



Agenda

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

June 09, 2025
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

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

Pledge of Allegiance

Call to Order

Roll Call

Additions or Deletions

Citizens Public Comments - See Guidelines for Public Comments Below

A. Public Comment Policy.

Consent Agenda

1. Consideration of a motion to approve the May 27, 2025 minutes.
2. Consideration of a motion approving the Class 'C' Alcohol License for Oelwein Chamber and Area Development.
3. Consideration of a motion to approve 2025-2026 Cigarette/Tobacco Permit Renewals.
4. Consideration of a motion approving the glass and metal device permit for Oelwein Mart.
5. Consideration of a motion authorizing Oelwein Community High School Homecoming Activity organizers to temporarily close the aforementioned requested streets and public ways on September 25, 2025.
6. Consideration of a motion authorizing Oelwein RAGBRAI organizers to temporarily close the aforementioned requested streets and public ways on July 25, 2025.

Ordinances

7. Consideration of an ordinance deleting Chapter 9, Cable TV to the Oelwein Code of Ordinance. - Third and Final Reading.
8. Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 204 3rd Street SE, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-1 Residential. - Second Reading.

- [9.](#) Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 1297 S. Frederick Avenue, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-2 Residential. - Second Reading.
10. Consideration of a motion to waive the second and third readings on an Ordinance amending Chapter 23, Article VII - Fireworks to the Oelwein Code of Ordinance.
- [11.](#) Consideration of an ordinance amending Chapter 23, Article VII - Firework to the Oelwein Code of Ordinance. - First and Final Reading.

Resolutions

- [12.](#) Consideration of a resolution formally approving the planned Water and Sewer Capital Improvement Projects.
- [13.](#) Consideration of a resolution approving mortgage and security agreement release related to City of Oelwein Revolving Loan Program.
- [14.](#) Consideration of a resolution approving the project expense reimbursement number two in the amount of \$9,970.00 for the Oelwein RISE Day Habilitation Center Improvements Project.
- [15.](#) Consideration of a resolution approving Pay Application No. 8 in the amount of \$42,010.66 to Woodruff Construction for the Oelwein Municipal Airport Airfield Vault.
- [16.](#) Consideration of a resolution approving the bid from M-B Companies in the amount of \$523,819.00 for the Oelwein Municipal Airport Snow Removal Equipment.
- [17.](#) Consideration of a resolution authorizing the City Administrator to implement changes to the Williams Wellness Center with the Oelwein Community School District.
- [18.](#) Consideration of a resolution amending the City of Oelwein Fee Schedule, specifically the Williams Wellness Center.
- [19.](#) Consideration of a resolution accepting 501 West Charles Street from Ira Smith as a Property Forfeiture.

Motions

- [A.](#) Consideration of a motion reviewing the Housing Needs Assessment.
- [B.](#) Consideration of a motion accepting the settlement on the tobacco violation the from Kwik Star #1156.
- [C.](#) Consideration of a motion approving the direction from the Planning, Finance, Enterprise and Economic Development Committee on the Hotel Motel request of \$1,500.00 to the Williams Center for the Arts.

Council Updates

- A. Ricchio to update Council on the parade.

Mayor's Report

City Attorney's Report

City Administrator's Report

- [A.](#) City Administrator.

Executive Session

2. Consideration of a motion to go into Executive Session per Iowa Code 21.5 Section 1 to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

Close Executive Session

3. Consideration of a motion to return to regular session.

Adjournment

- D. 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.cityofuelwein.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
May 27, 2025 - 6:00 PM

Pledge of Allegiance

Call to Order

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

Roll Call

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

Also Present: Mayor DeVore, City Administrator Mulfinger, City Clerk/Treasurer Rigdon

Absent: NA

Additions or Deletions

A motion was made by Weber, seconded by Seeders to approve the agenda as presented.

All aye. Motion carried.

Citizens Public Comments

Warren Fisk, 102 6th Avenue SW, stated his neighbor had received a truckload of pallets to build a fence on the property. Fisk continued, stating he felt we didn't do a large utility rate increase to give away funds. Fisk also stated his concerns on the Wellness Center's losses. Fisk finalized his concerns questioning what was more important, the Wellness Center or Code Enforcement.

Consent Agenda

1. Consideration of a motion to approve the May 12, 2025 minutes.
2. Claims Resolution in the amount of \$2,022,659.98.
3. Consideration of a motion approving the Class C alcohol license for Leo's Italian Restaurant, Inc.

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

All aye. Motion carried.

Public Hearing

4. Public Hearing amending the Fiscal Year 2024-2025 budget on May 27, 2025 at 6:00 PM at the Oelwein City Council Chambers.

Mayor DeVore opened the public hearing.

No oral or written comments were received.

Mayor DeVore closed the public hearing.

5. Public Hearing for the construction plan specifications for the construction of the Segment 2 Trail Improvements on May 27, 2025 at 6:00 PM in the Oelwein City Council Chambers.

Mayor DeVore opened the public hearing.

Ricchio commented a resident on the west side was excited that the dead and dying trees on the west side of the viaduct, north of the sidewalk would be addressed.

Mayor DeVore closed the public hearing.

6. Public Hearing to review the rezoning request for 204 3rd Street SE on May 27, 2025 at 6:00 PM in the Oelwein City Council Chambers.

Mayor DeVore opened the public hearing.

No oral or written comments were received.

Mayor DeVore closed the public hearing.

7. Public Hearing to review the rezoning request for 1297 South Frederick Avenue on May 27, 2025 at 6:00 PM in the Oelwein City Council Chambers.

Mayor DeVore opened the public hearing.

No oral or written comments were received.

Mayor DeVore closed the public hearing.

Ordinances

8. Consideration of an ordinance deleting Chapter 9, Cable TV to the Oelwein Code of Ordinance. - Second Reading.

A motion was made by Weber, seconded by Cantrell to approve the second reading of an ordinance deleting Chapter 9.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

9. Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 204 3rd Street SE, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-1 Residential. - First Reading.

A motion was made by Weber, seconded by Lenz to approve the first reading of an ordinance rezoning 204 3rd Street SE.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

10. Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 1297 S. Frederick Avenue, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-2 Residential. - First Reading.

A motion was made by Weber, seconded by Payne to approve the first reading of an ordinance rezoning 1297 South Frederick Avenue.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

Resolutions

11. Consideration of a resolution adopting a budget amendment for Fiscal Year 2024-2025.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5749-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

12. Consideration of a resolution approving the Bid From M-B Companies, Inc. in the amount of \$523,819.00 for the Oelwein Municipal Airport Snow Removal Equipment.

Item 12 was discussed by Council but no action was taken. The city did not accept the bid.

13. Consideration of a resolution approving the Plans and Specifications and bid from Baker Enterprises in the amount of \$429,743.65 for the Segment Two Trail Improvement Project.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5750-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

14. Consideration of a resolution approving trail maintenance work in the amount of \$34,354.50 with D&M Asphalt Services, Inc.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5751-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

15. Consideration of a resolution authorizing the filing of a mortgage release for Sean Sauser at 13 N. Frederick Avenue.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5752-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

16. Consideration of a resolution approving mortgage releases related to City of Oelwein owner Occupied Rehabilitation Program 2017.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5753-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

17. Consideration of a resolution approving the Use Agreement of Depot Park with the Oelwein Farmer's Market.

A motion was made by Cantrell, seconded by Weber to approve Resolution No. 5754-2025.

Ayes: Weber, Lenz, Cantrell, Payne, Seeders, Ricchio

Nays: NA

Motion carried.

Motions

18. Consideration of a motion to direct staff to chip seal remaining gravel roads in Oelwein.

Council member Ricchio requested the gravel streets to be double chip sealed. Council member Weber would like to evaluate when discussing road use tax in the future. Council member Seeders believes maintenance of paved roads should be first, not the gravel. Weber stated we ought to look at one every time to alleviate the burden.

A motion was made by Weber, seconded by Ricchio to evaluate future chip seal projects bid determining if one gravel road could be added each time to the bid.

5 aye, 1 nay (Seeders). Motion carried.

Committee Reports

19. Report from Seeders on the Library Board minutes.

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

20. Report from Ricchio on the Airport Board minutes.

For full minutes, please visit: <https://www.cityofelwein.org/bc-ab/page/airport-board-46>

21. Report from Cantrell on the Park and Rec Commission minutes.

For full minutes, please visit: <https://www.cityofelwein.org/bc-parks/page/parks-and-recreation-22>

Mayor's Report

- A. Vacancies on Boards and Commissions.

Mayor DeVore reminded council on the vacancies on various boards and commissions.

- B. Consideration of a motion reappointing Tim Gearhart to the Park and Recreation Commission.

A motion was made by Cantrell, seconded by Weber to approve the Mayor's recommendation to reappoint Tim Gearhart to the Park and Recreation Commission.

All aye. Motion carried.

- C. Consideration of a motion reappointing Mike Meska to the Park and Recreation Commission.

A motion was made by Cantrell, seconded by Weber to approve the Mayor's recommendation to reappoint Tim Gearhart to the Park and Recreation Commission.

All aye. Motion carried.

City Attorney's Report

Oelwein Celebrations Incorporated brought in a \$10,000.00 check in repayment.

City Administrator's Report

City Administrator Mulfinger is working on funding for the viaduct by participating in the Reconnecting Communities Network.

Adjournment

A motion was made by Weber, seconded by Cantrell to adjourn the meeting at 6:28 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 May 27, 2025 and copy of said proceedings was furnished to the Register May 29, 2025.

Dylan Mulfinger, City Administrator



State of Iowa

Alcoholic Beverages Division

Item 2.

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
OELWEIN CHAMBER AND AREA DEVELOPMENT, INC.	OCAD	(319) 283-1105		
ADDRESS OF PREMISES		PREMISES SUITE/APT NUMBER	CITY	COUNTY
25 West Charles Street			Oelwein	Fayette
				50662
MAILING ADDRESS	CITY	STATE	ZIP	
6 South Frederick Avenue	Oelwein	Iowa	50662	

Contact Person

NAME	PHONE	EMAIL
Debra Howard	(319) 283-1105	ocad@oelwein.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
June 10, 2025	June 14, 2025	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

Item 2.

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Non-Profit Association

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Debra Howard	Oelwein	Iowa	50662	Executive Director	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

June 10, 2025

POLICY EXPIRATION DATE

June 15, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

2025-2026 Cigarette/Tabacco Permit Renewals

Business	Physical Address
Hy-Vee Dollar Fresh Market	1345 South Frederick Avenue
Super Mart	701 South Frederick Avenue
Dollar General Store #2328	236 1st Avenue SE
Casey's #2682	105 1st Avenue SE
Oelwein Mart	801 East Charles
Fareway Stores, Inc #412	102 2nd Street SE
Kwik Star #665	10 1st Avenue SE
Kwik Star #1156	1350 Industrial Park Drive
The Spot #7	821 S. Frederick Avenue

Legal Ownership Information

Name of sole proprietor, partnership, : 801 CHARLES INC
corporation, LLC, or LLP

Type of ownership : Corporation

Primary office address : 801 E CHARLES ST OELWEIN IA 50662-1949

Legal Ownership Phone : 563-556-4508

Legal Ownership Email : oelweinmart801@gmail.com

Application Information

Sales Permit Number: : 305300916

Location Name : OELWEIN MART

Location Phone Number : 563-556-4508

Location Address : 801 E CHARLES ST OELWEIN IA 50662-1949

Location Mailing Address : 801 E CHARLES ST OELWEIN IA 50662-1949

Renewal : No

Start Date : 02-Jun-2025

End Date : 30-Jun-2025

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Does this retail location ensure that : No
no person younger than 21 years of
age is present or permitted to enter
at any time?

Does this retail location provide an : Yes
age-restricted area and ensure that
no devices are visible to those
under 21 years of age?

Corporate Officers

Title	Name	Address
Authorized Individual	NAWAZ, RAB	801 E CHARLES ST OELWEIN IA 50662-1949

RESOLUTION NO. _____-2025

A RESOLUTION AUTHORIZING TEMPORARY CLOSURE OF PUBLIC WAYS OR GROUNDS FOR
OELWEIN COMMUNITY HIGH SCHOOL

WHEREAS, Iowa Code Section 364. 12 (2) states that " a city shall keep all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons open, in repair, and free from nuisance, with the following exceptions "; and

WHEREAS, Iowa Code Section 364. 12 (2) (a) states that "Public ways and grounds may be temporarily closed by resolution "; and

WHEREAS, Oelwein Community High School have requested temporarily closure of streets and parks for the following events, locations and times:

Event	Location of Street Closures	Date & Time
2025 Homecoming Parade	Frederick Avenue from 2 nd Street SW north to Dry Run Line Parking Lot	September 25, 2025 from 7:00 P.M. until conclusion of parade
2025 Homecoming Activities	Depot Park	September 25, 2025 from 7:00 P.M. until end of activities

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa that

Oelwein Community High School Homecoming Activity organizers are authorized to temporarily close the aforementioned requested streets.

Passed and Approved this 9th day of June, 2025.

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10th, 2025.

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

Cantrell

Seeders

Payne



TO: Oelwein City Council
FROM: Oelwein High School

RE: Parade Route for 2025 Homecoming on Thursday, September 25th to start at 7:00 pm

Oelwein High School is requesting permission to have the following route be approved for the 2025 Homecoming Parade. With the assistance of the Oelwein Police Chief and officers the parade will travel the following route:

Starting at the corner of South Frederick and 2nd St SW continuing north and ending in the parking lot behind Ace Hardware. This route will be traveled by the high school class floats, Homecoming court, band, high school teams and coaches, middle school teams and coaches, and any other organization that chooses to be in the parade.

We are also requesting the use of Depot Park for the king coronation following the parade.

The Oelwein Student Body would like to thank all those involved in Homecoming 2025 and invite you all to the weekly festivities.

RESOLUTION NO. _____-2025

A RESOLUTION AUTHORIZING TEMPORARY CLOSURE OF PUBLIC WAYS OR GROUNDS FOR
OELWEIN RAGBRAI ORGANIZERS

WHEREAS, Iowa Code Section 364. 12 (2) states that " a city shall keep all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons open, in repair, and free from nuisance, with the following exceptions "; and

WHEREAS, Iowa Code Section 364. 12 (2) (a) states that "Public ways and grounds may be temporarily closed by resolution "; and

WHEREAS, Oelwein RAGBRAI Organizers have requested temporarily closure of streets and parks for the following, locations on July 25, 2025:

Complete Road Closure:

- 1) West Charles from Frederick Avenue up to the intersection of 6th Avenue NW/SW.
- 2) 10 block of North Frederick Avenue from Charles Street to south side of 1st St. NE
- 3) 10 & 100 block of South Frederick Avenue
- 4) 10 block of 2nd Avenue S.W.
- 5) 10 block of 1st Avenue N.W.
- 6) 10 block of 1st Avenue S.W.
- 7) 10 block of 1st Street S.W.
- 8) 100 block of 1st Street S.W.
- 9) 100 block of 1st Avenue S.W.
- 10) 10 block of East Charles
- 11) 10 block of 1st Street S.E.
- 12) 10 block of 2nd Street S.E.
- 13) 10 block of 2nd Street S.W.

Road Closed to through Traffic:

- 1) 200 block of South Frederick Avenue
- 2) 10 block of 5th Avenue S.W.
- 3) 10 block of 5th Avenue N.W.
- 4) 10 block of 2nd Avenue N.W.
- 5) 8th Avenue S.E. from East Charles Street to 5th Street S.E.
- 6) 8th Avenue N.E. from East Charles Street to 5th Street N.E.
- 7) 12th Ave SE – Middle School Drive

The 10 through to the 400 block of 8th Avenue N.E. will be closed to thru traffic but access will be allowed for residents.

The 10 through to the 400 block of 8th Avenue S.E. will be closed to thru traffic but access will be allowed for residents and for hospital traffic.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa that Oelwein RAGBRAI organizers are authorized to temporarily close the aforementioned requested streets.

Passed and Approved this 9th day of June, 2025.

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10th, 2025.

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

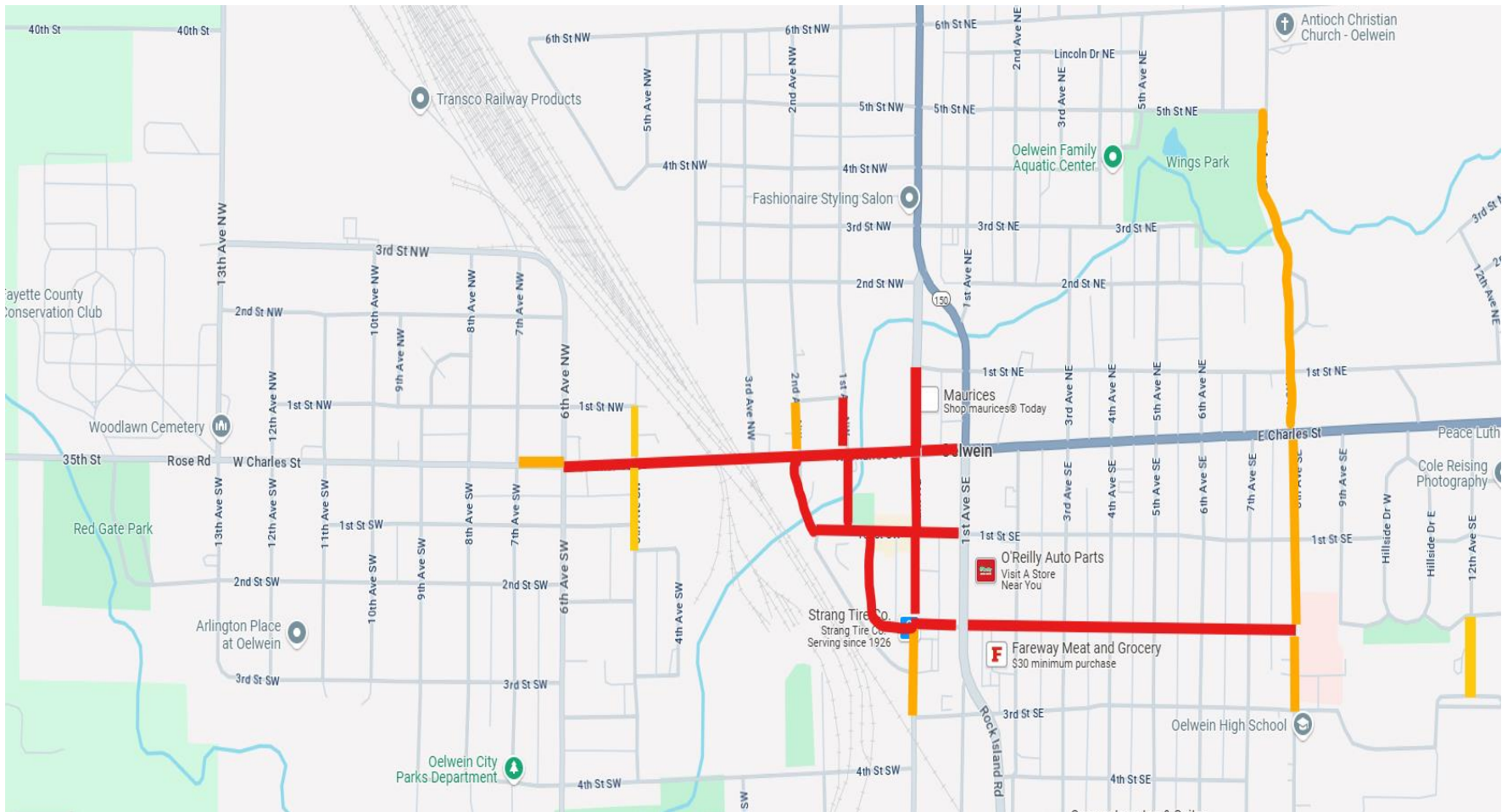
Weber

Lenz

Cantrell

Seeders

Payne



The RAGBRAI Rider Traffic will be heavy on 2nd Street S.E. and citizens are encouraged to avoid this area for the day.

ORDINANCE NO. 1219

AN ORDINANCE DELETING CHAPTER 9, CABLE TV

BE IT ORDAINED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That the General Ordinances of the City of Oelwein adopted July 1, 2012, be amended by deleting Chapter 9, Cable TV.

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance Shall become effective upon its passage.

First reading – May 12, 2025
Second reading – May 27, 2025
Third reading – June 9, 2025

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 9th day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10, 2025

First Reading on May 12, 2025 :
It was moved by Seeders and seconded by Weber
that the Ordinance as read be adopted, and upon roll
call there were:
AYES NAYS ABSENT ABSTAIN

Weber	x		
Cantrell	x		
Lenz	x		
Payne			x
Seeders	x		
Ricchio	x		

Second Reading on May 27, 2025. It was moved
by Weber and seconded by Cantrell that the
Ordinance as read be adopted (or to suspend the
rules), and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber	x			
Cantrell	x			
Lenz	x			
Payne	x			
Seeders	x			
Ricchio	x			

Third Reading on June 9, 2025. It was moved
by _____ and seconded by _____ that the
Ordinance as read be adopted (or to suspend the
rules) and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

Ordinance No. 1221

ORDINANCE AMENDING OELWEIN ZONING ORDINANCE TO RECLASSIFY REAL ESTATE COMMONLY KNOWN AS 204 3RD STREET SE, OELWEIN, FAYETTE COUNTY, IOWA FROM C-2 HIGHWAY COMMERCIAL TO R-1 RESIDENTIAL

Be it ordained by the City Council of the City of Oelwein, Iowa, as follows:

- Section 1. That the zoning ordinance of the City of Oelwein adopted July 12, 1999, be amended and changed to reclassify the property at:
- A. 204 3rd Street SE, Oelwein, legally described as: " The West 100 feet of Lots 8, 9, 10, and 11, Block 2, Oelwein's 6th Addition to Oelwein, Fayette County, Iowa" from C-2 Highway Commercial to R-1 Residential;

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance shall become effective upon its passage.

First reading –	May 27, 2025
Second reading –	June 9, 2025
Third reading –	June 23, 2025

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 23rd day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded June 24, 2025

Second Reading on June 9, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules), and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

First Reading on May 27, 2025 :
It was moved by Weber and seconded by Lenz that the Ordinance as read be adopted, and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber	x			
Cantrell	x			
Lenz	x			
Payne	x			
Seeders	x			
Ricchio	x			

Third Reading on June 23, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules) and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

Ordinance No. 1222

ORDINANCE AMENDING OELWEIN ZONING ORDINANCE TO RECLASSIFY REAL ESTATE COMMONLY KNOWN AS 1297 South Frederick Avenue, OELWEIN, FAYETTE COUNTY, IOWA FROM C-2 HIGHWAY COMMERCIAL TO R-2 RESIDENTIAL;

Be it ordained by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That the zoning ordinance of the City of Oelwein adopted July 12, 1999, be amended and changed to reclassify the property at:

1297 South Frederick Avenue, Oelwein, legally described as: " A parcel in the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 28, Township 91 North, Range 9 West of the fifth p.m., more particularly described as follows: the west 150.0 feet as measured along the North line and South line of the following described parcel: commencing at the southwest corner of the Southwest quarter of the Southeast quarter of said section 28, thence South 89 degrees 36 minutes east 45.00 feet, thence North 2 degrees 28 minutes East 1094.40 feet to the point of beginning, thence continuing North 2 degrees 28 minutes East 225.60 feet to a point South 89 degrees 52 1/2 minutes East 45.00 feet from the Northwest corner of said Southwest quarter of the Southeast quarter, thence South 89 degrees 52 ½ minutes East 786.05 feet along the North line of said Southwest quarter of the Southeast quarter to the west right-of-way line of the Chicago, Rock Island and Pacific Railroad, thence South 0 degrees 09 minutes east 256.50 feet along said right-of-way line, thence North 87 degrees 38 minutes 24 seconds West 797.07 feet to the point of beginning. And a parcel as easement for ingress and egress described as follows: commencing at the Southwest corner of the Southwest quarter of the Southeast quarter of said section 28, thence South 89 degrees 36 minutes East 45.00 feet, thence North 2 degrees 28 minutes East 1094.40 feet to the point of beginning, thence South 87 degrees 38 minutes 24 seconds East 135.00 feet, thence South 2 degrees 28 minutes West 30.00 feet, thence North 87 degrees 38 minutes 24 seconds West 135.00 feet, thence North 2 degrees 28 minutes East 30.00 feet to the point of beginning, Fayette County, Iowa. " from C-2 Highway Commercial to R-2 Residential;

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance shall become effective upon its passage.

First reading – May 27, 2025
Second reading – June 9, 2025
Third reading – June 23, 2025

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 23rd day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded June 24, 2025

First Reading on May 27, 2025:
It was moved by Weber and seconded by Lenz that the Ordinance as read be adopted, and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber	x			
Cantrell	x			
Lenz	x			
Payne	x			
Seeders	x			
Ricchio	x			

Second Reading on June 9, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules), and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

Third Reading on June 23, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules) and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

ORDINANCE NO. 1220

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE VII - FIREWORKS

BE IT ORDAINED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That the General Ordinances of the City of Oelwein adopted July 1, 2012, be amended by reading as follows:

Sec. 23-85(8). – Use of Consumer Fireworks.

(A) The use of consumer fireworks, as defined by Iowa Code § 727.2, shall be permitted within the corporate limits of the City of Oelwein during the following time-frames:

(1) July 3rd between 9:00 a.m. and 10:00 p.m. (unless July 3 falls on a Saturday or Sunday immediately preceding July 4, in which case fireworks may be used until 11 pm)

(2) July 4th between 9:00 a.m. and 11:00 p.m.

(3) December 31 through January 1, between 9:00 a.m. and 12:30 a.m. on January 1.

(B) The use of consumer fireworks outside of the permitted timeframes is prohibited, unless authorized under a valid display permit issued by the city.

(C) Use of consumer fireworks on public property, including parks, streets, and sidewalks, is prohibited unless expressly authorized by the city.

(D) The City of Oelwein may prohibit the use of consumer fireworks, even on the authorized dates, if there is a risk to public safety.

23-85(9). Unless otherwise provided, violation section 23-85 shall constitute a municipal infraction punishable as provided in Section 1-13 of this Code.

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance Shall become effective upon its passage.

First reading –	June 9, 2025
Second reading –	Waived
Third reading –	Waived

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 9th day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10, 2025

Second Reading on _____. It was moved
by _____ and seconded by _____ that the
Ordinance as read be adopted (or to suspend the
rules), and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Cantrell
Lenz
Payne
Seeders
Ricchio

WAIVED

First Reading on June 09, 2025:

It was moved by Seeders and seconded by Weber
that the Ordinance as read be adopted, and upon roll
call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Cantrell
Lenz
Payne
Seeders
Ricchio

Third Reading _____. It was moved
by _____ and seconded by _____ that the
Ordinance as read be adopted (or to suspend the
rules) and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Cantrell
Lenz
Payne
Seeders
Ricchio

WAIVED



**OELWEIN POLICE DEPARTMENT
CITY OF OELWEIN, IOWA
MEMORANDUM**

FROM: Jeremy P. Logan, Chief of Police

DATE: June 4, 2025

TO: City Administrator Dylan Mulfinger

SUBJECT: Fireworks Ordinance Considerations

The State of Iowa has enacted a new law in 2025 expanding the legal time-frame and conditions under which individuals may use consumer fireworks within city limits. In order to ensure the City of Oelwein remains compliant with state law, while continuing to uphold reasonable public safety standards, this memorandum recommends a formal amendment to Chapter 23, Article VII – Fireworks of the Oelwein Municipal Code.

CURRENT ORDINANCE

The current Oelwein Code of Ordinances restricts the use of fireworks within city limits and requires permits for both the sale and display of fireworks, under the following sections:

Sec. 23-85. – Fireworks – Sale and Use Prohibited.

Sec. 23-86. – Exceptions – Display and Sales Permits.

These provisions currently prohibit personal use of fireworks and are more restrictive than the newly adopted state law.

STATE LAW UPDATE (2025)

Effective July 1, 2025, the revised Iowa Code Chapter 727.2 allows for:

Use of Consumer Fireworks by individuals without a local permit, during:

July 3rd between 9:00 a.m. and 10:00 p.m. (unless July 3 falls on a Saturday or Sunday immediately preceding July 4, in which case fireworks may be used until 11 pm)

July 4th between 9:00 a.m. and 11:00 p.m.

