



## Agenda

City Council Work Session Meeting  
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa  
6:30 PM

March 09, 2026  
Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Matt Weber

**Council Members:** Tony Cannon, Anthony Ricchio, Lynda Payne, Jason Gearhart, Renee Cantrell

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### Pledge of Allegiance

### Discussions

- [1.](#) Discussion on 6th Street NE Improvement.
- [2.](#) Discussion on the Big O Weekend.

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### Adjournment

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



To: Mayor and City Council  
 From: Dylan Mulfinger, City Administrator  
 Subject: 6<sup>th</sup> St. NE Funding  
 Date: 3/9/2026

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The city can improve the remaining portion of 6<sup>th</sup> St. NE that will not be affected by the water project taking place in 2026/2027. The total estimated project cost is \$445,408. This does not include a sidewalk that would help the city work toward a path to the elementary school and Wings Park.

The city has completed assessments on property owners when the road improvement is not caused by replacement of water or sewer utilities. While the city does not have a formal assessment policy, past practices of assessments can guide a new assessment.

6<sup>th</sup> St NE is classified as a minor arterial. This would place the assessment closer to 45 percent and not 50 percent. Below is the potential breakdown for the project:

- Total cost- \$445,408
- City- \$244,974
- Potential Assessment- \$200,974
- Average Cost for each of the 18 property owners - \$11,135
  - Based on frontage, so price will vary
  - Spread out over ten years at city set interest rate
    - Rate can be set at prime plus one, or lower

The city will have to complete multiple meetings with property owners. This will require public notice and letters to each property owner.

### **City Funding**

The city currently has \$232,000 available. The city would need to upfront the total cost of the project, then collect payments over the life of the assessment.

- Total Cost- \$445,408
- Road Funding Available- \$232,000
  - Road User Tax Reserve- \$255,000
  - Local Option Sales Tax- \$100,000
  - Franchise Fees- \$100,000

While the city has enough funding to do the entire project, the city has outstanding road projects well over \$20,000,000. The need to assess projects helps continue the city's work in improving the local infrastructure.



## Sidewalk Discussion

The city council will have to determine if the city should work with the engineer to determine the cost of sidewalks on the north side of this project. The sidewalk would create a connection for several parts of the neighborhood to Wings Park and the elementary school.

- The city's comprehensive plan shows the current sidewalk connectivity and condition as a weakness in the mobility SWAT analysis.
  - This analysis also discussed the lack of sidewalks to schools
  - This connection would help the city work toward a connection to the elementary school
- Sidewalks help reduce children and families from walking on the street
- Homes with sidewalks connected to local amenities are more likely to visit those amenities
- Sidewalk costs can be assessed

## Previous Assessments

### Wings East Addition

- Total cost- \$693,000
- City - \$368,588
- Assessment- \$324,411
  - 47 percent share

### Outer Road/East Line Road

- Total cost- \$288,494,.58
- Fayette County - \$144,247
- Oelwein- \$79,336
- Assessment- \$64,911
  - 45 percent share

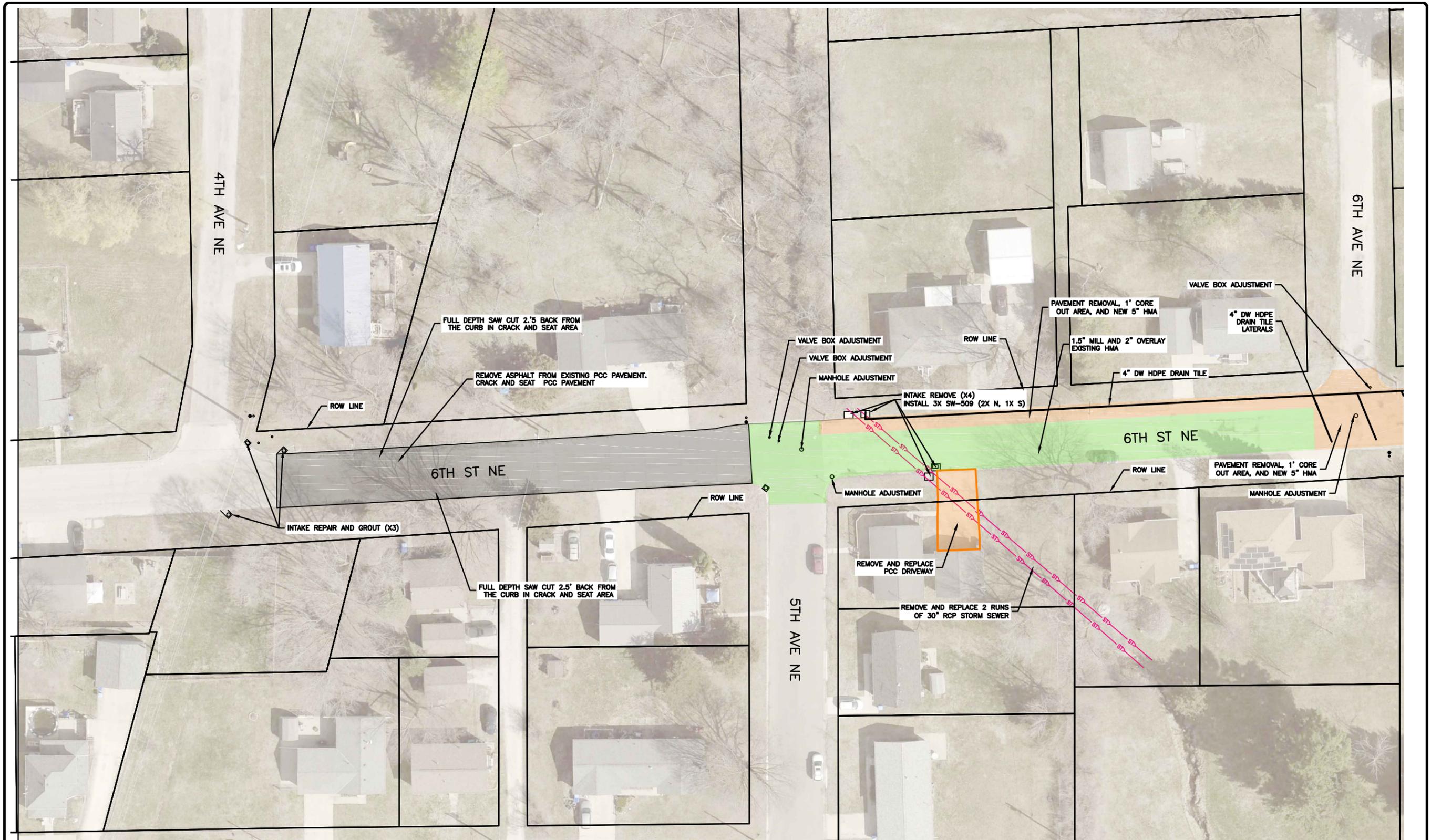
### Q Ave/6<sup>th</sup> Ave SW

- Total cost \$98,872
- Fayette County- \$49,436
- Oelwein- \$49,436
- The cost of the assessment for this portion of road would have been more than 50 percent of the revenue from doing the assessment.

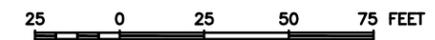
**Preliminary Opinion of Probable Cost**  
**6th St NE Improvements, City of Oelwein, Iowa**  
Project No. 25-905

