Read-Emily Henry

Non-Fiction:

The Child Catcher-Andrew Bridge, The Bookshop-Evan Friss, War-Bob Woodward, From Here to the Great Unknown-Lisa Marie Presley, Truths-Vivek Ramaswamy, Melania-Melania Trump, We All Shine On-Elliot Mintz, What Happened to Nina? -Dervla McTiernan

New YA:

Rez Ball-Byron Graves, The Ambush at Sorato-John Flanagan

Ladybug:

The Ghost Who Was Afraid of Everything-Nadia Ahmed, Santa's First Christmas-Mac Barnett, Three City Kittens-Ashley Barron, Nose to Nose-Thyra Heder, Little Red-Will Hillenbrand, The Bakery Dragon-Devin Elle Kurtz

New J:

Welcome to Woofmore-Donna Gephart, The Hotel Balzaar-Kate DiCamillo, Tales From a Not-So-Bratty-Little Sister-Rachel Renee Russel, Priceless Facts About Money-Melody Hobson, **Jawbreaker-Christina Wyman**

Titles in red are 2025 All Iowa Reads books.

Weekly kid programs at the library

Pages & Play Club every Wednesday at 10:00 a.m.

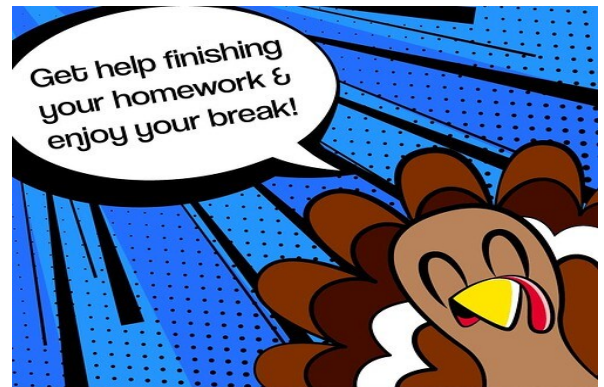
11/6 Pumpkins, **11/13 Squeaky Clean**, **11/20 Fun with Early Literacy**, **11/27 Gratitude**,
Have fun with books, songs, crafts, activities & group playtime.

Theme Thursday every Thursday at 4:00 p.m.

11/7 Talk Like a Robot, **11/14 LEGOs**, **11/21 Notan Paper Art**, **11/28 No Theme Thursday**
This STEAM program will feature a different topic each week.
LEGOs will feature the 2nd Thursday of each month.

Did You Know...

Need help with your child's homework? We can help!
Visit our website at www.oelwein.lib.ia.us. Under the Online Resources tab click on the Brainfuse HelpNow button. **This is a FREE service with your library card.**



Brainfuse is made possible in part by the Division of Museum and Library Services under the provisions of the Library Services and Technology Act as administered by the State Library of Iowa.



Take & Make Kits

Make a Toilet Paper Roll Turkey



Have you signed up yet?
Ask us how.



Children under the age of seven (7) must be accompanied by a responsible person at least fourteen (14) years old. It is the responsibility of parents/guardians/caregivers to supervise and monitor the behavior and safety of their children or persons in need of a caregiver at all times. The library is not responsible for children or persons in need of a caregiver left in the building.

Library Hours | Monday-Tuesday 9:00 a.m. to 8:00 p.m. | Wednesday-Thursday 9:00 a.m. to 7:00 p.m. | Friday 9:00 a.m. to 5:30 p.m. | Saturday 9:00 a.m. to 3:00 p.m.

201 East Charles St. Oelwein, IA 50662 | 319-283-1515 | oelwein@oelwein.lib.ia.us | www.oelwein.lib.ia.us

OCTOBER 2024 PARK MONTHLY REPORT

This past month the tree board had a large tree planting at Wings Park. The tree board was awarded the “Trees for Kids” grant to plant 24 trees. City pool manager Kim L. assisted in lining up volunteers which were in large part students that work at the pool. Iowa DNR representative Chip Murrow drove up from Des Moines to help and observe the tree planting. Tree board members helped with the planting demonstration with Chip to start off. Tree board members and I had a great conversation with Chip after the planting to build a positive relationship for future projects. The park employees did a fantastic job with all the prep work that goes into these tree plantings to make sure everything goes smoothly on the day of the planting. Trees were purchased from both Cannons Greenhouse and Manske’s Corner Market. The park employees are starting on preparations for our next planting that we will host in two weeks with the Trees Forever grant that the tree board received for boulevard trees. The cemetery employees pulled forms off recently poured foundations and backfilled as funeral homes were notified. Cemetery employees have been busy watering trees that have been planted. On Wednesday, there was a full burial at Woodlawn the employees prepared, as a cremation burial scheduled for this Saturday too. The tree board agenda was sent out for our monthly meeting on Monday evening.

This past month Russ and I worked on cutting down stumps at Platt Park. The employees go through downtown every morning to pick up garbage and clean bathrooms. Russ and I took the air compressor and winterized a few more bathrooms, selecting the ones that get vandalized the most first. I have been working with contractors getting quotes for various CIP projects. Chris took the stump grinder and started working on a few more tree stumps this week. I have spent a lot of time preparing for our upcoming Trees Forever planting. Tree board members talked with community members about planting trees in the boulevard around their homes. I marked all the planting spots and called in locates. The employees have gone around and watered the locations so we can dig holes in the dry ground. On Monday evening, I hosted the monthly tree board as we made final preparations for their upcoming planting as we will be planting and additional 45 trees throughout the community. The cemetery employees have been watering the 40 trees at the cemetery and the 24 trees we planted at Wings Park. The boards on the gravel bed were removed and stained and reassembled. Fire extinguishers were serviced in all the department areas. Russ pulled all the ball diamond bags and put plugs in for the year and dumpsters are locked up as we go. The trails are being swept, when possible, with the falling leaves. The campground will wrap up for season this Sunday as it does every year at this time. I have started work on the city Tree City application for the tree board work this year.

This past month the employees have been stepping up helping with the last few projects completed. On Wednesday, the tree board hosted our third tree planting this year, planting 45 trees throughout the city. Total this year the tree board planted 110 trees, all with donations and grants. Tree board members have done a great job of giving demonstrations for the volunteers at all plantings to ensure that the trees are planted correctly. The park and cemetery employees have been busy watering the trees utilizing the water bags that were acquired through a grant last season. The board selected a variety of twelve different species of trees. Bri Hull with Trees Forever and Devin Wever with Alliant Energy were in attendance along with East Penn and Scheels Landscaping employees. The employees have been busy with power-spraying equipment and performing maintenance on equipment for the year. Both departments have been working on leaves at City Park as we are not going to be able to burn them off this year with the extremely dry weather. The last of the water lines were winterized last Monday. The Pirillo memorial bench was installed at Redgate Park. The employees have been busy trying to keep the trails clean as the leaves are really dropping this time of year. The cemetery has three cremation burials this week and has been busy putting away garbage cans and chopping leaves at the cemetery and sweeping the streets.

This past week the employees have been busy wrapping things up for the season. Both the park and cemetery employees were busy with leaves at City Park these last two weeks as it has been way too dry to burn them off this year as is usually done. At Platt Park we have been working on removing a dead oak tree that is right next to the back shelter. This has been a slow task as we must cut the tree into smaller pieces and hand throw to avoid damage to the shelter. We will wrap this project up in the spring as we have removed everything

that was directly over the shelter. On Tuesday, I was invited to Wartburg College to talk with students about grant writing. I put together a power point presentation to discuss some of the projects and how we have written grants to complete projects within this department. The employees have been sweeping the trails when possible as the high winds keep blowing everything around. The park employees have power sprayed all the equipment and performed maintenance a lot of the equipment to put away for the year. Employees have been going around and watering all the trees that we planted this year and will remove the watering bags today as we have been watering everything for at least two weeks now and there is more rain in the forecast. The cemetery employees have been taking care of leaves at Woodlawn and have had a couple of burials this past week as well. I submitted the city proposal for the Tree City designation as well as the Growth Award to the Arbor Day Foundation that is given to communities that demonstrate higher levels of tree care and community engagement.

TREES FOR KIDS PLANTING



TREES FOR KIDS PLANTING

PARKS / CEMETERY / TRAILS / AQUATICS / CAMPGROUND



2:52 PM



2:25 PM



2:49 PM



2:34 PM



3:29 PM



3:43 PM

STUMP WORK

WINTERIZING



8:39 AM



1:16 PM

STUMP GRINDING



8:30 AM

TREE PLANTING LOCATIONS



9:49 AM

BOARDS STAINED



10 AM

TRAILS SWEPT



2:26 PM

TREES FOREVER TREE PLANTING 2024



TREES FOREVER TREE PLANTING 2024

PARKS / CEMETERY / TRAILS / AQUATICS / CAMPGROUND



TREES FOREVER TREE PLANTING 2024

PARKS / CEMETERY / TRAILS / AQUATICS / CAMPGROUND



Trees, trees and... more trees



Wednesday's tree planting group consisted of members from Parks and Rec, the Tree Board, East Penn Manufacturing, community members, Oelwein students and others.

Parks and Rec strengthens Oelwein's residential canopy

By TAYLOR NOHRENBURG
reporter@oelweinregister.com

A chilly morning, some glazed donuts and the positive energy of around 35 people wanting to better their community would be what some passersby would see when driving or walking past groups of two or three planting trees Wednesday morning.

Thanks to a \$5,000 grant from the Iowa Trees Forever Project, around 44 trees of various types were planted Wednesday, Oct. 16, with the assistance of high schoolers, Parks and Rec department employees, School's Professional Lawn Care employees, some East Penn Manufacturing workers and Tree Board members. This is in addition to two other seasonal plantings, bringing the grand tree total to 109 trees within the last two months alone.

Josh Johnson, Oelwein parks superintendent, coordinated the day to have several groups travel around Oelwein to various

homes to plant trees following a 13 tree planting at Ashley Moulding and Northeast Iowa Community College's RAMS Center. Homeowners were contacted by Tree Board members to arrange the other 31 trees to be planted in street boulevards in Oelwein's southwest/southeast and the southeast quadrants.

In partnership with Alliant Energy's One Million Trees initiative, the grant provided funds for the purchase of trees from Corner Market and Greenhouse in Oelwein and Cannon's Greenhouse in Westgate. Many trees lost to the Emerald Ash Borer have been replaced, if not duplicated, by the efforts of the Parks and Rec department and the Tree Board.

Alliant Energy Customer Solutions Specialist Devin Wever said that he is grateful for the work Oelwein's Parks and Rec provides.

"I thank the City of Oelwein, city staff and volunteers that came out today on the brisk October morning to help plant trees

that will help reduce energy consumption and countless other benefits to the town," he said. "Alliant Energy is proud to offer our Community Tree Planting program as part of our One Million Trees initiative that grants communities up to \$5,000 for tree plantings that promote energy savings by shading and cooling from sun and wind. We are proud to partner with Trees Forever to help guide the communities to select diverse tree species and educate on proper care and planting to ensure longevity of the tree canopy for future generations and energy savings."

The group was also joined by City Administrator Dylan Mullinger: "The work that Joshua Johnson and his crew have put in to make sure Oelwein has a healthy urban canopy is incredible," he said. "Future generations will benefit from this work."

In fact, Johnson has been the key figure

See TREES, page A2



Ron Lentz (yellow) and Jeff Milks, Oelwein Tree Board members, demonstrate proper planting technique. Milks added that planting trees is one simple way to combat climate change.

TREES

Continued from A1

in writing and applying for grants, making purchases and organizing plantings. Many grants have been awarded to Johnson and his

team, and that work has not gone unnoticed. Oelwein has been recognized for the Tree City USA award for 23 years and the Tree City USA Growth Award for six. The Oelwein Tree Board consists of John Fox,

Johnson, Ron Lentz, Jeff Milks and Kyle Scheel. A planting demonstration was given by Milks and Lentz that morning. Milks talked about how planting a tree can change how much a home uses energy, increases property

values and can help the environment by sequestering carbon. He explained during the planting demonstration that if a tree is planted incorrectly, then it may only live for 10-15 years, so planting correctly is essential for growth.

MAINTENANCE



CITY PARK LEAVES



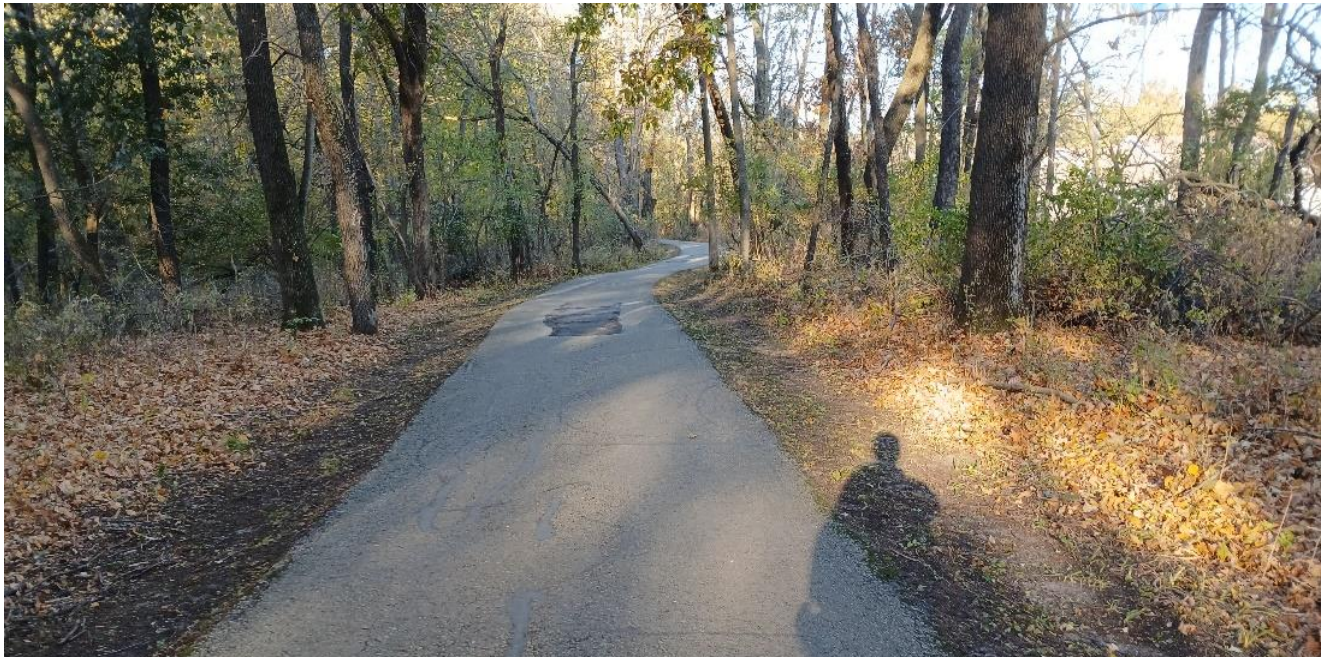
WATER LINES



BENCH INSTALLED



TRAIL SWEEPING



TREE REMOVAL



CITY PARK LEAVES



TRAIL SWEEPING



WARTBURG PRESENTATION



PARKS / CEMETERY / TRAILS / AQUATICS / CAMPGROUND



AQUATICS



EQUIPMENT MAINTENANCE

