



Minutes

City Council Meeting
20 Second Avenue SW, Oelwein
October 23, 2023 - 6:00 PM

Pledge of Allegiance

Call to Order

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

Roll Call

Present: Lenz, Garrigus, Seeders, Payne, Stewart, Weber

Also Present: Mayor DeVore, City Administrator Mulfinger, Administrative Assistant Kaylonna McKee

Absent: NA

Additions or Deletions

Weber noted on the October 9, 2023 minutes the aye and nay votes were flipped on item number 13.

A motion was made by Weber, seconded by Lenz to adopt the agenda as amended.

All aye. Motion carried.

Citizens Public Comments

Lenora Steinbronn, 16271 50th St, felt the Event Center was a good idea for the community but was frustrated with the location. She felt the Knights of Columbus building would have been a better location. Steinbronn further expressed her frustrations with the inspections on rental properties.

Consent Agenda

1. Consideration of a motion approving the October 9, 2023 minutes.
2. Claims resolution in the amount of \$1,216,782.45.
3. Consideration of a motion approving the Class 'C' Alcohol License for Viper Lanes DBA: PJ's Bar and Grill.
4. Consideration of a motion approving the Class 'C' Alcohol License for Oil & Wine Beer Co., LLC DBA: Ampersand.

A motion was made by Weber to amend item number 1 to update the October 9, 2023 minutes where the aye and nay votes were flipped on item number 13, seconded by Garrigus to approve the amended consent agenda.

All aye. Motion carried.

Public Hearing

5. Public Hearing for the sale of Parcel No. 1820402004 located on 12th Ave SW to Deanna Wenner on October 23, 2023 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.

6. Public Hearing to allow for adoption of the Oelwein Comprehensive Plan.

Mayor DeVore opened the public hearing.

City Administrator Mulfinger explained this plan is required by the state and will work as a road map for the City. It will influence the city's goals and zoning for years to come.

No other oral or written comments were received.

Mayor DeVore closed the public hearing.

Ordinances

7. Consideration of an ordinance updating the floodplain management. - First Reading

A motion was made by Weber, seconded by Garrigus to approve updating the floodplain management ordinance.

Ayes: Lenz, Garrigus, Seeders, Payne, Stewart, Weber

Nays: NA

Motion carried.

Resolutions

8. Consideration of a resolution adopting the Oelwein Comprehensive Plan 2023.

A motion was made by Seeders, seconded by Weber to adopt Resolution No. 5473-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

9. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in various districts in the City of Oelwein, Iowa Fiscal Year 2024-2025.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5474-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

10. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2024-25.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5475-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

11. Consideration of a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation Tax Increment Financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.

A motion was made by Weber, seconded by Stewart to adopt Resolution No. 5476-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

12. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC subfund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year.

A motion was made by Weber, seconded by Stewart to adopt Resolution No. 5477-2023.

Ayes: Weber, Lenz, Seeders, Payne, Stewart

Nays: NA

Abstain: Garrigus

Motion carried.

13. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5478-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

14. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5479-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

15. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC.

A motion was made by Weber, seconded by Payne to adopt Resolution No. 5480-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

16. Consideration of a resolution approving Internal Loan and obligating funds from the City's Central Urban Renewal Tax Revenue Fund for appropriation to the payment of project.

A motion was made by Weber, seconded by Stewart to adopt Resolution No. 5481-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

17. Consideration of a resolution approving Final Pay Application No. 4 for Matt Construction on Plaza Park Improvements in the amount of \$77,480.64.

A motion was made by Stewart, seconded by Weber to adopt Resolution No. 5482-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

18. Consideration of a resolution accepting the completion of Plaza Park Improvement Project with Matt Construction.

A motion was made by Stewart, seconded by Weber to adopt Resolution No. 5483-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

19. Consideration of a resolution approving Change Order No. 1 in the amount of \$11,828.00 for Reed Bed Expansion and EQ Basin Liner Replacement Project.

City Administrator Mulfinger explained the Change Order and noted the error in the Resolution. He stated the Change Order ought to be in the amount of \$40,000.00.

A motion was made by Seeders to approve Change Order No. 1 in the amount of \$40,000.00 for Reed Bed Expansion and EQ Basin Liner Replacement Project, seconded by Payne adopt Resolution No. 5484-2023.

Ayes: Weber, Lenz, Seeders, Payne, Stewart

Nays: Garrigus

Motion carried.

20. Consideration of a resolution approving the sale of City owned real estate Parcel No. 1820402004 (Lot 6 Block 6 Armstrong Addition) located on 12th Ave SW, Oelwein, Fayette County, Iowa.

A motion was made by Seeders, seconded by Weber to adopt Resolution No. 5485-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Payne, Stewart

Nays: NA

Motion carried.

Committee Reports

21. Report from Payne on the October Library Board minutes.

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

Mayor's Report

Mayor DeVore stated he has a recommendation for the airport board vacancy, which will be voted on at the November 13, 2023 meeting.

City Administrator's Report

City Administrator Mulfinger stated he will be working Mayor DeVore and Building Official Kral to gain public input on residents' views on chickens within city limits.

Adjournment

A motion was made by Weber, seconded by Lenz to adjourn the meeting at 6:24 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 October 23, 2023 and copy of said proceedings was furnished to the Register October 25, 2023.

Dylan Mulfinger, City Administrator