NO.	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	2010-E	EXCAVATION, CLASS 10	417	CY	\$ 12.00	\$ 5,004
2	2010-G	SUBGRADE PREPARATION	1251	SY	\$ 3.00	\$ 3,753
3	2010-I	SUBGRADE TREATMENT, TYPE 1, GEOGRID	1251	SY	\$ 4.50	\$ 5,630
4	2010-J	SUBBASE, CRUSHED STONE, 12" THICK	2817	TON	\$ 24.00	\$ 67,608
5	4020-B-1	STORM SEWER, TRENCHED, RCP, 30" DIA.	440	LF	\$ 135.00	\$ 59,400
6	4020-D	REMOVAL OF STORM SEWER, RCP, 30" DIA	440	LF	\$ 15.00	\$ 6,600
7	4030-B	PIPE APRON, FLARED, RCP, 30"	4	EA	\$ 2,200.00	\$ 8,800
8	4030-C	FOOTING FOR CONCRETE PIPE APRON, 30"	4	EA	\$ 600.00	\$ 2,400
9	4040-A	SUBDRAIN, TYPE 1, HDPE DW, 4" DIA.	790	LF	\$ 14.00	\$ 11,060
10	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, PVC, 4" DIA.	1	EA	\$ 750.00	\$ 750
11	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, DW HDPE, 4" DIA.	1	EA	\$ 400.00	\$ 400
12	5020-F	VALVE BOX ADJUSTMENT, MINOR	5	EA	\$ 250.00	\$ 1,250
13	6010-999A	INTAKE REPAIR AND GROUT	3	EA	\$ 1,500.00	\$ 4,500
14	6010-B	INTAKE, SW-509	3	EA	\$ 6,000.00	\$ 18,000
15	6010-E-1	MANHOLE ADJUSTMENT, MINOR	4	EA	\$ 1,200.00	\$ 4,800
16	6010-H-2	REMOVE INTAKE	4	EA	\$ 500.00	\$ 2,000
17	7020-A	PAVEMENT, ASPHALT	750	TON	\$ 130.00	\$ 97,500
18	7030-H-1	DRIVEWAY, PAVED, PCC, 6 IN THICK	115	SY	\$ 80.00	\$ 9,200
19	7040-G	MILLING, 1.5" THICK	2330	SY	\$ 4.00	\$ 9,320
20	7040-H	PAVEMENT REMOVAL	1251	SY	\$ 9.50	\$ 11,885
21	7092-A	CRACK AND SEAT OF PCC PAVEMENT	910	SY	\$ 5.00	\$ 4,550
22	7092-B	REMOVE AND REPLACE CURB AND GUTTER	150	LF	\$ 45.00	\$ 6,750
23	7092-C	FULL DEPTH SAW CUT	530	LF	\$ 4.50	\$ 2,385
24	8030-A	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 2,000.00	\$ 2,000
25	9010-A	CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING	0	AC	\$ 8,000.00	\$ 1,600
26	11,020-A	MOBILIZATION	1	LS	\$ 23,000.00	\$ 23,000

<b>ESTIMATED CONTRACT AMOUNT</b>	\$ 370,144
Construction Contingency (10%)	\$ 37,014
Engineering Design, Construction Services, Project Administration	\$ 67,000
<b>ESTIMATED PROJECT TOTAL</b>	<u>\$ 474,158</u>