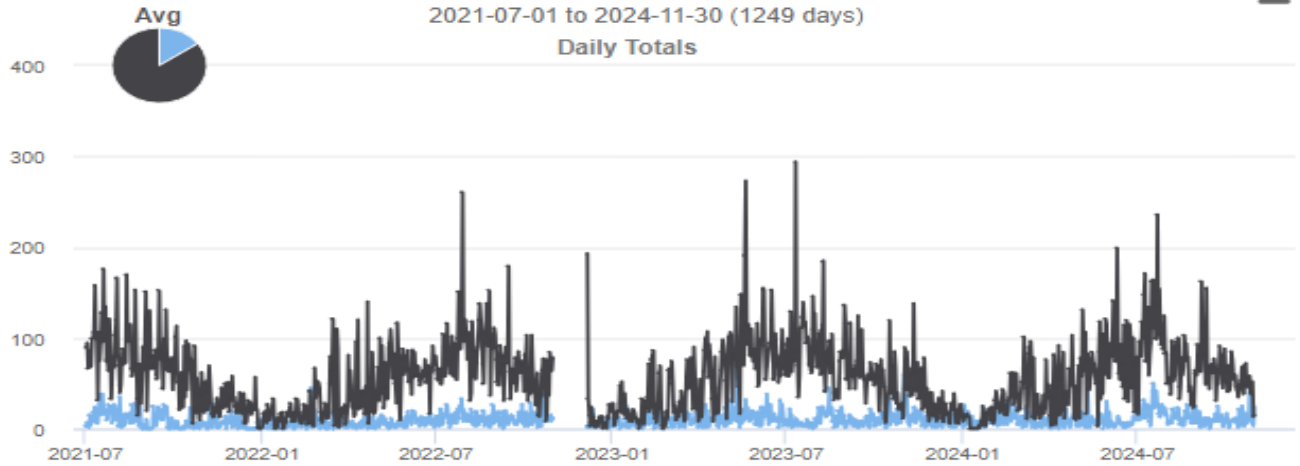




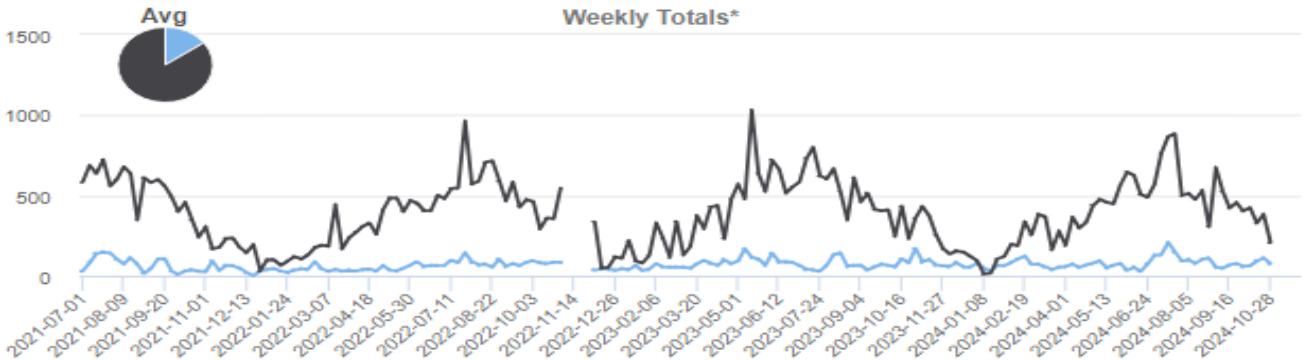
Daily/Weekly/Monthly totals

2021-07-01 to 2024-11-30 (1249 days)

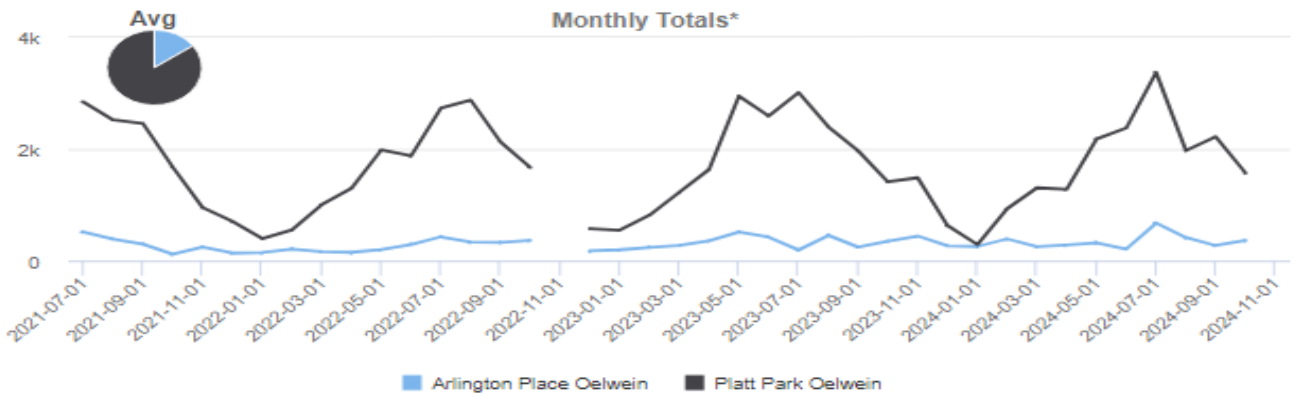
Daily Totals



Weekly Totals*



Monthly Totals*



* Based on Average Daily Traffic (ADT)

