

RESOLUTION NO. \_\_\_\_\_ - 2024

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED SALE OF CITY OWNED REAL PROPERTY

WHEREAS, the City of Oelwein, Iowa, is the owner of real property (“Property”) located in the City of Oelwein, Fayette County, Iowa, identified by Parcel No. 1821282008, legally described as follows:

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.

(Hereinafter referred to as “Property”)

and

WHEREAS, the Council received an offer to purchase Property from Shawn Bentley and Christina Edmonds, single persons, (“Buyers”) for the sum of \$2,500.00, and other good and valuable consideration, including the agreement of Buyers to improve the Property within twelve (12) months of the transfer of the property from the City to Buyers 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

All of the above repairs and/or replacements to be permitted and finished in a code compliant fashion, with all necessary inspections and approvals, and a Certificate of Occupancy issued by the City within said twelve (12) month period, and

WHEREAS, the Buyers will execute a Reversion Agreement with the City, providing in summary, that if the agreed upon repairs, numbered 1-7 above, are not made within twelve (12) months of transfer, that the Property will revert back to City ownership without any compensation to Buyers for work performed on the Property prior to reversion, and

WHEREAS, the City Council finds that a public hearing must be set and held prior to the sale and transfer of real property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OELWEIN IOWA, AS FOLLOWS:

SECTION 1: *Public Hearing*: City Council will hold a public hearing as part of its regular meeting at 6:00 P.M. on December 23, 2024, at City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA, for purposes of obtaining public input on the proposed sale of the Property as set forth above.

SECTION 2: *Publication of Notice*: The City Clerk is directed to publish notice of said public hearing, which publication shall be not less than four (4) nor more than twenty (20) days prior to the date set for said public hearing pursuant to the requirements of Iowa Code § 364.7 and 362.3.

SECTION 3: *When Effective*. This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 9<sup>th</sup> 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:

	Aye	Nay	Absent	Abstain
Ricchio				
Weber				
Lenz				
Garrigus				
Seeders				
Payne				

CITY OF OELWEIN

NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY OWNED REAL ESTATE

Notice is hereby given that the City of Oelwein, Fayette County, Iowa, proposes to sell and convey by Quit Claim Deed, the following described real estate located in the City of Oelwein:

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")

The City proposes to sell the 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 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.

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 p.m. on December 23, 2024, before the Oelwein City Council, at Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposal to sell and transfer said property.

Any person may appear at the Public Hearing to comment on the proposed terms of the sale and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA during regular business hours, by mailing to the City of Oelwein at the same address, or by email to the City Clerk's Office at [dmulfinger@cityfoelwein.org](mailto:dmulfinger@cityfoelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa