

RESOLUTION NO. \_\_\_\_\_ - 2026

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED SALE OF CITY OWNED REAL PROPERTY  
LOCATED AT 111 5th Avenue SW

WHEREAS, the City of Oelwein, Iowa, is the owner of real property ("Property") located in the City of Oelwein, Fayette County, Iowa, locally known as 111 5th Avenue SW, Parcel No. 1821305002, legally described as follows:

The South 30 Feet of the West 140 Feet of Lot 2, and the North 20 Feet of the West 140 Feet of Lot 3, Block 1, Forrest Addition to City of Oelwein, Fayette County, Iowa

WHEREAS, the City acquired title to the Property by Tax Sale Deed dated and recorded on January 26, 2024 in Book 2024 Page 213, records of the Fayette County, Iowa Recorder; and

WHEREAS, the Council has received an offer to purchase said property from Christopher Henderson, for the sum of \$250.00; and

WHEREAS, the Council finds that continued City ownership of the property serves no public purpose, and that the transfer to Christopher Henderson consistent with his proposal, is appropriate and in the best interests of the City of Oelwein; 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 February 23, 2026, to be held 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 February 2026.

\_\_\_\_\_  
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

Payne

Cantrell

Cannon

Gearhart

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 situated in the City of Oelwein:

The South 30 Feet of the West 140 Feet of Lot 2, and the North 20 Feet of the West 140 Feet of Lot 3,  
Block 1, Forrest Addition to City of Oelwein, Fayette County, Iowa

The City proposes to sell the property locally known as 111 5<sup>th</sup> Ave SW, Parcel No. 1821305002, to Christopher Henderson for the sum of \$250.00

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 P.M. on February 23, 2026 at 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 to Christopher Henderson 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@cityofuelwein.org](mailto:dmulfinger@cityofuelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa