



Agenda

City Council Work Session

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

6:30 PM

July 26, 2021
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Warren Fisk

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

Pledge of Allegiance

Discussions

- [1.](#) 2021 Bond

Adjournment

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



To: Mayor and City Council

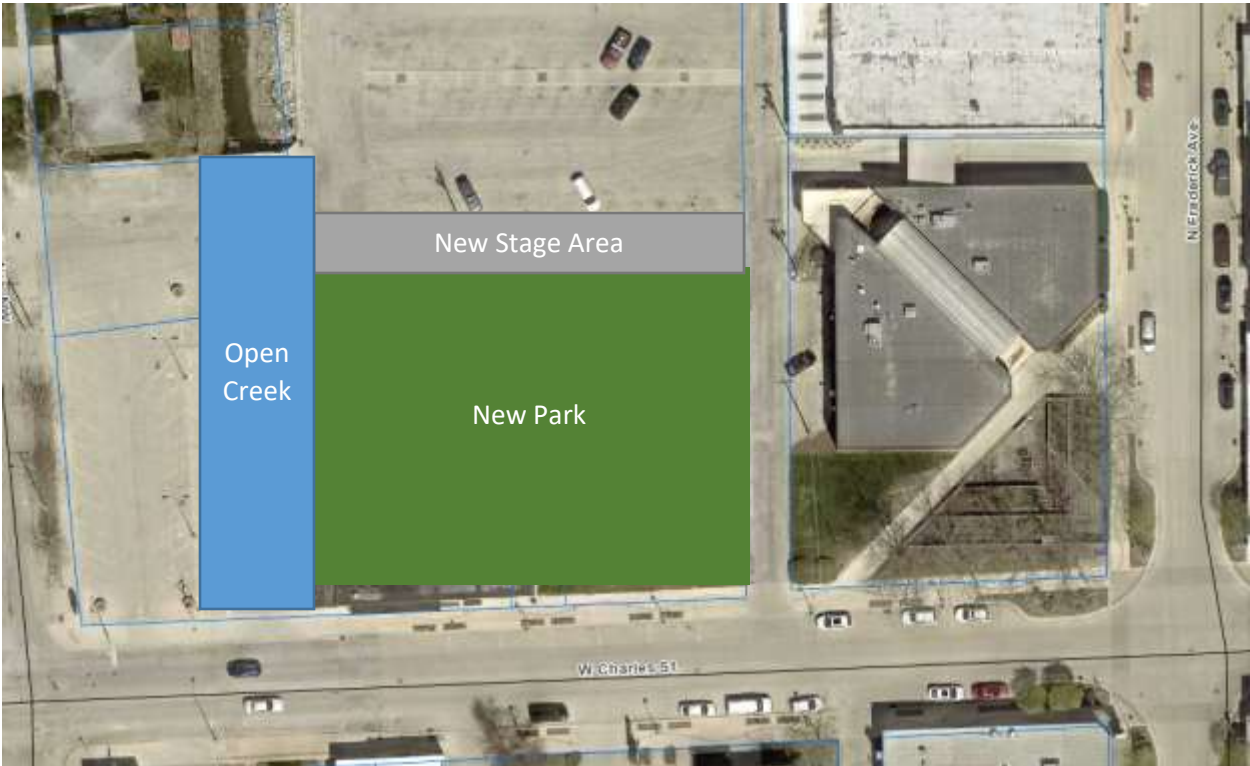
From: Dylan Mulfinger

Subject: Plaza Park Grant Opportunity

Date: 07/26/2021

The City has the opportunity with new Community Development Block Grants (CDBG) to apply to expand Plaza Park. The grant is up to \$500,000. While this is not a priority of council, it aligns with future priorities well. One priority is removing the plaza to make room for the removal of the plaza bridge parking lot. This bridge parking lot structure will have to be removed when the city streets work on the Charles Street bridge. Removal of the building will save a large portion of the initial bridge project and will help expand the presence of the downtown park. A small committee in town is exploring new options for a community center. This grant will allow for removal of the existing community center and allow all new funds raised to go toward the construction of a new community center and not the tear down of the existing center.

Below is a rough idea of what I would like to move forward with and apply for CDBG funds.





Project

The project entails complete removal of the plaza and adding green space and removal of the existing stage and adding a new band shell. The new band shell will be able to accommodate larger bands as party in the park expands. The new band shell would also include restrooms that would be used for all downtown events and be a great accommodation for the downtown. More area will allow for additional kid's space and the park expands. The new park will have more seating and help the process of expanding party in the park.

Timeline

- Discussion and guidance from council July 26
- Procure Architects and Engineers in August
- Design Project in September and October
- Apply for federal funds in November of 2021
- Begin construction in April of 2022
- Late summer of 2022 complete the

Estimated Cost (very estimated)

- \$80,000 tear down of the plaza
- \$20,000 asbestos removal
- \$20,000 existing band shell removal
- \$350,000 Band Shell Construction
- \$50,000 site prep and landscaping
- \$20,000 park seating accommodations
- \$50,000 engineering and architecture with project management
- \$10,000 grant management
- Total \$600,000

Funding

- \$500,000 CDBG
- \$50,000 North East Iowa Charitable Organization
- \$50,000 future bond sale as part of the downtown sidewalk and trail connection project

Some adjustments will need to be made as the city is working toward a 25/75 match for the project.



Potential new band shell



Existing Park Area



To: Mayor and City Council

From: Dylan Mulfinger

Subject: 2021 Bond

Date: 07/26/2021

City Council will need to start the difficult process of narrowing down projects to fill the 2021 bond sale for the city. City Council has the first choice of going forward with a bond. Bonds are paid through debt service which is paid by property tax dollars. Should the city not bond, taxes will go down for the city. The city could see the levy drop a full dollar from 17.71858 to 16.5898. This would save a house valued at \$100,000 \$56.13 annually.

I do not recommend lowering taxes, and my goal with the city is to keep the levy even. The levy has dropped small increments over time because when I started it was just over 18. I have attached ideas council put together in an earlier session this year. I wanted to refresh this list then bring it back to staff. Once department heads provide input, we will bring it back to council for discussion. Council will have the ultimate say in this bond. It is my goal to have this bond wrapped up by the end of 2021 so that we can go out to the market in January of 2022. I look forward to the discussion with council.

Bond January 2022 First Idea Session

Brett * Storm Sewer
 Sanitary Sewer
 Property Cleanup
 **Viaduct

Linda Fire Station
 Splash Pad
 Downtown Buildings
 Trail
 City Hauler Waste

Warren Sewer 4th
 INI
 Housing Iowa Homes
 Vacant homes
 Fix up money

Tom Pave 6th Street NE
 3rd Avenue NE
 **Seal coat roads



2nd Street – Hospital
 *Get Away from Fees
 ***5th Street NE Avenue Sewer

Renee	City Hall Fire Station People can hear meetings Equipment
Karen	*Charles to Middle School – 12 th Avenue Less water main breaks Restaurant actions Reduce speed limit Viaduct 28E with County Volunteer group for homes *Liaison for flood City Hall
Matt	**Fire Station *City Hall Townhouse Development Welcome to Oelwein Signs Street shop grader, boom, mower Aerial Event Center partner – 500 people

City Administrator List

- Teardown 25 properties
- Trails to Maynard
- 6th Street NE
- Pool Heater
- Downtown Façade
- Comprehensive Plan
- 5 Homes for Iowa
- Playgrounds
- Aerial Truck
- Outdoor Ice Rink (portable)