Master Summary

Download as Excel CSV

Year	Site	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ADT†	ADT†x365	Days with data
2021	Arlington Place Oelwein							512*	388	294	115	242	134	9.115	3,327	183
	Platt Park Oelwein							2,845*	2,523	2,458	1,675	950	704	60.454	22,066	183
2022	Arlington Place Oelwein	146	207	158	148	199	290	426	332	327	362		173*	8.303	3,031	330
	Platt Park Oelwein	394	548	1,002	1,297	1,984	1,877	2,736	2,877	2,127	1,672		572*	51.497	18,796	330
2023	Arlington Place Oelwein	193	235	274	356	510	421	190	451	241	347	441	266	10.753	3,925	365
	Platt Park Oelwein	543	816	1,229	1,635	2,948	2,592	3,013	2,399	1,969	1,411	1,485	628	56.625	20,668	365
2024	Arlington Place Oelwein	254	389	247	279	319	208	673	414	269	360			11.187	4,094	305
	Platt Park Oelwein	287	930	1,305	1,276	2,181	2,378	3,373	1,972	2,223	1,571			57.364	20,995	305

ADT† = Average Daily Traffic

* = based upon that month's ADT [Learn more](#) Indicates months with less than 8 days of data.

DAILY ACTIVITIES

- CLEAN/ORGANIZE SHOP AREAS
- PICK UP DOWNTOWN AREAS
- MAINTAINING PARK, CEMETERIES
- MAINTENANCE ON EQUIPMENT
- SAFETY MEETINGS
- MEET WITH CONTRACTORS
- RETRIEVE & UPLOAD TRAIL COUNT DATA
- WOODLAWN BURIALS
- PARK MAINTENANCE
- GRANT WORK

PROGRESS ON PROJECTS

- WEBSITE UPDATING
- TRAIL EASEMENTS/GRANTS
- PARK AND REC MASTER PLAN
- TRAIL MAINTENANCE
- GRINDING STUMPS
- CIVICREC WORK
- TREES FOR KID'S TREE PLANTING
- PLAYGROUND MAINTENANCE
- DEAD TREE REMOVAL
- TREES FOREVER TREE PLANTING
- WINTERIZE ALL BATHROOMS
- WINTERIZE CAMPGROUND
- MSA GRANT WORK
- MOWERS/TRIMMERS MAINTENANCE
- WARTBURG PRESENTATION

NEXT MONTH AND FUTURE PROJECTS

- REPURPOSE OLD WINGS BRIDGE
- GRANT WRITING
- TRAIL SEGMENT 2
- TRAIL SEGMENTS 4/5 ALIGNMENT
- PLANT TREES IN CHRYSLER PARK
- BOARD AND COMMITTEE MEETINGS
- UPDATE FEES
- BUDGET
- CIP QUOTES

JOSHUA JOHNSON MA
OELWEIN PARK SUPERINTENDENT



City of Oelwein, IA

CLIENT LIAISON:

Jim Holz, AICP
Phone: 563.584.2884
Cell: 563.590.6351
jholz@msa-ps.com

DATE:

November 4, 2024



COMMUNITY CHANGE GRANT – PROJECT #08884014

The application has been submitted early in the hopes the agency will provide some feedback in time for us to make any necessary adjustments prior to their final application deadline of November 21, 2024.

BRIC FUNDING – PROJECT #08884015

Subcontracts with Terracon and JCG have been signed. Terracon began soil borings on 11/1/2024 and are finishing up the week of 11/4/2024. MSA survey of the site began the week of 10/21/2024.

A meeting with Iowa Homeland Security is scheduled for 11/6. We are continuing to work on the BRIC application.

Marie and Amber presented Oelwein’s project at iStorm in Ankeny on 10/31/2024. IaDNR and IDALS are very interested in the pond project.

RAIL YARD BROWNFIELD

MSA introduced Eocene, an environmental partner, to Dylan to conduct some research on where things stand with the IDNR and the railroad as to the Land Recycling Program and what would be necessary to consider this property for a sports complex.