New Years Eve between 9:00 a.m. and 12:30 a.m. (New Year's Day)

Municipalities may still regulate the sale and public display of fireworks through local permitting.

PROPOSED AMENDMENT

Amend Article VII – Fireworks, Chapter 23 of the Oelwein Code of Ordinances** to read as follows (draft):

Sec. 23-85(8). – Use of Consumer Fireworks.

(A) The use of consumer fireworks, as defined by Iowa Code § 727.2, shall be permitted within the corporate limits of the City of Oelwein during the following time-frames:

(1) July 3rd between 9:00 a.m. and 10:00 p.m. (unless July 3 falls on a Saturday or Sunday immediately preceding July 4, in which case fireworks may be used until 11 pm)

(2) July 4th between 9:00 a.m. and 11:00 p.m.

(3) December 31 through January 1, between 9:00 a.m. and 12:30 a.m. on January 1.

(b) The use of consumer fireworks outside of the permitted time-frames is prohibited, unless authorized under a valid display permit issued by the city.



**OELWEIN POLICE DEPARTMENT
CITY OF OELWEIN, IOWA
MEMORANDUM**

(c) Use of consumer fireworks on public property, including parks, streets, and sidewalks, is prohibited unless expressly authorized by the city.

(d) The City of Oelwein may prohibit the use of consumer fireworks, even on the authorized dates, if there is a risk to public safety.

(e) Violation of this section shall constitute a municipal infraction punishable as provided in Section 1-13 of this Code.

RECOMMENDATION

Adopting this amendment will align Oelwein's Code of Ordinances with the new 2025 state law, maintain local control over public safety and nuisance concerns, and preserve the city's authority over commercial sale and organized fireworks displays.

Please consider advancing this item for formal introduction and approval at the next scheduled council meeting.

RESOLUTION NO. _____-2025

RESOLUTION formally APPROVING the planned Water and Sewer Project Capital Improvement Projects

WHEREAS, the City of Oelwein has failing water and sewer infrastructure; and

WHEREAS, the City Council acknowledges the need for improvements throughout the city as evident by the water sewer increases made in the summer of 2024; and

WHEREAS, the city is taking a proactive approach to the necessary repairs over the next ten years; and

WHEREAS, the following repair schedule has been planned:

Water Projects	FY 2026	FY2028	FY 2030	FY 2032	FY 2034	FY 2036
Replace water main on 6th St NE from 2nd Ave NE to 4th Ave NE	200,000					
Replace water main on 3rd St SE from S Fred to 2nd Ave SE	250,000					
Replace water main on N Fred from 3rd St NE to 7th St NE	2,000,000					
Paint East Water Tower		600,000				
Replace water main on S Fred from 2nd St SE to 7th St SW		750,000				
Replace water main on 6th Ave SE from E Charles to 5th St SE		1,100,000				
Replace water system valves in NE Section		350,000				
Replace water main on 6th Ave SW from W Charles to 4th St SW			1,800,000			
Replace water main on 5th Ave SE from 2nd St to 5th St SE			500,000			
Replace water system valves in NW Section			500,000			
Replace approximately 30 fire hydrants			110,000			
Replace water main on 10th St SE from S Fred to 2nd Ave SE				500,000		
Tie services over to 10" Main along 5th Ave from 7th St SE to 3rd St NE				1,500,000		
Replace water main on 5th Ave SE from Charles to 4th St SW				750,000		
Replace approximately 30 fire hydrants				110,000		
Replace water main on 6th Ave NW fro W Charles to 3rd St NW					500,000	
Replace water main on 7th Ave from 3rd St NW to water shop					1,250,000	
Replace water main on 2nd Ave NE from 2nd St NE to 9th St NE					900,000	
Replace water main on 5th Ave NE from 5th St to 3rd St					225,000	
Replace approximately 20 fire hydrants					70,000	
Replace water main on 5th St NE from 2nd Ave to 5th Ave						300,000
Replace water main on 2nd Ave SE from E Charles to Occo Dr						700,000
Replace water main on 7th Ave SE from E Charles to 7th St SE						1,250,000
Paint west tower						600,000
Total	2,450,000	2,800,000	2,910,000	2,860,000	2,945,000	2,850,000
Available CIP Funds	2,500,000	2,874,220	2,954,220	2,954,220	2,954,220	2,954,220

Sewer Projects	FY 2027	FY 2029	FY 2031	FY 2033	FY 2035	FY 2037
Replace sanitary sewer on N Fred fro 5th St to 9th St	2,000,000					
Replace sanitary sewer 10 Block W Charles	350,000					
Replace sanitary sewer 10 Block 1st Street SW "Mealy"	350,000					
Replace sanitary sewer 3rd Street to 4th Street SW	350,000					
Clean and Televise South Fredrick & 4th Street SW	100,000					
Clean and televise		100,000				
Replace sanitary sewer 10 Block 1st St SW		2,000,000				
Replace sanitary sewer on 1st Ave NE from 5th St to 9th St		90,000				
CIPP line sanitary sewer on 1st Ave NE from 5th St to 2nd St		105,000				
CIPP line sanitary sewer on 6th St NE from 3rd Ave to 6th Ave NE		50,000				
CIPP line sanitary sewer on 6th Ave NE from 6th St to deadend		125,000				
CIPP line sanitary sewer on 4th Ave NE from 6th St to 9th St NE		125,000				
CIPP line sanitary sewer on 3rd Ave NE from 6th St to 9th St		175,000				
CIPP line sanitary sewer on 7th Ave NE from 5th St to deadend		25,000				
CIPP line sanitary sewer on 6th St NE from 7th Ave to 8th Ave		125,000				
CIPP line sanitary sewer on 8th Ave NE from 6th St to 9th St NE		90,000				
Clean and televise			100,000			
Replace sanitary sewer on 2nd Ave NE from 5th St to 9th St			2,000,000			
Contract televising and cleaning sewers in NW Quadrant			300,000			
CIPP line sanitary sewer on Maplewood Dr from N Fred to deadend			50,000			
CIPP line sanitary sewer on 7th St NW from N Fred to deadend			50,000			
CIPP line sanitary sewer on 6th St NW from N Fred to 3rd Ave NW			100,000			
CIPP line sanitary sewer on 12th Ave SE from E Charles to Jr High			150,000			
CIPP line sanitary sewer on 2nd St SE from 12th Ave to Eastline			65,000			
CIPP line sanitary sewer on 13th Ave SE from 1st St to 2nd St SE			37,500			
CIPP line sanitary sewer on 1st St SE from 12th Ave to deadend			75,000			
CIPP line sanitary sewer on Elm St from 12th Ave to Eastline			80,000			
CIPP line sanitary sewer on Oak St from Elm to Eastline			50,000			
CIPP line (S) sanitary sewer on E Charles from 12th Ave to Eastline			50,000			
CIPP line (N) sanitary sewer on E Charles from Elmwood Pkwy to Eastline			85,000			
CIPP line sanitary sewer on 2nd Ave NE from 5th St to 2nd St			90,000			
Clean and televise			100,000			
Replace Sanitary sewer on 1st Ave NW from W Charles to 6th St				2,750,000		
Contract televising and cleaning sewers in NE quadrant				300,000		
CIPP line sanitary sewer on East and West Hillside Dr				150,000		
Clean and televise					100,000	
Replace sanitary sewer on E Charles from 2nd Ave to 7th Ave					2,750,000	
Contract televising and cleaning sewers in SE quadrant					300,000	
CIPP line sanitary sewer on 9th Ave SE from 2nd St to East Charles					90,000	
CIPP line sanitary sewer on East Charles from Hillside to 8th Ave SE					65,000	
Clean and televise						100,000
Replace sanitary sewer on 3rd Ave NW from W Charles to 4th St NW						1,800,000
Replace sanitary sewer on 6th Ave SE from 1st St to East Charles						650,000
Contract televising and cleaning sewers in SW quadrant						300,000
CIPP line sanitary sewer on 8th Ave SE from 2nd St to East Charles						95,000
CIPP line sanitary sewer on 8th Ave NE from 1st St to East Charles						30,000
CIPP line sanitary sewer on 1st St NE from 8th Ave to Eastline						200,000
Total	3,150,000	3,010,000	3,182,500	3,200,000	3,205,000	3,075,000
Available CIP Funds	3,684,000	3,268,000	3,268,000	3,268,000	3,268,000	3,268,000

Now, therefore, be it resolved by the City Council of Oelwein, Iowa formally approves the planned Water and Sewer Project Capital Improvement Projects.

Passed and approved this 9th day of June, 2025.

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
Cantrell
Seeders
Payne

Attest:

Dylan Mulfinger, City Administrator

June 10, 2025

RESOLUTION NO. _____ - 2025

RESOLUTION APPROVING MORTGAGE and SECURITY AGREEMENT RELEASE RELATED TO
CITY OF OELWEIN REVOLVING LOAN PROGRAM

WHEREAS, the City of Oelwein, Iowa, ("City") loaned money to Sarah Scheel, doing business as and/or under entities organized by Sarah Scheel, known as One Real Estate, LLC and Lumber Ridge Home Source, ("Borrower") under the City Revolving Loan Program, in 2018 and subsequent times thereafter, and

WHEREAS, Borrower executed a Mortgage in favor of the City to secure some of all of the loan(s) between the City and Borrower, said Mortgage being dated October 10, 2018 and recorded on October 31, 2018 in Book 2018, Page 3135, records of the Fayette County, Iowa Recorder, and

WHEREAS, Borrower also borrowed sums from Upper Explorerland Regional Planning Commission ("UERPC") and the Community Bank of Oelwein, ("Bank") with each being granted a Mortgage on the same property described in the Mortgage granted by Borrower to City, and

WHEREAS, the Bank's Mortgage has priority over the Mortgages granted by Borrower to City and UERPC, and

WHEREAS, Borrower has closed the business known as Lumber Ridge Home Source ("Business") operated at the property pledged as security for the above mortgages, titled in Borrower, and has reportedly informed the Bank that it cannot meet its' obligations to the Bank, the City, and/or UERPC, and payments to the City and UERPC on the loan obligations have not been made in a number of months, the Business is clearly closed, and

WHEREAS, the Bank has requested that City and UERPC release their respective mortgages so that the Bank and Borrower can agree to the terms of a voluntary foreclosure, or similar transaction, where the Borrower agrees to turn over the property to the Bank, the failure of the City or UERPC to release their respective mortgages to likely lead to a Mortgage Foreclosure suit, and

WHEREAS, the Bank has agreed, that upon taking title of the property, and personal property explained below under a Security Agreement, that the Bank will attempt to liquidate they real and personal property in a way that will bring about the greatest return, and that upon being made whole, which includes coverage of accruing

interest and attorney fees, that any overages collected by the Bank will be made available and shared with the City and UERPC, and

WHEREAS, with the Bank having priority, the City and UERPC Mortgages would be of no value in the event of a foreclosure, and a voluntary foreclosure between the Bank and the Borrower will likely be the best case scenario for all involved, avoiding costs of suit, foreclosure, and related expenses, putting property into the hands of the Bank to liquidate/sell, and hopefully result in overages that can be paid to the City and/or UERPC, and

WHEREAS, the City was also granted a Security Agreement by Sarah Scheel (Best Way True Value), where inventory and equipment were pledged as collateral for the sums loaned by City to Borrower, and

WHEREAS, the Security Agreement granted to the City is not in a position of priority, like the mortgage granted to City by Borrower, and a request has been made by the Bank for the City and UERPC to release said Security Interests, allowing the Bank to liquidate and/or sell items secured by the Bank's Security Agreement, and

WHEREAS, the City and UERPC also hold Personal Guarantees granted by Sarah Scheel d/b/a Best Way True Value, and said Guarantee will not be affected or impacted by the release of the City Mortgage and/or City Security Agreement, and

WHEREAS, the Council finds that it has no priority when it comes to the Mortgages and Security Agreements granted the City, that the Bank has priority over both the City and UERPC, and that releasing the Mortgage and Security Agreement will not negatively impact the City, that Bank has agreed to grant any and all sums collected over and above the sums necessary to make the Bank whole to the City and UERPC, and the City can also take steps to collect under the Personal Guarantee mentioned previously herein, and

WHEREAS, the Council finds that the Mayor should be authorized to release the above referenced Mortgage and Security Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OELWEIN IOWA, AS FOLLOWS:

SECTION 1: The Mortgage and Security Agreement noted above are hereby approved to be released by the execution of a Mortgage Release and Security Agreement Release by the Mayor on behalf of the City Council.

SECTION 2: The City Clerk is directed to see to the recordation of the Mortgage

Release and filing of the Security Agreement Release upon approval of this Resolution and execution by the Mayor.

SECTION 3: *When Effective*. This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 9th day of June 2025.

Brett DeVore, Mayor

ATTEST:

Dylan Mulfinger, City Administrator

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
Cantrell
Seeders
Payne

Prepared by / Return to: Douglas D. Herman, Lynch Dallas, P.C., PO Box 2457 Cedar Rapids, IA 52406
Telephone: 319.365.9101; Facsimile 319.365.9512

RELEASE OF REAL ESTATE MORTGAGE

The undersigned, present owner(s) of the mortgage hereinafter described, does hereby acknowledge that a certain mortgage bearing the date of October 10, 2018, made and executed by One Real Estate, LLC to the City of Oelwein, Iowa and Recorded on October 31, 2018 in Book 2018 Page 3135, records of the office of the Recorder of the County of Fayette State of Iowa, is hereby redeemed and discharged in full.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated June 9, 2025

Brett DeVore, Mayor

STATE OF IOWA, COUNTY OF FAYETTE

This record was acknowledged before me on June 9, 2025, by Brett DeVore, Mayor, City of Oelwein, Iowa.

Signature of Notary Public

RESOLUTION NO. _____-2025

RESOLUTION APPROVING PROJECT EXPENSE REIMBURSEMENT NUMBER TWO IN THE AMOUNT OF \$9,970.00 FOR THE OELWEIN RISE DAY HABILITATION CENTER IMPROVEMENTS PROJECT

WHEREAS, the City of Oelwein is the official grant recipient for the Oelwein RISE Day Habilitation Center Improvements Project; and

WHEREAS, RISE will provide reimbursement requests based on expenses from their project; and

WHEREAS, the city will receive grant reimbursements from the state of Iowa CDBG grant and in turn provide a check to RISE for their project; and

WHEREAS, the following expenses were created in reimbursement number two:

INVOICE #	PAYEE	INVOICE DATE	INVOICE AMOUNT	CDBG SHARE	LOCAL SHARE
1144448	Oelwein Publishing- Notice to Bidders	4/30/2025	\$251.34	\$112.07	\$139.27
FY25143	Upper Explorerland Regional Planning Commission	12/31/2024	\$1,512.29	\$1,512.29	\$-
FY25177	Upper Explorerland Regional Planning Commission	1/31/2025	\$1,283.81	\$1,283.81	\$-
FY25197	Upper Explorerland Regional Planning Commission	2/28/2025	\$3,308.79	\$3,308.79	\$-

Now, therefore, be it resolved by the City Council of Oelwein, Iowa approves project expense reimbursement number two in the amount of \$9,970.00 for the Oelwein RISE Day Habilitation Center Improvements Project

Passed and approved this 9th day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

June 10, 2025

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
Cantrell
Seeders
Payne

BUDGET FY		General Accounting Expenditure										DOCUMENT NUMBER											
		DATE				ACCTG PERIOD (mm/yy)										2							
VENDOR CODE						AGENCY NAME																	
VENDOR NAME AND ADDRESS						BILL TO ADDRESS (ORDERING AGENCY)						SHIP TO ADDRESS											
City of Oelwein 20 2nd Avenue SW Oelwein, IA 50662						Iowa Economic Development Authority 1963 Bell Avenue, Suite 200 Des Moines, Iowa 50315																	
TERMS				FOB		ORDER APPROVED BY						GOODS RECEIVED/SERVICES PERFORMED											
												DATE INITIALS											
QUANTITY						VENDOR'S INVOICE NUMBER						2											
ORDERED		RECEIVED		UNIT OF MEASURE								UNIT PRICE		TOTAL PRICE									
						Request for Payment under CDBG Contract Number: 24-CF-002 Report Number: 2								9,970.00									
DOCUMENT TOTAL														9,970.00									
CLAIMANT'S CERTIFICATION														AGENCY CERTIFICATION									
I CERTIFY THAT THE ITEMS FOR WHICH PAYMENT IS CLAIMED WERE FURNISHED FOR STATE BUSINESS UNDER THE AUTHORITY OF THE LAW AND THAT THE CHARGES ARE REASONABLE, PROPER, AND CORRECT, AND NO PART OF THIS CLAIM HAS BEEN PAID.														I CERTIFY THAT THE ABOVE EXPENSE WERE INCURRED AND THE AMOUNTS ARE CORRECT AND SHOULD BE PAID FROM THE FUNDS APPROPRIATED BY:									
DATE TITLE														CODE OR CHAPTER SECTION(S)									
CLAIMANT'S SIGNATURE														AUTHORIZED SIGNATURE									
THE FOLLOWING FIELDS ARE FOR STATE ACCOUNTING USE ONLY																							
DOC TYPE (GAX)		DOC NUMBER				DOC DATE		ACCTG PRD		BUDGET FY		ACTION NEW/MOD		PO SHIP INSTR		GAX TYPE		INT IND		INT SELLER FUND		INT SELLER AGCY	
GAX		2														1							
VENDOR CODE				ADDR OVERRIDE		F/A INDICATOR		LEFT IND		TEXT -po's only (Y/N)				TEXT (po's only)									
								Y															
REF DOC TYPE		REF DOC NUMBER				REF DOC LINE		COM LN		VEND INVOICE #				COMMODITY CODE		GS CONTRACT							
										2													
LINE	FUND	AGCY	ORG	SUB ORG	ACTV	FUNC	OBJT	SUB OBJT	JOB NUMBER		REP CAT	QUANTITY / UNITS	I/D	DESCRIPTION		AMOUNT	I/D	P/F					
01	0340	269	4610	24			4125									9,970.00							
02																							
03																							
04																							
05																							
06																							
07																							
DOCUMENT TOTAL														9,970.00									

GAX

WARRANT #

AUDITED BY

PAID DATE

Oelwein RISE Day Habilitation Center Improvements Project

Recipient: City of Oelwein
IEDA Contract: 24-CF-002

	Dollars	Percent
TOTAL PROJECT COST:	\$	824,635.00
TOTAL CDBG AWARD:	\$	382,659.00
TOTAL CONSTRUCTION COST:	\$ 797,635.00	100.00%
TOTAL CDBG CONSTRUCTION AMOUNT:	\$ 355,659.00	44.59%
TOTAL CDBG ADMIN AMOUNT:	\$ 27,000.00	100%
TOTAL LOCAL AMOUNT:	\$ 441,976.00	55.41%

Activity #: 11 Handicap Centers

Activity #: 181 Admin

Conditional Award Letter Date: October 1, 2024

CLAIM	INVOICE #	PAYEE	INVOICE DATE	INVOICE AMOUNT	CDBG SHARE	LOCAL SHARE	REMAINING BUDGET	CDBG FUNDS REMAINING	CDBG ADMIN REMAINING	APPROVAL DATE	CHECK NUMBER	CHECK DATE
1 12/12/2024	111-452970-2035413	Amazon- radon test kit	10/15/2024	\$ 15.98	\$ 7.13	\$ 8.85	\$ 824,619.02	\$ 382,651.87	\$ 27,000.00	12/23/2024	VISA credit card	10/17/2024
	1118020	Oelwein Publishing- FONSI and RROF public notice	11/25/2024	\$ 76.70	\$ 34.20	\$ 42.50	\$ 824,542.32	\$ 382,617.67	\$ 27,000.00	12/23/2024	91573	12/6/2024
	FY25101	Upper Explorerland Regional Planning Commission	10/31/2024	\$ 1,593.79	\$ 1,593.79	\$ -	\$ 822,948.53	\$ 381,023.88	\$ 25,406.21	12/23/2024	91534	11/14/2024
	FY25123	Upper Explorerland Regional Planning Commission	11/30/2024	\$ 734.03	\$ 734.03	\$ -	\$ 822,214.50	\$ 380,289.85	\$ 24,672.18	12/23/2024	91584	12/12/2024
CLAIM TOTAL:				\$ 2,420.50	\$ 2,369.15	\$ 51.35	\$ 822,214.50	\$ 380,289.85	\$ 24,672.18			
OVERALL TOTAL:				\$ 2,420.50	\$ 2,369.15	\$ 51.35						
2 5/12/2025	1144448	Oelwein Publishing- Notice to Bidders	4/30/2025	\$ 251.34	\$ 112.07	\$ 139.27	\$ 821,963.16	\$ 380,177.78	\$ 24,672.18	6/9/2025	91794	5/12/2025
	FY25143	Upper Explorerland Regional Planning Commission	12/31/2024	\$ 1,512.29	\$ 1,512.29	\$ -	\$ 820,450.87	\$ 378,665.49	\$ 23,159.89	6/9/2025	91627	1/15/2025
	FY25177	Upper Explorerland Regional Planning Commission	1/31/2025	\$ 1,283.81	\$ 1,283.81	\$ -	\$ 819,167.06	\$ 377,381.68	\$ 21,876.08	6/9/2025	91669	2/13/2025
	FY25197	Upper Explorerland Regional Planning Commission	2/28/2025	\$ 3,308.79	\$ 3,308.79	\$ -	\$ 815,858.27	\$ 374,072.89	\$ 18,567.29	6/9/2025	91701	3/7/2025
	FY25212	Upper Explorerland Regional Planning Commission	3/31/2025	\$ 3,357.45	\$ 3,357.45	\$ -	\$ 812,500.82	\$ 370,715.44	\$ 15,209.84	6/9/2025	91740	4/10/2025
	FY25242	Upper Explorerland Regional Planning Commission	4/30/2025	\$ 395.96	\$ 395.96	\$ -	\$ 812,104.86	\$ 370,319.48	\$ 14,813.88	6/9/2025	91792	5/9/2025
					\$ 10,109.64	\$ 9,970.37	\$ 139.27	\$ 812,104.86	\$ 370,319.48	\$ 14,813.88		
				\$ 12,530.14	\$ 12,339.52	\$ 190.62						

RESOLUTION NO. _____-2025

RESOLUTION APPROVING PAY APPLICATION NO. 8 IN THE AMOUNT OF \$42,010.66 TO WOODRUFF
CONSTRUCTION, INC FOR THE OELWEIN MUNICIPAL AIRPORT AIRFIELD VAULT

WHEREAS, the original contract price for this project is \$244,815.00; and

WHEREAS, the pay application number 8 will cost \$42,010.66; and

WHEREAS, the project has been designed and administered by AECOM;

WHEREAS, the contractor is Woodruff Construction; and

Now, therefore, be it resolved by the City Council of Oelwein, Iowa approves Pay Application No.
8 in the amount of \$42,010.66 to Woodruff Construction for the Oelwein Municipal
Airport Airfield Vault.

Passed and approved this 9th day of June, 2025.

Brett DeVore, Mayor

Attest:

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

Seeders

Payne

Cantrell

Dylan Mulfinger, City Administrator

June 10th, 2025

INVOICE SUMMARY FOR AIP PROJECT

GRANT RECIPIENT INFORMATION

NAME: OELWEIN IOWA, CITY OF
AIRPORT: OELWEIN MUNICIPAL AIRPORT
ADDRESS: 20 2nd AVENUE SW
CITY/STATE: OELWEIN, IA 50662

PROJECT INFORMATION

AIP GRANT NUMBER: 3-19-0067-014-2024
DESCRIPTION: Install Airfield Lighting Vault
REIMBURSEMENT NO: 8 Federal Share 90%

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Vendor/Class/Description	Invoice Number	Invoice Date	Due Date	Invoice Amount	AIP Eligible	Non-Part Costs	AIP Share
AECOM Technical Services, Inc. - \$37,900.00 (Design)							
AECOM	2000866280	3/11/2024		\$27,722.28	\$27,722.28		\$24,950.05
AECOM	2000877410	4/12/2024		\$5,922.46	\$5,922.46		\$5,330.21
AECOM	2000888215	5/13/2024		\$1,969.06	\$1,969.06		\$1,772.15
AECOM	2000897773	6/7/2024		\$2,006.06	\$2,006.06		\$1,805.45
AECOM Technical Services, Inc. - \$47,000.00 (CRS)							
AECOM	2000930299	9/5/2024		\$5,557.35	\$5,557.35		\$5,001.62
AECOM	2000942272	10/10/2024		\$1,326.76	\$1,326.76		\$1,194.08
AECOM	2000951633	11/5/2024		\$3,009.77	\$3,009.77		\$2,708.79
AECOM	2000961951	12/4/2024		\$2,322.13	\$2,322.13		\$2,089.92
AECOM	2000973270	1/8/2025		\$3,825.83	\$3,825.83		\$3,443.25
AECOM	2000983475	2/5/2025		\$2,056.31	\$2,056.31		\$1,850.68
AECOM	2001006695	4/10/2025		\$2,104.50	\$2,104.50		\$1,894.05
AECOM	2001015886	5/7/2025		\$5,529.10	\$5,529.10		\$4,976.19
Woodruff Construction Inc. - \$244,815.00							
Woodruff Construction	1	8/20/2024		\$1,883.85	\$1,883.85		\$1,695.47
Woodruff Construction	2	10/22/2024		\$56,244.04	\$56,244.04		\$50,619.64
Woodruff Construction	3	11/20/2024		\$19,513.00	\$19,513.00		\$17,561.70
Woodruff Construction	4	12/18/2024		\$38,325.85	\$38,325.85		\$34,493.27
Woodruff Construction	5	1/22/2025		\$16,028.40	\$16,028.40		\$14,425.56
Woodruff Construction	6	3/20/2025		\$30,210.00	\$30,210.00		\$27,189.00
Woodruff Construction	7	4/23/2025		\$28,358.45	\$28,358.45		\$25,522.61
Woodruff Construction	8	5/27/2025		\$42,010.66	\$42,010.66		\$37,809.59
CenturyLink - \$2,721.08							
CenturyLink	BN4IAA81	8/21/2024		\$2,721.08	\$2,721.08		\$2,448.97
TOTALS				\$298,646.94	\$298,646.94	\$0.00	\$268,782.25
PREVIOUS REIMBURSEMENTS							\$225,996.46
AMOUNT OF THIS REIMBURSEMENT							\$42,785.79

I certify that to the best of my knowledge and belief the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represent the Federal share due, which has not been previously requested and that all work is in accordance with the terms of the award.

Signature

Date

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N



501 Sycamore Street, Suite 222, Waterloo, IA 50703

Tel: 319-232-6531

Fax: 319-232-0271

Federal Tax ID No. 95-2661922

ATTN : DYLAN MULFINGER
CITY OF OELWEIN
20-2ND AVENUE S W
OELWEIN, IA 50662
United States

Invoice Date: 07-MAY-25
Invoice Number: 2001015886

Payment Term: 30 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60734689
Bill Through Date : 05-APR-25 - 02-MAY-25
Project Manager: David Hughes
Agreement Dated 5/28/2024

Project Name : OLZ Install Airfield Lighting Vault CRS

Labor Multiplier						
Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Bernhardt, Mary E	Project Support	11-APR-25	1.00			
Doll, Gregory C	Project Professional	11-APR-25	1.00			
Doll, Gregory C	Project Professional	18-APR-25	2.00			
Doll, Gregory C	Project Professional	25-APR-25	1.00			
Hemann, Anthony Donald (Tony)	Professional	18-APR-25	1.00			
Hemann, Anthony Donald (Tony)	Professional	25-APR-25	1.00			
Hughes, David B	Senior Professional	11-APR-25	6.00			
Hughes, David B	Senior Professional	02-MAY-25	1.00			
Riley, Elias Alvin (Elias)	CAD/GIS Operator	18-APR-25	2.75			
Riley, Elias Alvin (Elias)	CAD/GIS Operator	25-APR-25	4.00			
Riley, Elias Alvin (Elias)	CAD/GIS Operator	02-MAY-25	11.00			
Smith, Kimberley Suzann (Kimberley)	Project Support	11-APR-25	1.00			
Smith, Kimberley Suzann (Kimberley)	Project Support	18-APR-25	0.25			
Smith, Kimberley Suzann (Kimberley)	Project Support	25-APR-25	1.75			
Smith, Kimberley Suzann (Kimberley)	Project Support	02-MAY-25	0.25			

Total Labor Multiplier	35.00	1,970.42	1,970.42
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OverHead Markup	2,472.88
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Labor CPFF Total	4,443.30
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Unit Billing			
Expenditure Type	Employee/Vendor Name	Date	Billed Amt
Vehicle mileage charges	US ACM ZERO AP	03-APR-25	46.20
Vehicle mileage charges	US ACM ZERO AP	24-APR-25	45.50
Total Unit Billing			91.70

Reimbursable			
Expenditure Type	Employee/Vendor Name	Date	Billed Amt
Mileage	Hughes, David B	08-APR-25	274.40
Mileage	Riley, Elias Alvin (Elias)	30-APR-25	53.20
Total Reimbursable			327.60

Lump Sum

<u>Description</u>		B	Item 15.
Fixed Fee Labor			
	Total Lump Sum		666.50
Project Total : OLZ Install Airfield Lighting Vault CRS			5,529.10

Invoice Summaries			
Total Current Amount :			5,529.10
Retention Amount :			0.00
Pre-Tax Amount :			5,529.10
Tax Amount :			0.00
Total Invoice Amount :			5,529.10

Billing Summaries					
<u>Billing Summary</u>	<u>Current</u>	<u>Prior</u>	<u>Total</u>	<u>Limit</u>	<u>Remain</u>
Billings	5,529.10	20,202.65	25,731.75	47,000.00	21,268.25
Tax	0.00	0.00	0.00		
Billing Total :	5,529.10	20,202.65	25,731.75		

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

2 PAGES

Item 15.

TO OWNER REPRESENTATIVE:

Dylan Mulfinger
City of Oelwein
Oelwein, IA 50662

FROM CONTRACTOR:

Woodruff Construction, Inc
1717 Falls Ave
Waterloo, IA 50701

PROJECT: Oelwein Airfield Vault

ARCH / ENG: Tony Hermann

AECOM

501 Sycamore St STE 222
Waterloo, IA 50703

APPLICATION NO: 8

PERIOD TO: 05/27/25

PROJECT #: 24-088

CONTRACT #:

ORDER #:

REQ / REF #:

Distribution to:

☐ OWNER
☒ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	244,815.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	244,815.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	244,815.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	12,240.75
b. 5 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	12,240.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	232,574.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	190,563.59
8. CURRENT PAYMENT DUE	\$	42,010.66
9. BALANCE TO FINISH, INCL RETAINAGE (Line 3 less Line 6)	\$	12,240.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA® - © 1992

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

Woodruff Construction does not send nor receive wire instructions via unsecured email without confirming information via reciprocating telephone calls or direct person to person contact. Under no circumstances should you send any funds to any party without first calling Woodruff Construction at 319-545-2410 and verifying the accuracy of wire instructions provided to you.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Nathan Knifer

Date: 5-22-2025

State of: Iowa

Subscribed and sworn to before me this 22nd day of May

Notary Public: Shawn Knifer

My Commission expires: 6-9-26

County of: Johnson

Day of

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 42,010.66

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Shawn Knifer

Date: 05-23-2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20005-5292

CONTINUATION SHEET

AIA DOCUMENT G703

Item 15.

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 8

APPLICATION DATE: 5/22/2025

PERIOD TO: 5/27/2025

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Mobilization	\$20,000.00	\$20,000.00			\$20,000.00	100.00%		\$1,000.00
2	General Conditions	\$31,017.00	\$23,254.25	\$7,762.75		\$31,017.00	100.00%		\$1,550.85
3	Bond	\$1,983.00	\$1,983.00			\$1,983.00	100.00%		\$99.15
4	Topsoil Stripping/Tree Stump	\$3,230.00	\$3,230.00			\$3,230.00	100.00%		\$161.50
5	Dig Footings	\$2,500.00	\$2,500.00			\$2,500.00	100.00%		\$125.00
6	Concrete Footings	\$8,715.00	\$8,715.00			\$8,715.00	100.00%		\$435.75
7	Concrete Slab	\$4,340.00	\$4,340.00			\$4,340.00	100.00%		\$217.00
8	Backfill Footings	\$1,700.00	\$1,700.00			\$1,700.00	100.00%		\$85.00
9	Masonry	\$15,223.00	\$15,223.00			\$15,223.00	100.00%		\$761.15
10	Equipment Pads	\$300.00	\$300.00			\$300.00	100.00%		\$15.00
11	Dampers/Louvers	\$3,430.00	\$3,430.00			\$3,430.00	100.00%		\$171.50
12	Door Frame and Hardware	\$3,000.00	\$3,000.00			\$3,000.00	100.00%		\$150.00
13	Roof Joists	\$6,240.00	\$6,240.00			\$6,240.00	100.00%		\$312.00
14	Roof Decking and Panels	\$18,452.00	\$18,452.00			\$18,452.00	100.00%		\$922.60
15	Metal Wall Panels	\$4,705.00	\$4,705.00			\$4,705.00	100.00%		\$235.25
16	Sheet Metal Trim	\$3,670.00	\$3,670.00			\$3,670.00	100.00%		\$183.50
17	Interior Electrical	\$46,851.00	\$46,851.00			\$46,851.00	100.00%		\$2,342.55
18	Exterior Electrical	\$46,851.00	\$33,000.00	\$13,851.00		\$46,851.00	100.00%		\$2,342.55
19	Demo Old Vault	\$11,404.00	\$0.00	\$11,404.00		\$11,404.00	100.00%		\$570.20
20	Sodding	\$9,204.00	\$0.00	\$9,204.00		\$9,204.00	100.00%		\$460.20
21	Closeout	\$2,000.00	\$0.00	\$2,000.00		\$2,000.00	100.00%		\$100.00
22		\$0.00	\$0.00			\$0.00			\$0.00
23		\$0.00	\$0.00			\$0.00			\$0.00
24		\$0.00	\$0.00			\$0.00			\$0.00
25		\$0.00	\$0.00			\$0.00			\$0.00
26		\$0.00	\$0.00			\$0.00			\$0.00
27		\$0.00	\$0.00			\$0.00			\$0.00
	GRAND TOTALS	\$244,815.00	\$200,593.25	\$44,221.75	\$0.00	\$244,815.00	100.00%	\$0.00	\$12,240.75

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

RESOLUTION NO. _____-2025

CONSIDERATION OF A RESOLUTION APPROVING THE BID FROM M-B COMPANIES, INC. IN THE AMOUNT OF \$523,819.00 FOR THE OELWEIN MUNICIPAL AIRPORT SNOW REMOVAL EQUIPMENT

WHEREAS, the Oelwein Municipal Airport must to adhere to strict guidelines when it pertains to acquiring snow removal equipment using Federal Aviation Administration (FAA) funds; and

WHEREAS, the Oelwein Municipal Airport Snow Removal Equipment is aging and in need of updates; and

WHEREAS, M-B Companies, Inc. has provided the sole bid in the amount of \$523,819.00; and

WHEREAS, engineering services have been provided by AECOM in the amount of \$25,000.00; and

WHEREAS, the city of Oelwein would pay five percent of the total project costs in the amount of \$27,441.00;

WHEREAS, the Infrastructure Investment and Jobs act would pay remainder the total project costs in the amount of \$521,378.00;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa approves the bid from M-B Companies in the amount of \$523,819.00 for the Oelwein Municipal Airport Snow Removal Equipment.

Passed and approved by the City Council of the City of Oelwein, Iowa this 9th day of June, 2025.

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
Cantrell
Seeders
Payne

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10, 2025

June 5, 2025

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

**SUBJECT: Snow Removal Equipment
 Oelwein Municipal Airport
 FAA AIP Project No. 3-19-0067-015
 AECOM ID No. 60743105**

Dear Mr. Mulfinger:

We have reviewed the bid received by the City of Oelwein on May 22, 2025, for the above-mentioned project.

One (1) bid were received from M-B Companies, Inc. of Chilton, Wisconsin in the amount of \$523,819.00.

We recommend award of a contract for Acquire Snow Removal Equipment, FAA AIP Project No. 3-19-0067-015 to M-B Companies, Inc. in the amount of \$523,819.00, subject to FAA concurrence in award and receipt of Buy American Forms from M-B Companies.

If you have any questions or require additional information, please feel free to contact our office at your convenience.

Yours sincerely,



David B. Hughes, P.E.

cc: Mr. Dan Wilson, FAA

L:\DCS\Projects\TRN\60743105_OLZ_Acq_of_SRE\300_Communications\310_Client\DM060525.ltr.docx

RESOLUTION NO. _____-2025

CONSIDERATION OF A RESOLUTION Authorizing the City Administrator to implement changes to the Williams Wellness Center with the Oelwein Community School District

WHEREAS, the city will work to implement the following changes

- Reduce Administrative Costs
- Add Sales Tax
- Add Card Processing Fees
- New Weight Room
- Rental Agreements with Community Partners
- Breakout the District's financial obligations

; and

WHEREAS, these changes will help the city work toward a more sustainable financial position for the Wellness Center that can be funded now and into the future; and

WHEREAS, the city owns the Wellness Center and contracts its administration of the facility through the Oelwein Community School District; and

WHEREAS, the city of Oelwein and the Oelwein Community School District are committed to providing a community focused facility;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa authorizes the City Administrator to implement changes to the Williams Wellness Center with the Oelwein Community School District

Passed and approved by the City Council of the City of Oelwein, Iowa this 9th day of June, 2025.

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
Cantrell
Seeders
Payne

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10, 2025



To: Mayor and City Council
From: Dylan Mulfinger
Subject: Wellness Center Funding
Date: 6/9/2025

The City Administrator is seeking direction to allow the city and the school district to work together to work toward a smaller Wellness Center deficit. The goal is \$25,000 in FY2026. The city took on the true cost of the Wellness Center this year which now has an estimated loss of \$100,000. The City Administrator wants to make the following changes and have the city council provide approval on June 9.

- Reduce staffed desk hours (-\$5,000)
- Reduce Administrative Costs (-\$50,000)
 - The Wellness Center will go from two full time employees to one
- Sales Tax (+\$10,000)
 - We will no longer include this in the price of membership
- Card Processing Fees (+\$10,000)
 - We will pass along credit card fees to the members
- New Weight Room
 - This should help attract members that did not want to use the shared weight room
- Rental Agreements with Community Partners
 - We will explore these options throughout FY2026
- Breakout the District's financial obligations
 - To help the community see the input from the school district we will work with the administration to show these costs

Should the city council vote in favor, the city and the school will work to make changes in June to prepare for the FY2026 year.

RESOLUTION NO. _____-2025

CONSIDERATION OF A RESOLUTION AMENDING THE CITY OF OELWEIN FEE SCHEDULE, SPECIFICALLY THE
WILLAIMS WELLNESS CENTER

WHEREAS, the city increase fees by _____ percent; and

WHEREAS, the city will now charge sales tax and not include the amount in the listed price; and

WHEREAS, the city will pass all credit card fees onto the customer; and

WHEREAS, the city of Oelwein is making these changes to ensure the Williams Wellness Center continues to be an amenity for the community of Oelwein;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa amending the City of Oelwein Fee Schedule, specifically the Willaims Wellness Center

Passed and approved by the City Council of the City of Oelwein, Iowa this 9th day of June, 2025.

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
Cantrell
Seeders
Payne

Attest:

Dylan Mulfinger, City Administrator

Recorded June 10, 2025



To: Mayor and City Council
 From: Dylan Mulfinger
 Subject: Wellness Center Funding
 Date: 6/9/2025

The City Administrator was directed to provide options for the Oelwein city council to increase fees for the Williams Wellness Center. Below are options for changes that can be made starting July 1.

Current Rates:

General Memberships	12 Month Total
Single	\$216/\$18 monthly EFT
Couple	\$300/25 monthly EFT
Family (3-4 members)	\$360/\$30 monthly EFT
Family (5 members)	\$450/\$37.50 monthly EFT
Family (6 members)	\$540/\$45 monthly EFT
Family (7 members)	\$630/\$52.50 monthly EFT (Above 7 members \$90 per person)

5 Percent Increase 2 Percent Membership Loss

Members		547	Lost Census		9
Rate Increase		5%	Total Revenue		\$169,053.71
Est. Mem. Loss		2%	FY25 vs FY26		\$31,679.71
			New Money		\$44,925.71
	New Rates	PNew Census	Raw Rev.	7% Sales Tax	3.5% Processing Fee
Single	\$226.80	238	\$54,010.15	\$3,780.71	\$1,820.41
Couple	\$315.00	108	\$33,957.00	\$2,376.99	\$1,144.52
Family	\$378.00	101	\$38,155.32	\$2,670.87	\$1,286.03
Student	\$126.00	13	\$1,605.24	\$112.37	\$54.10
Insurance	\$360.00	78	\$28,080.00		
	TOTALS	538	\$155,807.71	\$8,940.94	\$4,305.06

10 Percent Increase 4 Percent Membership Loss

Members		547	Lost Census		19
Rate Increase		10%	Total Revenue		\$172,752.73
Est. Mem. Loss		4%	FY25 vs FY26		\$35,031.17
			New Money		\$48,624.73
	New Rates	PNew Census	Raw Rev.	7% Sales Tax	3.5% Processing Fee
Single	\$237.60	233	\$55,427.33	\$3,879.91	\$1,868.18
Couple	\$330.00	106	\$34,848.00	\$2,439.36	\$1,174.55
Family	\$396.00	99	\$39,156.48	\$2,740.95	\$1,319.77
Student	\$132.00	12	\$1,647.36	\$115.32	\$55.52
Insurance	\$360.00	78	\$28,080.00		
	TOTALS	528	\$159,159.17	\$9,175.54	\$4,418.02


15 Percent Increase 6 Percent Membership Loss

Members		547	Lost Census		28
Rate Increase		15%	Total Revenue		\$176,177.75
Est. Mem. Loss		6%	FY25 vs FY26		\$38,134.37
			New Money		\$52,049.75
	New Rates	PNew Census	Raw Rev.	7% Sales Tax	3.5% Processing Fee
Single	\$248.40	228	\$56,739.53	\$3,971.77	\$1,912.41
Couple	\$345.00	103	\$35,673.00	\$2,497.11	\$1,202.36
Family	\$414.00	97	\$40,083.48	\$2,805.84	\$1,351.01
Student	\$138.00	12	\$1,686.36	\$118.05	\$56.84
Insurance	\$360.00	78	\$28,080.00		
	TOTALS	519	\$162,262.37	\$9,392.77	\$4,522.62

30 Percent Increase 12 Percent Membership Loss

Members		547	Lost Census		56
Rate Increase		30%	Total Revenue		\$184,808.79
Est. Mem. Loss		12%	FY25 vs FY26		\$45,954.43
			New Money		\$60,680.79
	New Rates	PNew Census	Raw Rev.	7% Sales Tax	3.5% Processing Fee
Single	\$280.80	214	\$60,046.27	\$4,203.24	\$2,023.86
Couple	\$390.00	97	\$37,752.00	\$2,642.64	\$1,272.43
Family	\$468.00	91	\$42,419.52	\$2,969.37	\$1,429.75
Student	\$156.00	11	\$1,784.64	\$124.92	\$60.15
Insurance	\$360.00	78	\$28,080.00		
	TOTALS	491	\$170,082.43	\$9,940.17	\$4,786.19

RESOLUTION NO. _____-2025

RESOLUTION ACCEPTING 501 WEST CHARLES STREET FROM IRA SMITH AS A PROPERTY FORFEITURE

WHEREAS, the city of Oelwein has a policy which guides the city when a property owner requests forfeiting their property to the city; and

WHEREAS, Justin Westcott does not have the means or resources to bring 501 West Charles Street into code compliance for a habitable dwelling; and

WHEREAS, this request complies with the Oelwein Property Forfeiture Policy and;

WHEREAS, it is most advantageous for the city to take ownership of this property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa accepts 501 West Charles Street from Ira Smith as a Property Forfeiture.

Passed and approved this 9th day of June, 2025.

Brett DeVore, Mayor

Attest:

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

Cantrell

Seeders

Payne

Dylan Mulfinger, City Administrator

Recorded June 10, 2025.

Forfeiting Properties to City

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



501 West Charles

Property Address

1821155010

Property Parcel Number

Michelle

Owner's or Owners' Name(s)

Ira Smith - 2015 West University St Apt C108, Springfield, MO, 65802

Owner's or Owners' Address, City, State, ZIP

Iracand dog

Owner's or Owners' Email Address

417-81870 818-1785

Owner's or Owners' Phone

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

☐ Yes

☒ No

Owner's or Owners' Representative Name and Contact Information

IMS
Initials

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

Placarded abandoned property

Please describe why you are requesting to forfeit this property to the City.

Ira Smith

Printed Name

Printed Name

Ira Smith

Signature

5/27/25

Date

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:



**NOTICE: UNSAFE
STRUCTURE **ACTION
REQUIRED****

**501 W Charles St, Oelwein, IA
50662**

April 21, 2025

Smith, Ira Matthew & Smith, Michelle Dawn
% Jamie Rines
501 W Charles St
Oelwein IA 50662

DATE April 21, 2025

REGARDING:

Smith, Ira Matthew & Smith, Michelle Dawn ADDRESS: 501 W. CHARLES, OELWEIN, IA
501 W Charles St 50662
Oelwein IA 50662 Legal Description Below

Dear Smith, Ira Matthew & Smith, Michelle Dawn

This letter is an official notice that the property at 501 W. CHARLES, OELWEIN, IA 50662 is in violation of the City of Oelwein Code, Chapters 12 and 25. Therefore, you are being served with this notice of violation and requirement of action listed below.

Address: 501 W Charles St, Oelwein, IA 50662 Placarded on: April 21, 2025
Legal description: S 80' LOT 9 & S 80' E 1/2 LOT 10 BLK 2, HUMPHREYS ADD

Sec. 25-8. - Unsafe structures and equipment.

A.General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

B.Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed

dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Item 19.

C.Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

D.Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

E.Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

F.Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:1.Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.2.The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.3.Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.4.Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.5.The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.6.The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.7.The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.8.Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.9.A building or structure used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.10.Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.11.Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

G.Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located.

and shall be a lien upon such real estate and shall be collected by any other legal resource.1.Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in section 25-2.G in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

H.Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in section 25-2.H.

I.Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.1.Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

J.Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premise or operate placarded equipment shall be liable for the penalties provided by this code

K.Abatement methods. The owner, owner's authorized agent, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.L.Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Sec. 25-10. - Demolition.

A.General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

B.Notices and orders. Notices and orders shall comply with section 25-7.

C.Failure to comply. If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

D.Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

ACTION REQUIRED:

On March 20, 2025, the Building Official conducted an interior inspection of the property. Based on the extent of dilapidation, structural degradation, and the presence of significant fire hazards, the structure was deemed unsafe for human occupancy. At the time of inspection, the occupants indicated they were in the process of vacating the premises. The Building Official allowed a 30-day period for relocation.

As of April 21, 2025, the building has been officially placarded as Unsafe and Occupancy is hereby revoked. **All remaining occupants are ordered to vacate the premises immediately.**

It is the professional opinion of the Building Official that the estimated cost to bring the structure into compliance exceeds the current assessed value of the property. Therefore, the building is ordered to be demolished. Demolition must be commenced and completed within sixty (60) days of this notice, with a final completion date **no later than Friday, June 20, 2025.**

Failure to comply with any component of this directive will result in referral to the City Attorney.

Right to Appeal: You have the right to appeal this notice and order by filing a written application for appeal with the Housing Board of Appeals for the City of Oelwein. Applications for appeal are available upon request at the Community Development Office located at 20 Second Ave SW in Oelwein.

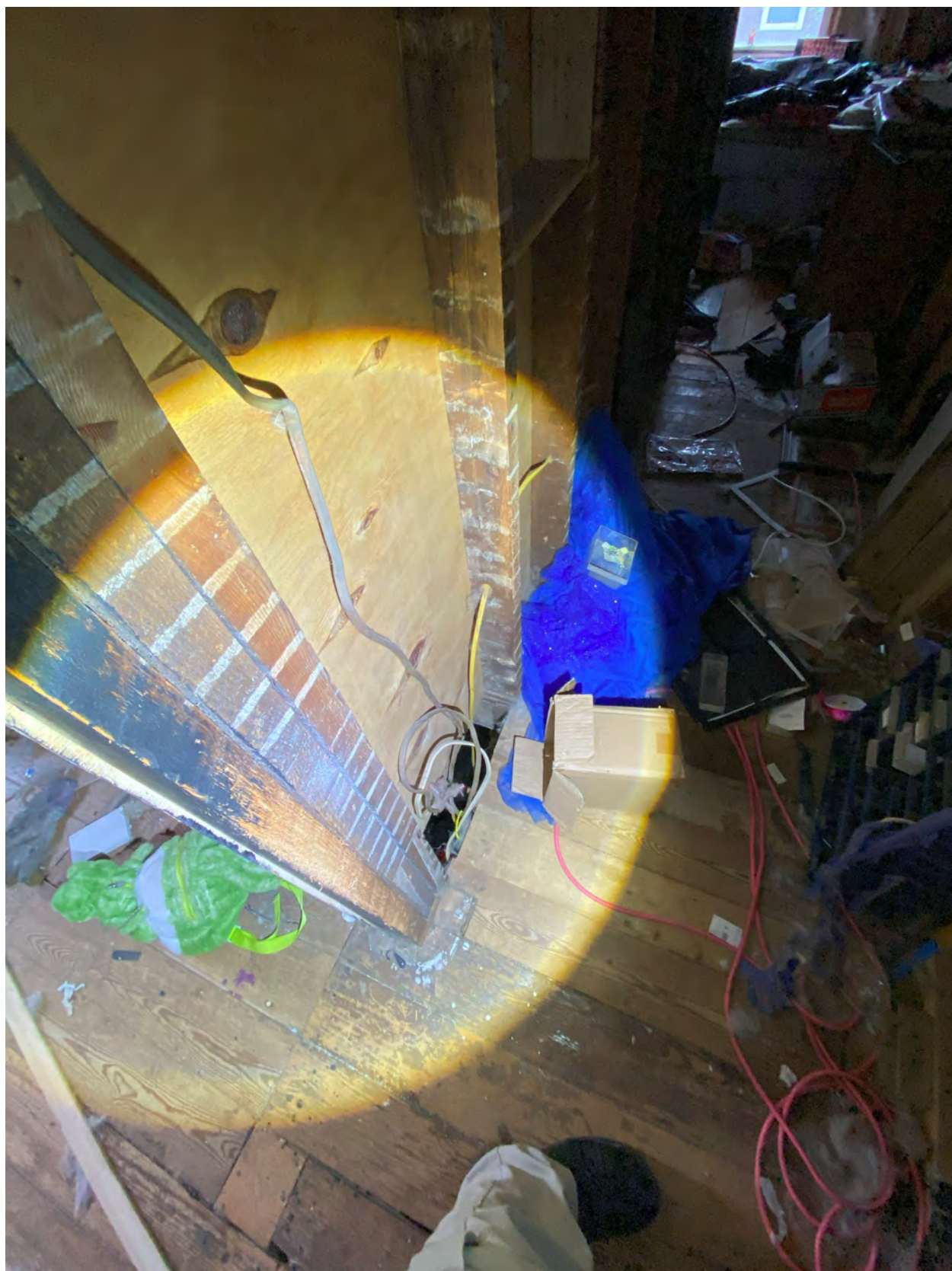
Right to File a Lien: If you fail to correct these violations, any action taken by the City of Oelwein, the authority having jurisdiction, may be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



David Kral
Building Official/Zoning Administrator
20 2nd ave SW
Oelwein, IA 50662
319-283-5862



















Policy: Oelwein Property Forfeiture Policy

Adopted by Resolution: 5297-2021

Date: September 13, 2021

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

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

Conditions do apply when requesting to surrender a property to the city through a quitclaim deed:

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

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



City of Oelwein
Community Development and Housing Needs Assessment

Community Development and Housing Needs of Low and Moderate Income Persons

- Encourage multifamily housing (High)
 - Provide lots and tax abatement to encourage multi-family housing. The city will work with developers and contractors to build multifamily homes that can be rented or owned.
- Decrease the number of substandard housing units in the City (High)
 - The city of Oelwein will tear down 5-6 homes annually. Homes are only torn down if the rehabilitation of the home costs more than the home is worth. Empty lots will be sold to neighbors or provided to a developer or contractor.
- Minimize hardship by assisting in the rehabilitation of homes. (Medium)
 - Fund programs provided by the Northeast Iowa Regional Housing Trust Fund.
- Provide yearly financial support for the Northeast Iowa Regional Housing Trust Fund which is for rehabilitation for low to moderate income applicants. (High)
 - The city provides \$20,000 for this fund. All funds are used in the city and are matched by federal dollars.
- New construction incentives along with a tax abatement program (High)
 - Promote the city's tax abatement program that favors multifamily housing.
- Continue to apply for First Time Homebuyer Funds (Low)
 - Work with Upper Explorerland to ensure this program is used effectively in Oelwein. Leverage both local and state dollars for this program and work on transitioning renters to new homes.
- Sell vacant lots for redevelopment (Low)
 - When the city can work with local and outside investors, the city should allow more flexibility on building on vacant lots.
- Apply for downtown development funds for housing (Low)
 - Work with the state of Iowa on programs that specifically help downtown buildings and their upper story housing units.

Other Community Development and Housing Needs

- Provide additional affordable housing opportunities (High)
 - Look for local and outside investors who want to flip homes. The City can acquire abandoned homes and work locally to get those homes in the right hands for reinvestment. Homes that still have good foundations should be renewed for the next generation.
- Provide additional job creation through the City of Oelwein's IRP Program. (Medium)
 - Entrance into the commercial market is a high cost. Providing local dollars at low interest rates makes this transition for new businesses attainable. New jobs are created when new businesses are created. The city must be diligent in recruiting and retaining businesses that offer a living wage.



Planned or Potential Activities to Address Housing and Community Needs

- Update water and sewer infrastructure (High)
 - Make improvements every other year for water and sewer. Use rate increases to fund projects with cash. Apply for CDBG funds to supplement projects.
- Continued code enforcement to ensure that current properties do not fall apart (High)
 - Code enforcement is key to making sure property owners are maintaining their properties.
- Work on local programs that offer incentives for developers and local contractors on building houses and improving existing housing stock (High)
 - Use local option sales tax to incentivize building in town. Create a tax program that provides property tax relief to new builds, especially multi-family.
- Work with the chamber and their housing committee (Medium)
 - Plan and make goals that the city and the chamber can accomplish together.
- Work toward a new housing study (Low)
 - The city's last housing study is seven years old.
- Work on reenergizing the Fayette County Habitat for Humanity Program (Low)
 - Consider being a part of a potential NE Iowa Habitat for Humanity if this is possible.
- Find housing that works for employees of Oelwein's largest employers (High)
 - Work on a system that identifies what current employees can afford and encourage builders to build those multi-family units.
- Plan for infill only to avoid city infrastructure expansion cost (Low)
 - Identify which areas of the city can be improved and how infilling lots will lead to that improvement.
- Work on flood mitigation along Dry Run Creek (High)
 - Continue to apply for federal funds that will help remove 70 properties from the flood plain
- Sanitary Sewer Improvements. (High)
 - Continue with improvements to meet Iowa Department of Natural Resources (IDNR) compliance with state standards.

Discussed at the June 9th, 6:00 pm City Council Meeting of the City of Oelwein, Iowa.

Approved by Resolution No. _____-2025 at the July 14th, 2025 Regular City Council Meeting of the City of Oelwein, Iowa.

Number of local residents participating: _____

BEFORE THE OELWEIN CITY COUNCIL

In RE:

Kwik Trip, Inc.
P.O. Box 2107
LaCrosse, WI 54602

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT
FIRST VIOLATION**

On this 9th day of June, 2025, the City Council has before it the attached Acknowledgment/Settlement Agreement signed by the above-captioned permit holder. The City FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code section 453A.2 occurred on February 11, 2025 and that the mandatory sanction for this violation is a \$300.00 civil penalty. The permit holder has submitted a check in the amount of \$300.00 with the Agreement.

IT IS THEREFORE ORDERED that the Acknowledgement/Settlement Agreement is approved. This sanction is consistent with Iowa Code section 453A.22(2)(a) for a first violation of Iowa Code section 453A.2(1).

Mayor



**CITY OF OELWEIN
HOTEL AND MOTEL TAX FUNDING APPLICATION
(TOURISM)**

Application Deadlines
September 1 -- December 1
March 1 -- June 1

Applications must be received by 5:00 p.m. on the deadline date. All areas of the applications must be completed and typed. Each applicant will be afforded the opportunity to attend a brief question and answer session with the Advisory Board.


Organization Name: Williams Center for the Arts
Contact Name: Linda Murphy & Sandie Graf, Co-Directors
Mailing Address: P.O. Box 636
City, State, Zip: Oelwein, Iowa 50662
Phone: 319-283-6616 **Fax:** _____ **Email Address:** director@williamscenterforthearts.com
Total Project Cost: 13,300.00

Total Requested from Hotel/Motel Tax Funds: \$ 1,500

Please indicate which category you are applying for funds:

- ☐ Category 1 - Primary
☒ Category 2 - Community Culture and Education
☒ Category 3 - Community Recreation and Events
☐ Category 4 - New and Emerging Organization and Events

Please sign and date this application. Your signature below certifies that you have read and understand all of the guidelines for this funding program. You further understand that you will be required to submit a summary of expenses at the end of the project and that if any funds are not expended or are found to be outside the scope of the grant made by the City Council you will be **required to reimburse/return** these funds to the City of Oelwein.

Applicant:
by:  Date May 28, 2025
Sandie Graf
(printed name)

HOTEL/MOTEL TAX FUNDING APPLICATION
(Tourism, Community Culture and Education, and Community Recreation and Events.)

Project Identification:

1. What is the title of your project?

Simply Reba: Reba McEntire Tribute Show : Williams Center for the Arts stage.

Provide a brief description of your project. Attach Additional pages if needed.

Reba McIntire Tribute show featuring Kelly Vohnn. An award winning artist, Kelly will be signing the music of the "Queen of Country". This will be a return performance from Kelly after her role as Dolly Parton.

Expenses for this concert include the artists' fee, lighting sound, printing, advertising, meals, and housing. This program is the 1st show in the 25-26 Williams Center for the Arts Artist Series. The program will be held on Saturday, August 30, 2025.

2. Hotel and Motel Tax Funds must be used to fund projects that promote and/or expand tourism activity in Oelwein. How will your project help to realize this goal?

The Williams Center for the Arts is one of the top destinations of choice for the arts in the four-county area of northeast Iowa. Almost 1/3 of our audiences come from communities other than Oelwein. We have had concert attendees from over 40 area communities.

Some of the locations which our patrons come from include: Spencer, IA, Des Moines, IA, Minneapolis, MN, Rochester, MN, Galena, IL, Dubuque, IA, as well as the Oelwein area.

People coming to Oelwein for programs at the Williams Center for the Arts not only come to the programs but also spend money with our local businesses such as restaurants, convenience stores and motel/hotels.

During the 2025-26 concert year the Williams Center for the Arts will spend more than \$8,000 in hotel costs at Cornerstone Inn and Suites. An additional \$2,000 is spent for meals, and an additional \$1,500 for hospitality, which is a required part of each contracted event.

4. Project Evaluation:

A. Targeted Population

1.) Hotel/Motel guests generated by this project.

a. Number of guests.

The number of guests generated by this project is approximately 50+. This includes the performers as well as members of the audience needing housing.

b. How will hotel/motel guests be tracked?

We ask for information from Cornerstone Inn and Suites as to the number of rooms used and how many guests were housed in those rooms per evening.

2.) Number of adults the project will reach.

The total number of visitors to the Williams Center for the Arts Artist Series is 7,625 persons per year. Total number of persons using the Williams Center for the Arts during a calendar year is over 75,000. This includes the Artist Series, City of Oelwein, Mercy Hospital, NICC use, school use, district and state music associations, the State of Iowa, and the Federal Government.

The total number of adults this project will reach is 500 persons.

The Williams Center for the Arts provides residents with special needs the opportunity to attend the events at the center. Groups with special needs using the Williams Center for the Arts include: Mercy Living Plus, the two Alternative Living Homes in Oelwein, Full Circle Services, Grandview Nursing Home, Oelwein Care Nursing Home, and ABCM facilities in Independence, IA. These residents are admitted to the Artist Series event at a reduced ticket price.

3.) Number of youth the project will reach.

Approximately 300 youth will be reached by this project and over 10,000 youth will be served for the entire 2024-25 performance year. (This number includes all usage.) Every Oelwein School student (K-12) is admitted at no charge.

C. Volunteers

1) Number of volunteers

Based on past experience we will have over 25 volunteers

2.) Number of volunteer hours

We anticipated volunteers contributing 50 hours.

D. Attendance of event previous year(s)

The total number of visitors to the Williams Center for the Arts Artist Series is approximately 75,000 persons. (This includes the Williams Center for the Arts Artist Series, Northeast Iowa Honor Bands and Honor Choirs, Pre-All State High School Vocal Workshop, Programs and Concerts from the Oelwein Community Schools, Gallagher-Bluedorn children's plays, and various Community usages, as well as the State of Iowa, and the Federal Government.

E. Day open to the public or performances(s)?

The Williams Center for the Arts Artist Series begins in mid-August and runs through April, 2025. Cher Tribute Show is the 7th show in the series. It will be held April 26, 2025.

5. Project Budget:

A. Please provide a project budget and schedule of completion including all expenses. If desired, the project budget may be attached to the application. If exact costs are not known please attach estimates to the application, which should be identified as such. Cost estimates are included at the conclusion of this grant request form in this application.

B. List sources of matching funds obtained below. Funding requests are eligible up to 100% funding, but priority will be given to projects with additional sources of funding, including in-kind donations.

Matching funds:

Northeast Iowa Charitable Foundation, In-Kind donations,
Memorials, Ticket Sales, Local Business Sponsorships (program ads)

The Williams Center for the Arts is requesting a \$1,500 grant to help cover part of the cost of Simply Reba: Reba McEntire Tribute show.

C. Is this application "seed money" for a new? Project? If yes,
Please explain.

It is not "seed" money.

D. Is this application for the expansion of an existing project/program?
If yes, please explain.

This application helps to fund the existing 2024-25 Artist Series at the Williams Center for the Arts.

E. Have you ever received Hotel/Motel funding?
From the City of Oelwein in the past?

Yes: X No: _____

If you answered yes, please answer the
following: (attach additional pages if needed)

Amount of Funding: The Williams Center Artist Series has received \$6,000 each year for the past several years. Prior to 2017, the City of Oelwein was able to assist the Williams Center Artist series in the amount of \$10,000 yearly. We are asking for a \$1,500 grant.

Completion Date is August 30, 2025

BUDGET FOR: Simply Reba: Reba McEntire Tribute Show

Artist fee: \$9,500
Meals: \$500 estimate
Advertising: \$525
Hospitality: \$100
Housing: \$1200 estimate
Sound and Lights: \$800 estimate
Programs and posters: \$675 estimate

Total Projected Costs: \$13,300

Hotel Motel FY 2025

Past Fiscal Year

Fund 122 balance 6/30/2024 \$ 20,405.62

Current Fiscal Year

Estimated Revenue 2025

70,000.00
less Revenue to General Fund 49% (34,300.00)
less Revenue to Trails (to trans 6-2021) (10,000.00)

FY 2023-24 available for tourism awards \$ 25,700.00

Treasurer's Report Fund 122

Month End Balance History

July 27,417.78
August 32,261.84
September 39,226.36
October 34,396.31
November 37,932.46
December 43,920.42
January 50,316.03
February 54,957.86
March 57,149.49
April 60,992.15
May 74,976.48
June

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

July '24 7,908.89
August '24 6,298.98
September '24 6,856.63
October '24 6,563.96
November '24 4,935.89
December '24 5,909.84
January '25 6,254.94
February '25 4,527.48
March '25 3,574.31
April '25 3,689.29
May '25 5,318.18
June '25 \$ 61,838.39

Project	Date Requested	Amount Requested	Council Award Date	Amount Awarded	Date Paid	Amount paid	*Remaining Balance	Special Instructions
Grand Theatre	3/1/22024	10,000	3/11/2024	10,000	10/2/2024 10/9/2024 5/23/2024 7/29/2024 7/31/2024 8/23/2024	6,000 4,000 1,500 443.52 537.96 1,515.52		
Italian Heritage Days	4/18/2024	4,000	4/22/2024	4,000				
Williams Center - Kenny Rogers & Dolly 8/24	7/1/2024	1500	7/22/2024	1,500	10/23/2024	1500		
Williams Center - Super Duos 10/26	9/1/2024	1500	9/9/2024	1,500	11/26/2024	1500		
Williams Center - Bach to Rock Take 3 2/22	11/24/2024	1500	1/13/2025	1,500	3/25/2025	1500		
Williams Center - Cher Tribute		1500	4/14/2025	1,500	5/14/2025	1500		
Total				\$ 20,000.00				

\$ 26,105.62 Available to award



To: Mayor and City Council
From: Dylan Mulfinger
Subject: City Administrator Agenda Memo
Date: 6/9/2025

Consent Agenda

1. Consideration of a motion to approve the May 27, 2025 minutes.
2. Consideration of a motion approving the Class 'C' Alcohol License for Oelwein Chamber and Area Development.
3. Consideration of a motion to approve 2025-2026 Cigarette/Tobacco Permit Renewals.
4. Consideration of a motion approving the glass and metal device permit for Oelwein Mart.
5. Consideration of a motion authorizing Oelwein Community High School Homecoming Activity organizers to temporarily close the aforementioned requested streets and public ways on September 25, 2025.
 1. The school district does a great job of ensuring their parade is safe and does not cause issues to the downtown. The City Administrator recommends approving the resolution.
6. Consideration of a motion authorizing Oelwein RAGBRAI organizers to temporarily close the aforementioned requested streets and public ways on July 25, 2025.
 1. The RAGBRAI committee has determined the needed area to shut down for the festival. Within this space the city will allow alcoholic beverages. This space allows ample space for entertainment and vendors. Public Safety has signed off on this area and the city will have enough staff to monitor the space. The City Administrator recommends approving the resolution.

Ordinances

7. Consideration of an ordinance deleting Chapter 9, Cable TV to the Oelwein Code of Ordinance. - Third and Final Reading.
 1. This ordinance removes the cable TV code which we no longer need. The state of Iowa oversees the franchise for cable. The City Administrator recommends approving the third and final reading.
8. Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 204 3rd Street SE, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-1 Residential. - Second Reading.
 1. This home has stayed residential since the city's zoning started. We do not anticipate the property going away from residential. Zoning always hopes that properties will develop, but in Oelwein, not many properties change as anticipated. Insurance companies are not getting adamant that homes must be zoned residential so that they can rebuild without issues



after a disaster. The City Administrator recommends approving the second reading.

9. Consideration of an Ordinance amending Oelwein Zoning Ordinance to Reclassify Real Estate commonly known as 1294 S. Frederick Avenue, Oelwein, Fayette County, Iowa from C-2 Highway Commercial to R-2 Residential. - Second Reading.
 1. This will help this property become residential after it was commercial. The plan is that this property will add more units. This is a good change from the property and will help push commercial businesses downtown. The City Administrator recommends approving the second reading.
10. Consideration of a motion to waive the second and third readings on an Ordinance amending Chapter 23, Article VII - Fireworks to the Oelwein Code of Ordinance.
 1. The city needs to change their code to align with the state code of Iowa. Passing this code change in one reading is the best course of action.
11. Consideration of an ordinance amending Chapter 23, Article VII - Firework to the Oelwein Code of Ordinance. - First and Final Reading.
 1. New Iowa code prevents Iowa cities and counties from prohibiting or limiting the use of fireworks on July 3, 4 and December 31. This is different from city code as Oelwein banned fireworks. This change puts the city's code in compliance with the state.

Resolutions

12. Consideration of a resolution formally approving the planned Water and Sewer Capital Improvement Projects.
 1. The city must vote on their CIP plan to show the federal government that we are working toward projects so we can apply for CDBG. This plan will be revised and reviewed each year in conjunction with the CIP and budget. The City Administrator recommends the city council approve the resolution.
13. Consideration of a resolution approving mortgage and security agreement release related to City of Oelwein Revolving Loan Program.
 1. The city has a lien on 829 1st Avenue SE as the business Lumber Ridge had a revolving loan fund from the city. The city is still owed \$117,257.30. The business has closed and the process of paying off debts has started. The city was supposed to have a 2nd lien and Community Bank was to be 1st. During this process it was discovered that Community Bank is actually second to the city and Upper Explorerland Revolving Loan Fund. This is truly a technical mistake as the bank only did the deal if they were first on the lien. The bank is owed more money than the city and Upper Explorerland. The bank is requesting the city to remove their lien and let the bank be first. While the city wants to get some of their money back, it makes the most sense to work with the bank and pull back the city's lien. This program is designed to be risky as the city's portion is to provide



funding that the banks will not provide. The City Administrator recommends the city council approve the resolution.

14. Consideration of a resolution approving the project expense reimbursement number two in the amount of \$9,970.00 for the Oelwein RISE Day Habilitation Center Improvements Project.
 1. The city is pass through for this program. Once money comes to the city, a check is cut to RISE who was awarded the funds from the state. The City Administrator recommends the city council approve the resolution.
15. Consideration of a resolution approving Pay Application No. 8 in the amount of \$42,010.66 to Woodruff Construction for the Oelwein Municipal Airport Airfield Vault.
 1. Progress is going great on the city project. The vault is done except for landscaping. The City Administrator recommends the city council approve the resolution.
16. Consideration of a resolution approving the bid from M-B Companies in the amount of \$523,819.00 for the Oelwein Municipal Airport Snow Removal Equipment.
 1. With a 95 percent funding from the federal government, it makes sense to purchase the best equipment for the airport. This will serve the airport for well over 20 years. The city has funding for this purchase as it is only \$ 9,441 over the city's budget. This will result is \$ 9,441 less for the airport in FY2027. The City Administrator recommends the city council approve the resolution.
17. Consideration of a resolution authorizing the City Administrator to implement changes to the Williams Wellness Center with the Oelwein Community School District.
 1. The city must make changes at the Willams Wellness Center to ensure the center can operate for many more years. These changes will be made over the next year with some starting July 1. The City Administrator recommends the city council approve the resolution.
18. Consideration of a resolution amending the City of Oelwein Fee Schedule, specifically the Willaims Wellness Center.
 1. The City Administrator recommends a five percent increase in fees with them being evaluated next year. The City Administrator recommends a small increase as the center's goal is to attract people and help them toward a healthy lifestyle. With changes being made to other parts of the center, this minor adjustment should help the city work toward a better loss ratio and keep members happy. The City Administrator recommends the city council approve the resolution.
19. Consideration of a resolution accepting 501 West Charles Street from Ira Smith as a Property Forfeiture.
 1. This property is beyond saving and the owner has no way to demolish the property. The City Administrator recommends the city council approve the resolution.