**CITY OF OELWEIN  
6TH STREET NE – ROADWAY EXHIBIT**

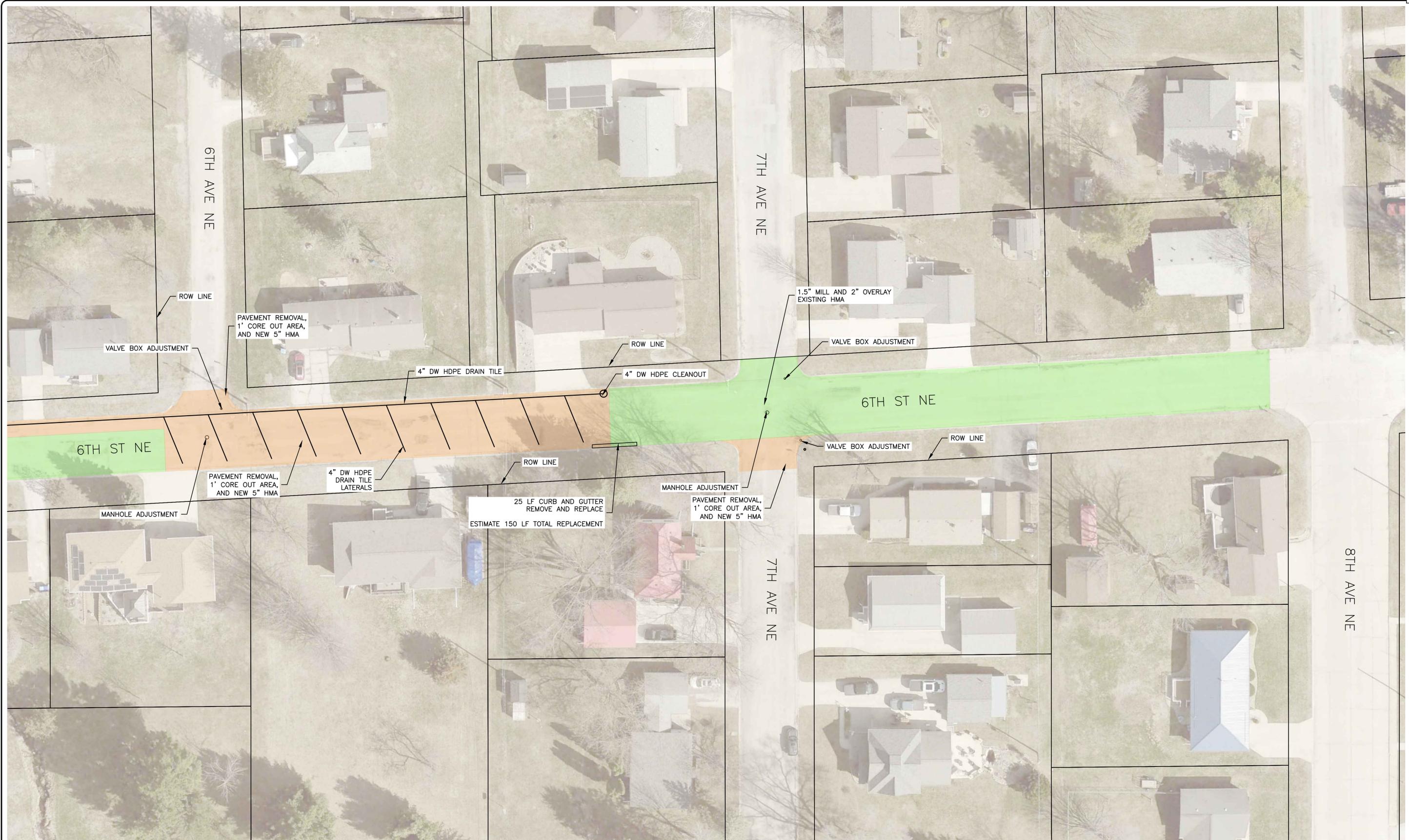


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March 3, 2026

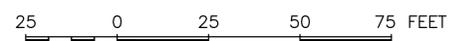
ILLINOIS  
IOWA  
WISCONSIN

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PROJECT NO: 2025-001  
DATE: 3/3/26



6:\C30\25\25-905\Oelwein 6th St Design - what is project #.dwg, Oelwein 6th St NE Exhibit (2)  
 PLOT DATE: 3/3/26

CITY OF OELWEIN  
 6TH STREET NE — ROADWAY EXHIBIT



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March 3, 2026

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Day	Time	Location			
Friday	4:00–4:30 pm	Children’s Carnival Games Open	Food Vendors Open	Beverage Garden Opens	Park / Parking Lot
Friday	4:30–6:15 pm	Carnival Games & Chalk Art	Family Scavenger Hunt (LIVE)	Happy Hour Specials	Downtown / Park
Friday	5:00–6:00 pm			Singing Talent Contest – Opening Round	Park Stage
Friday	6:00–6:45 pm			Singing Talent Contest – Quarterfinals	Park Stage
Friday	6:00–9:00 pm		Motorcycle & Car Show		10 Block S. Frederick / 10 Block N. Frederick
Friday	7:00–9:00 pm	Children’s Area Closes at 8:00 pm	Lawn Seating Available	Main Band – Friday	Main Stage
Friday	9:00–11:00 pm			Silent Dance Party	10 & 100 Blocks S. Frederick
Saturday	10:30–11:15 am		PARADE	PARADE	Downtown Route
Saturday	11:30 am–1:00 pm	Children’s Carnival Games	Community Games	Beverage Garden Opens	Park
Saturday	12:00–2:30 pm	Carnival Games	Local Maker Market	Adult Scavenger Hunt (LIVE)	Downtown Blocks
Saturday	1:00–4:00 pm		UTV Show		10 & 100 Blocks S. Frederick
Saturday	3:00–4:00 pm			Singing Talent Contest – Semifinals	Main Stage
Saturday	5:30–6:30 pm	Children’s Area Closes	Dinner / Rest Time	Acoustic Set	Park / Main Stage
Saturday	7:00–8:15 pm		Lawn Seating Available	Singing Talent Contest – Finals	Main Stage
Saturday	8:30–11:00 pm			Main Band – Saturday	Main Stage

**LEGEND – EVENT AREAS**

- Park / General Event Areas
- Stage & Performance Areas
- Downtown & Street Closure Areas