



To: Mayor and City Council

From: Dylan Mulfinger

Subject: Administrator's Council Agenda Memo

Date: 12/14/2020

Consent Agenda

1. Consideration of a motion to approve the minutes of the November 23, 2020 Council meeting

Public Hearing

2. Public Hearing on 2020-2 amendment to urban renewal plan for Industrial Park Urban Renewal Area
3. Public Hearing on Development Agreement with ICE Manufacturing
4. Public Hearing on the Status of Funded Activities for the 2017 Oelwein Community Development Block Grant Housing Project

Resolutions

5. Consideration of a Resolution approving 2020-2 Urban Renewal Plan Amendment for the Industrial Park Urban Renewal Area
 1. This amendment will allow ICE manufacturing to qualify for tax increment financing. The City is adding their new property to be included in the industrial park urban renewal area. The City Administrator recommends approving the resolution.
6. Consideration of a Resolution Approving Development Agreement with ICE Manufacturing, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
 1. The City will agree to a 10-year 90 percent TIF with a maximum award of \$400,000. This development agreement is one or the other. If they reach their 10 year without \$400,000 the agreement is complete. If ICE reaches \$400,000 before 10 years, the agreement is complete. The City Administrator recommends approving the resolution.
7. Consideration of a Resolution to Accept Deed from Fayette County, Iowa
 1. This parcel of ground will be needed to expand the trail on the west side.

Motions

8. Consideration of a motion to accept an offer for Real Estate located at 15 4th Street NE
 1. The City will open the bid at the meeting and determine if they want to sell to the highest responsible bidder.
9. Consideration of a motion approving Pay Estimate No. 5 (Pre-Final) to Heartland Asphalt Inc. in the amount of \$16,854.29 for work completed on Paving Connector Taxiway to Runway 13 End



1. The engineer did not submit all payments for the last meeting. This is the last payment for the current airport taxi-way project. The City Administrator recommends approving the payment.
10. Consideration of a motion setting liquidated damages for Portzen Construction Inc. on 42 Well Project
 1. The City must close out the 42 well project, but not before they negotiate the final payment to Portzen. The City Administrator recommends setting liquidated damages at \$50,000. Council also need to allow the City Administrator to negotiate.
11. Consideration of a motion to proceed with crack sealing project at Oelwein Municipal Airport
 1. This project can be done for free with the CARES Act money provided by the federal government. The next step would be signing an agreement with the engineer. This project could be completed in spring of 2021. The City Administrator recommends approving the project.
12. Consideration of a motion to apply to the Iowa Department of Natural Resources to temporarily lower Lake Oelwein for the winter of 2021
 1. Doug Bryan will be on hand to answer all questions on this unique request. The city is planning to evaluate the lake during this process and see what can be cleaned on the city side with the help of Bryan Heavy Equipment. Permissions from the DNR and Army Corp of Engineers is still needed. The City Administrator recommends approving this request.
13. Consideration of a motion approving the Redgate Park Replacement Project
 1. The City has funds leftover that need to be used for park improvements. Red Gate Park did not survive the tornado. The City Administrator recommends all the improvements.
14. Consideration of a motion directing staff on the 4th Avenue NE Sewer Project
 1. Staff has come back to council to finalize the request for the study of the 4th St. sewer. This motion will finalize what staff will use to go back to the engineers for a bid.