Motions

- A. Consideration of a motion reviewing the Housing Needs Assessment.
 - 1. This is required to apply for the CDBG grant. The City Administrator filled-in most of the areas based on the comprehensive plan. The City Administrator recommends the city council approve the resolution.
- B. Consideration of a motion accepting the settlement on the tobacco violation the from Kwik Star #1156.
 - 1. A local business sold tobacco to a minor. The city can assess a fine along with the state. The city council is voting to recognize the business has paid. The City Administrator recommends the city council approve the motion.
- C. Consideration of a motion approving the direction from the Planning, Finance, Enterprise and Economic Development Committee on the Hotel Motel request of \$1,500.00 to the Williams Center for the Arts.
 - 1. This is a regular request. This entertainment is great for the community. The City Administrator recommends the city council approve the motion.

MAY 2025

CITY OF OELWEIN TREASURER'S REPORT

Date Printed

6/3/2025

Fund	Beg Balance	Revenue	Expense	Transfers	Fund Balance	BANK BALANCE
001 General	747,255.66	235,576.72	207,519.10	(916.67)	774,396.61	Item A.
051 County Emergency Management	13,852.76	2,275.39	10,941.38	-	5,186.77	
110 Road Use Tax	728,418.58	66,654.44	72,144.47	-	722,928.55	
112 Trust and Agency	698,095.99	110,822.74	70,650.03	-	738,268.70	
113 Flex Spending	1,415.73	1,369.66	1,369.66	-	1,415.73	1,415.73
119 Emergency	3,666.75	-	-	-	3,666.75	
120 Sidewalks Repaired/Replaced Dwn	-	-	-	-	-	
121 Sales Tax	690,410.69	67,086.72	-	-	757,497.41	
122 Hotel/Motel Tax	60,992.15	15,484.33	1,500.00	-	74,976.48	
123 Gas-Electric Franchise Fee	584,307.96	1,400.11	95,586.19	(21,260.00)	468,861.88	
124 Library Bequest	363,575.77	1,243.81	600.00	-	364,219.58	
126 Downtown TIF	202,592.27	25,389.73	-	-	227,982.00	
127 Industrial Park TIF	55,950.80	23,440.33	-	-	79,391.13	
128 Ind Park SubFund TIF East Penn	1,152,892.46	3,188.49	-	-	1,156,080.95	
132 DARE	-	-	-	-	-	
136 Trees Forever	9,351.06	-	-	-	9,351.06	
146 Oelwein Housing Revolving Loan Fund	111,287.32	793.86	-	-	112,081.18	
160 Econ Dev (\$12,500 Wellness Res)	222,120.96	2,142.64	14,845.69	-	209,417.91	
161 IRP Revolving Loan	280,725.20	53,550.22	1,373.11	-	332,902.31	334,275.42
162 Downtown Business Grants	166,016.29	-	45,000.00	-	121,016.29	
167 Oelwein Volunteer Fire Dept	20,217.79	-	3,224.46	916.67	17,910.00	
177 Forfeit Assets	11,020.57	-	4,434.71	-	6,585.86	
200 Debt Service	1,004,905.41	63,874.08	1,444,101.27	21,260.00	(354,061.78)	
201 Water Bondsinking	361,709.99	976.41	-	29,238.00	391,924.40	
202 Sewer Bondsinking	690,046.87	1,860.03	-	58,010.00	749,916.90	
205 Special Assessments	34,870.94	97.55	-	-	34,968.49	
282 CDBG Housing Rehab	-	-	-	-	-	
287 2020 GO Bond	8,302.67	-	-	-	8,302.67	
301 HMGP 4483 GRANT	-	-	-	-	-	
302 Oelwein Housing Teardown	(18,157.50)	-	47,500.00	-	(65,657.50)	
305 Airport Grant	(30,437.28)	56,456.33	33,997.29	-	(7,978.24)	
307 Tri Park Trail Extensions	1,161,982.76	3,153.23	11,427.25	-	1,153,708.74	
310 Plaza Park Expansion (OCAD Project)	-	-	-	-	-	
314 Dry Run Creek Flooding	(188,176.77)	-	-	-	(188,176.77)	
360 Cares Act NE Sewer Replacement	(18,390.55)	-	-	-	(18,390.55)	
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 Evt	226,425.05	633.44	-	-	227,058.49	
388 2024 GO Bond Const 10th St Bridge	1,294,040.99	7,757.87	1,194.00	-	1,300,604.86	
393 2022 GO Bond Construction City Hall	173,364.41	485.00	-	-	173,849.41	
397 Railroad Grant-Viaduct	25,256.98	70.66	-	-	25,327.64	
501 Cemetery Perp Care	299,170.23	0.19	-	-	299,170.42	2,170.42
600 Water (2016D Reserve \$67,000)	1,336,077.29	188,359.92	59,155.41	(29,238.00)	1,436,043.80	
601 Water Infrastructure Fee	(2,581.42)	11.67	-	-	(2,569.75)	
620 Customer Water Deposits	144,835.32	3,097.81	2,690.87	-	145,242.26	
640 Fuel	10,315.04	4,031.52	12,829.54	-	1,517.02	
670 Landfill	214,505.73	53,211.87	31,135.90	-	236,581.70	
671 Recycling	48,093.10	6,646.36	76.00	-	54,663.46	
672 ROW Trees Utility Fee	61,472.22	8,301.84	2,647.41	-	67,126.65	
680 Wellness Center	(78,259.18)	11,053.40	19,123.18	-	(86,328.96)	
700 Sewer/Waste Treatment	1,876,034.91	203,118.71	55,986.26	(58,010.00)	1,965,157.36	
701 Sewer Infrastructure Fee	(2,766.78)	2.73	-	-	(2,764.05)	
706 Reed Bed Exp - EQ Liner	(106,627.80)	-	1,224.00	-	(107,851.80)	
	14,655,859.36	1,223,619.81	2,252,277.18		13,627,201.99	

Fidelity 999-1003 and Community 999-1004 Money Market Accounts

2,300,038.87

CD'S Fidelity 999-1113, Community 999-1114 Cemetery 501-1001

10,397,000.00

Fidelity IRP 999-1001/Flex 999-1002/Cem Perp Bank Ckng 501-1002

336,488.46

Unapplied Accounts Receivable

-

Balance Checking Account 999-1000

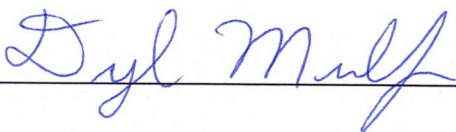
593,674.66

Payroll Liabilities

-

13,627,201.99**13,627,201.99**

Signature:



Date:

6/4/25



The Library Noise

June 2025

Volume 16, Issue 6

June Calendar

6/2-13 9th Annual Art Show	
6/4 *SRP Stuffed Animal Sleepover	10:00
6/4 *SRP Author Michelle Cowan	5:30
6/5 * SRP Pokemon Club	2:00
6/9 Friends Meeting	10:00
6/10 Library Board Meeting	5:00
6/11 Creature Feature with Fontana	9:00
6/11 *SRP Read With Local Police & Fire	10:00
6/12 *SRP LEGO Derby	2:00
6/14 *SRP Sled Dog, Noggin & Karen	10:00
6/17 *SRP Tree Wall Art	6:00
6/18 *Pages & Play Club	10:00
6/19 *SRP Butterfly Tents	2:00
6/24 *SRP Mini Book Necklaces	6:00
6/25 *SRP Pages & Play Club	10:00
6/26 *SRP Finale Picnic	5:00
6/30 Book Talk	10:00

* Summer Reading Program

LEVEL UP
AT YOUR LIBRARY

Donor's Corner

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

In memory of Seth Garceau

Jens & Joanne Nielsen

In memory of Dustin D. Smith

Steve & Mary Reeder

In memory of Royce & Frankie King

Marylyn Chapman

In memory of Terri Derflinger

Steve & Mary Reeder

In memory of Virginia Steil

Steve & Mary Reeder



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.

Author Presentation

June 4th at 5:30 p.m.

Michelle Cowan will present her book *Better Not Bitter: a Journey From Heartache to Healing*. She shares the story of the tragic loss of her husband due to a car accident involving a drunk driver. Listen to her inspiring story of how she and her daughter survived this loss, their pursuit for policy change and justice, how she found forgiveness towards the driver that took her husband's life, and finding healing through the love and kindness of others.

Sponsored by the Friends of the Library.



On July 23rd, the library will welcome VR Game Truck Nebraska (a dream come true for gamers!) This truck can accommodate 24 players and features 18 multiplayer game consoles along with 6 virtual reality stations and will be stationed in our parking lot from 2:30 p.m. to 5:30 p.m. This exciting program is sponsored by the Oelwein Public Library Foundation. Each group of 24 will be given an hour to play.

Sign up sheets will be available closer to the event.

Would you like more information on this truck & what it offers?

Check out their website at <http://www.vrgametrucknebraska.com/>

Facebook page at <https://www.facebook.com/vrgametrucknebraska/>

Youtube: [VR Game Truck Nebraska Youtube Channel](#)



Did You Know?

The Oelwein Public Library has a Seed Exchange. It is located by the circulation desk in our old card catalog. Remember those? It is stocked with seeds. Take what you like, but don't forget to tell a librarian how many packets you have for our statistics.



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:

Captain America: Brave New World

Fiction:

The First Gentleman-William Clinton

Return to Sender-Craig Johnson

The Martha's Vineyard Beach and Book Club-Martha Hall Kelly

Never Flinch-Stephen B. King

Going Home in the Dark-Dean R. Koontz

Non-Fiction:

The Folly of Realism-Alexander S. Vindman

There is No Place For Us-Brian Goldstone

Queen of All Mayhem-Dane Huckelbridge

The Fate of the Day-Rick Atkinson

Uptown Girl-Christie Brinkley

New YA:

All the Noise at Once-DeAndra Davis

Ladybug:

The World to Come-Robert MacFarlane

Dare to Be Daring-Chelsea Lin Wallace

Bored Panda-Mike Bender

New J:

Rebellion 1776-Laurie Halse Anderson

Candle Island-Lauren Wolk



The Summer Reading Program is here! And the Art Show too!

We have a summer of FUN planned for you!

Get ready to unleash your inner artist at the 9th Annual Oelwein Public Library Art Show! Mark your calendars for June 2nd when all the fabulous creations will be on display. Art Show guidelines and identification tags can be found on the library website. Our Summer Reading Program kicks off on the same day and runs through June 30th, with the super cool theme:

Level Up at Your Library! Here's a rundown of the events:

Tuesday, May 27th from 4:00-6:00 p.m. Drop-in Registration. Decorate your book bag.

Wednesday June 4th at 10:00 a.m. Stuffed Animal Sleepover. Bring your animal friend to Pages & Play Club for an overnight stay. Pick them up on Thursday.

Wednesday, June 4th at 5:30 p.m. Author Michelle Cowan Her book, *Better Not Bitter* tells of her courage to survive after the tragic loss of her husband due to a car accident involving a drunk driver. Sponsored by The Friends of the Library.

Thursday, June 5th at 2:00 p.m. Pokemon Party Fun with Pokemon activities and crafts.

Wednesday, June 11th at 9:00 a.m. Creature Feature with Fontana Meet an animal who will stay at the library for a month. Stay after this program for **Read with Local Law Enforcement at 10:00 a.m.** Oelwein Police & Fire Dept.

Thursday, June 12th LEGO Derby at 2:00 p.m. Create & Race.

Saturday, June 14th at 10:00 a.m. MUSH! With Sled Dog Noggin & Karen.

This program sponsored by a generous patron.

Tuesday, June 17th Tree Wall Art at 6:00 p.m. Use discarded puzzle pieces for this art. All materials supplied.

Wednesday, June 18th at 10:00 a.m. Pages & Play Club: "On the Playground"

Thursday, June 19th at 2:00 p.m. Absolute Science Butterfly Tents Get an up close butterfly experience. Sponsored by The Friends of the Library.

Tuesday, June 24th at 6:00 p.m. Mini Book Necklaces Pick a favorite book cover & make your own necklace.

Wednesday, June 25th at 10:00 a.m. Pages & Play Club: "Rhyme Time"

Thursday, June 26th at 5:00 p.m. Summer Reading Finale Picnic

Enjoy pizza, courtesy of Casey's, Prize drawing, & FUN!



Would you like more
information on these
programs?
Ask a librarian



Take & Make Kits

Make your own Travel Games Kit!

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

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

City of Oelwein, IA

CLIENT LIAISON:

Marie Amundson, PE

Phone: 608.242.6623

mamundson@msa-ps.com

Lisa Truong, MPA

Phone: 319.536.3492

ltruong@msa-ps.com

DATE:

June 5, 2025



COMMUNITY CHANGE GRANT – PROJECT #08884014

The City received an email from EPA stating they had received a significant amount of applications requesting an amount significantly exceeding the dollars available. The email did not state the City was not going to be funded, but said they were still reviewing applications and not to be hopeful. In light of the new Federal Administration's desire to reduce or rescind Federal grants related to social justice, etc., it is possible this source of funds could be dissolved altogether.

We have not heard of any further correspondence regarding this grant.

FMA FUNDING – PROJECT #08884015

MSA worked with HSEMD and its consultants to submit the FMA application by April 18. As yet, we have not heard anything regarding the application status.

RAIL YARD BROWNFIELD

Eocene has provided options for next steps with cost estimates for each of those options. Please let us know, if you would like to move forward with any of those options.

In addition, MSA and Eocene have begun discussions with Upper Explorerland Regional Planning Commission regarding and EPA Brownfield Assessment Grant application similar to one they secured in 2012. The RPC is very interested and has been talking to other agencies in the region to determine the need beyond Oelwein in order to put forth the strongest application. If successful, this would be an excellent source of funding to move forward with the next steps provided in Eocene's report.