



To: Mayor and City Council

From: Dylan Mulfinger

Subject: Administrator's Council Agenda Memo

Date: 5/26/2020

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### Consent Agenda

1. Consideration of a motion to approve the minutes of the May 11, 2020 regular council meeting
2. Consideration of a motion to approve the minutes from the May 18, 2020 Special Council meeting
3. Claims Resolution in the amount of \$700,778.61
4. Consideration of a Class 'B' Beer and Sunday Sales Renewal for Pizza Hut #4340
5. Consideration of a motion to purchase Fire Equipment in the amount of \$12,122.00
6. Consideration of pay request (final) to Dave's Home Improvement in the amount of \$21,452.00 for work completed on CDBG Owner Occupied Housing Project

### Public Hearing

7. Public Hearing on the Proposed Disposal by Sale of 406 3rd Avenue SE and Adjacent Property
  1. This is the old trailer court property. City Council must hold a public hearing before selling the property.
8. Public Hearing on Fiscal Year 2019-2020 Budget Amendment

### Resolutions

9. Consideration of a Resolution directing the sale of the city's interest in Lot 9, and the South 34 Feet of Lot 8, Block 12, Oelwein Land Company's First Addition to Oelwein, Fayette County, Iowa, commonly known as 801 3rd Avenue NE
  1. The city acquired this property through 657A. 657A is the code of Iowa that allows for cities to acquire nuisance properties. The city council toured this home in the winter of 2020. The city had this house available since the tour and did not receive any offers. The school has approached the city and wants to flip the home for owner occupied. The school would start this summer and complete the project in the Spring of 2020. The city has wanted to partner with the school on a remodel as the city council's main goal is to increase housing in the community and create better housing in the community. The offer for this house is reasonable, and the investment by the school will make it a great home. The City is excited to partner with the school and see where this partnership can lead. The City Administrator recommends selling this home to the Oelwein School district for a complete remodel.



10. Consideration of a Resolution to Support Housing Development by BR Development LLC in Oelwein for Iowa Workforce Housing Tax Credit Application to Iowa Economic Development Authority
  1. For BR development to apply for Workforce Housing Tax Credit, the city must show support through a resolution. The tax credits for this project will come from the state and will help make the apartment complex possible in Oelwein.
11. Consideration of a Resolution to adopt Fiscal Year 2019-2020 Budget Amendment
  1. The city must amend the budget each year. There are no amendments out of the ordinary for FY2020. The City Administrator recommends approving the budget amendment.
12. Consideration of a Resolution to Transfer Airport Entitlement Funds
  1. The city was approached by the DOT to transfer funds to another airport. The city does not need the funding as we are switching from larger projects to smaller maintenance project and will not need the large matching dollars from the FAA. The city is required to match 10 percent on all airport projects. This match comes from local option sales tax. With the large runway project coming to an end, the city is not using funds for other projects and can transfer to another Iowa Airport. The City Administrator recommends approving the resolution.

#### **Motions**

13. Consideration of a motion authorizing signatures on an offer to purchase 406 3rd Avenue SE and adjacent property
  1. After several discussions, city council is entering into a purchase agreement with BR Development to develop a 30-unit apartment complex on Highway 150. BR Development will purchase the land from the city for \$250,000 and will construct an apartment complex and a commercial property. The city has owned this parcel for five years and this is the second offer on the parcel. The city will have to work toward a variance for the housing aspect and will also need to work on the platting of this property. This apartment complex will help council as they work toward their top goal is to increase housing in the community and create better housing in the community. This development agreement ensures that the city will sell the land and that BR Development will construct the apartment complex. The City Administrator recommends approving the purchase agreement.
14. Consideration of a motion to solicit bids to tear down 42 properties and solicit bids on asbestos removal for 33 properties
  1. The attached memo for council walks through the decisions made up to this point on the city's plans to tear down homes. The City Administrator recommends allowing staff to take these projects to bid.