

RESOLUTION NO. _____ - 2024

RESOLUTION APPROVING SALE AND TRASFER OF CITY OWNED REAL ESTATE

WHEREAS, the City of Oelwein, Iowa owns the following described real estate:

The West 59 feet of Lot 8 and the South 14 feet of the West 59 feet of Lot 7, Block 5, Paign’s Third Addition to Oelwein, Fayette County, Iowa. (“Property”)

WHEREAS, by Resolution # 5683-2024 the Council scheduled a Public Hearing on the proposed sale of the above-described property for December 23, 2024 at 6:00 p.m., during the regular City Council meeting to be held in the City Council Chambers, Oelwein City Hall, 20 2nd Ave. SW, Oelwein, Iowa, and

WHEREAS, notice of the Public Hearing was published in the Oelwein Daily Register on December 14, 2024, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

WHEREAS, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

WHEREAS, the City Council discussed the proposed sale of the Property and found that the City did not have a continuing use for the Property, that the Property did not otherwise serve a public purpose, and that the sale of said Property would, therefore, be in the best interest of the City, and

WHEREAS, the City Council also discussed the value of the real estate, the value to the community of the potential renovation of the Property, and in consideration of the above and foregoing, determined it to be appropriate and in the best interests of the City to approve the sale of Property to Shawn Bentley and Christina Edmonds (“Buyers”)for the sum of \$2,500.00 and other good and valuable consideration, including the agreement of Buyers to make the following improvements to the Property within twelve (12) months of the transfer as agreed upon by City and Buyers, with Buyers further agreeing that their failure to make the agreed upon improvements on a timely basis will result in the reversion of their interest in the Property to the City of Oelwein as set forth in a Reversion agreement to be executed by Buyers at the time of transfer, the agreed upon improvements being described as follows:

1. Installation of new roof on home and other structures on Property
2. Repair or replacement of soffit and fascia on home and structures on Property
3. Installation of new siding on home and structures on Property
4. Replacement of windows on home and structures on Property as needed, where repair is not possible/feasible.
5. Replacement of front entry stairs and repair front porch to code compliance

6. Sealing and necessary repairs to the northeast foundation corner of home
7. Replacement of electric meter and exterior disconnect
8. Replacement of all lead, galvanized, and/or steel plumbing lines with PEX or Copper

BE IT RESOLVED by the Council of the city of Oelwein, Iowa, as follows:

- Section 1. The Property shall be transferred to Shawn Bentley and Christina Edmonds (“Buyers”) for the sum of \$2,500.00.
- Section 2. The Property transfer shall be subject to the terms of the Reversion Agreement between Buyers and City, attached hereto, same providing that the Property will revert to the City should Buyers not perform as agreed upon therein.
- Section 2. The property is being sold as is.
- Section 3. The property shall be transferred by Quit Claim Deed with no abstract provided.
- Section 4. The Quit Claim Deed, and related Clerk’s Affidavit, shall be recorded at the expense of the City.
- Section 5. The Mayor shall be authorized to execute the QCD, and any other documents related to the approved transfer of this property as set forth above.
- Section 6. Action on this Resolution shall be final upon the delivery of the Deed to the Buyer.
- Section 7. This Resolution shall be in effect upon its passage and approval as provided by law.

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 23rd day of December, 2024.

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 the following votes were cast:

- Stewart
- Weber
- Lenz
- Garrigus
- Seeders
- Payne