

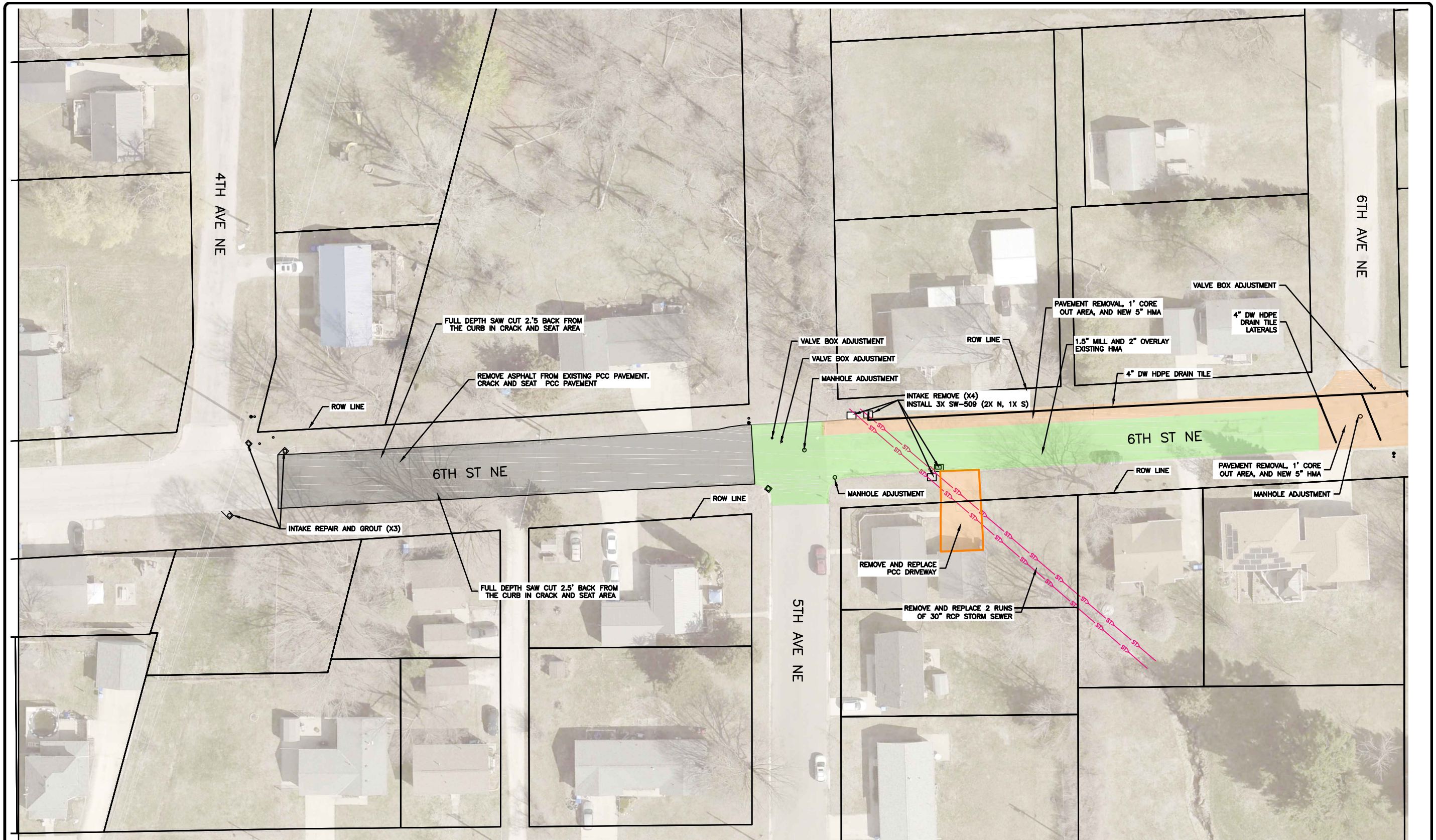
6th St NE Assessment Work Session

July 13, 2026

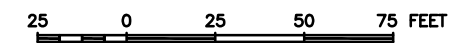


Agenda

- Project Overview
- Assessment and Process
- Questions, comments, and concerns
 - Property owners can ask questions at anytime during the presentation
- City Council Discussion



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



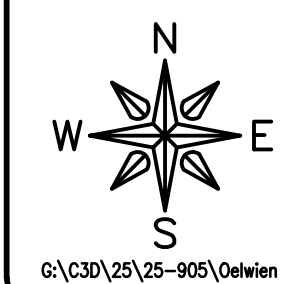
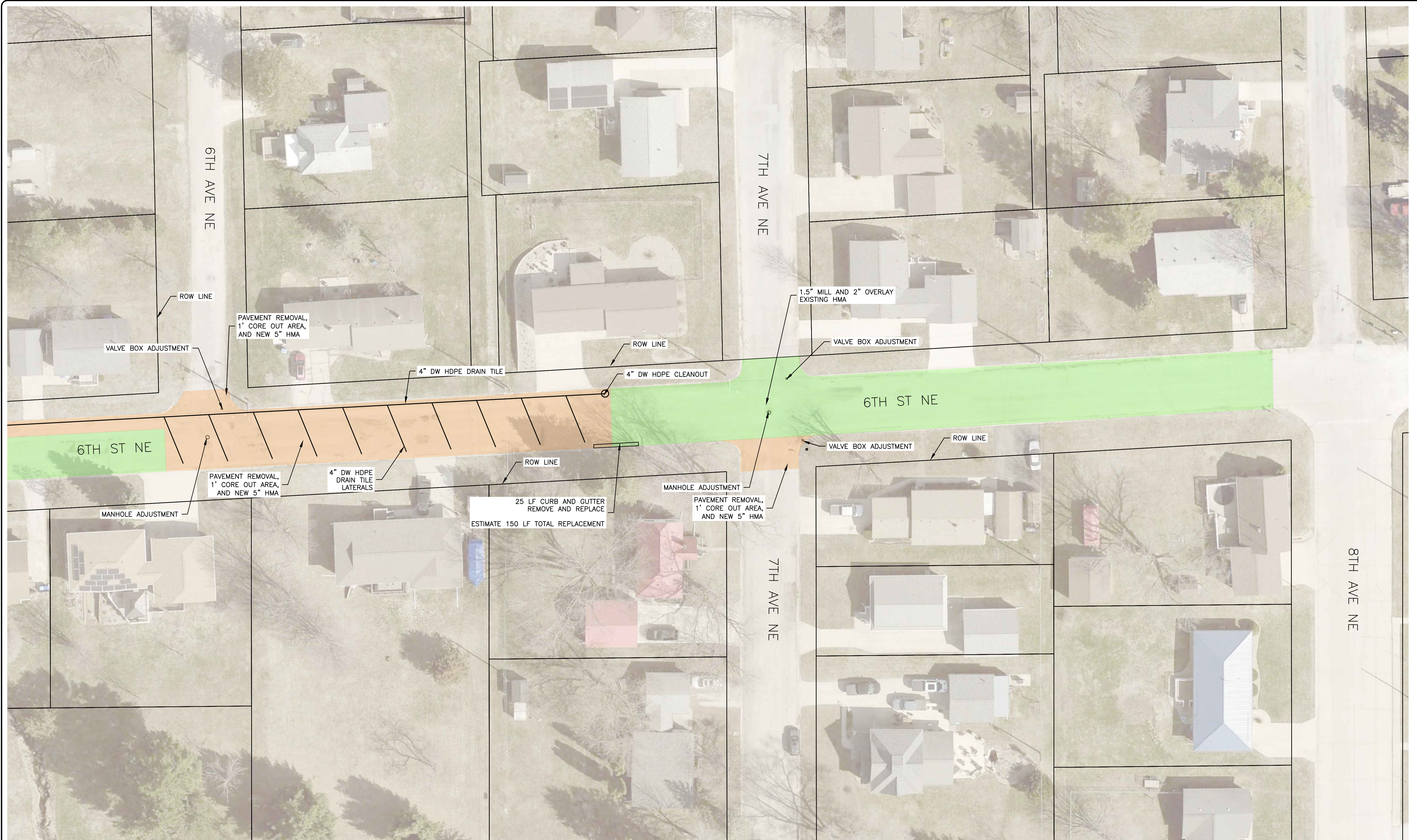
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March 3, 2026

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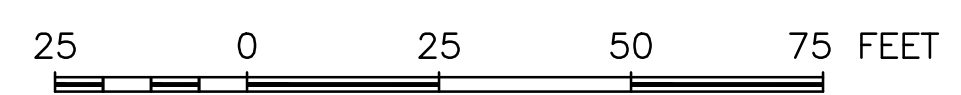
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PROJECT NO: 2025-001
DATE: 3/3/26

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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



March 3, 2026

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Assessment

- Cities may share in the cost of a project through a special assessment process allowed under Code of Iowa Sections 384.37-384.79
- Locally, the city has required an assessment for roads that are improved without any water or sewer improvements

Process

- 1.Hire engineer for the project
- 2.Council adopts “preliminary resolution”
- 3.Preliminary plans are made available
- 4.Estimated cost is prepared in accordance with *Code* Section 384.37(26) and may include “default fund” of up to 10 percent of assessed costs

Process continued

5. Plat preparation
6. Schedule of assessments prepared by engineer
7. Council adopts plat, schedule and estimate of cost
8. Council considers resolution of necessity and calls for hearing
9. Notice of public hearing must be published for two consecutive weeks, first publication not less than 4 nor more than 20 days before the hearing

Process continued

10. Notice to property owners concerning public hearing must be mailed not less than 15 days before hearing
11. After hearing, council may adopt, amend or defer resolution of necessity (requires three-fourths vote unless a “remonstrance” is filed, then the vote must be unanimous)
12. After adoption of resolution of necessity:
 - City clerk must certify resolution, plat and schedule to county treasurer(s)
 - Council orders preparation and filing of detailed plans and specifications by resolution
13. Contract letting procedures must follow Chapter 26 requirements
14. Engineer must file certificate within 15 days of final completion

Process continued

15. Within 15 days after engineer's certificate is filed, council must accept or reject the work and within the next 10 days, council must determine amount to be assessed
16. Within 30 days of determination of amount, engineer must file final assessment schedule
17. Within 10 days after engineer's filing, council must adopt schedule, levy assessment and provide notice to property owners
18. Final schedule of assessments
 - Notice to be published for two weeks, first of which must not be more than 15 days after date schedule is filed with county treasurer
 - Mail copy of notice to each property owner on or before second publication
 - Assessments are payable without interest within 30 days after first publication notice.

Assessment Cost

- Total Project \$474,158
- Street Only Portion \$340,094
- Estimated Assessment \$153,042.30
- Cost based on frontage
 - Current cost per foot is estimated at \$71.72
- Average cost per property owner estimated at \$9,000-9,600
 - Largest property is \$14,600
 - Four properties are less than \$5,500

Payment

- Property owners can pay in full or have the cost added on their property taxes
- The city council sets the interest rate for all assessments added on property taxes

Timeline

- The city will bid in winter of 2027
- Start date will be in the spring of 2027

How to Stay Informed

- <https://www.cityoffoelwein.org/meetings>
- Required mailings
- Required postings
- Required public hearings