



To: Mayor and City Council

From: Dylan Mulfinger

Subject: Administrator's Council Agenda Memo

Date: 10/8/2020

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### **Consent Agenda**

1. Consideration of a motion to approve the minutes of the September 28, 2020 council meeting

### **Public Hearing**

2. Public Hearing on Proposed Vacation and Conveyance to the adjoining property owner(s), of the Alley Running North and South Between Lots 13, 14, 15, 16, 17 and 18 and Lots 19, 20, 21, 22, 23 and 24, Bentley's Subdivision of Block 9, Martins Third Addition to Oelwein, Fayette County, Iowa
3. Public Hearing on 2020-1 amendment to urban renewal plan for Industrial Park Urban Renewal Area
4. Public Hearing on Agreements with Hy-Vee
  1. The City will provide a TIF of 90 percent tax rebate of their county, school, and city taxes.

### **Ordinances**

5. Consideration of a motion to suspend the rules and adopt an ordinance on the first reading
  1. This will allow the city council to pass the ordinance on the first reading.
6. Consideration of an Ordinance Providing for the Vacation and Conveyance to Adjoining Proprietors of the alley running North and South Between Lots 13, 14, 15, 16, 17 and 18 and Lots 19, 20, 21, 22, 23 and 24, Bentley's Subdivision of Block 9, Martins Third Addition to Oelwein, Fayette County, Iowa on the first and final reading
  1. The City will vacate this alley and sell portions to homeowners near the alley. The city will work with 211 4<sup>th</sup> St. NW to ensure they have driveway access. The City Administrator recommends approving the ordinance.
7. Consideration of a motion to Suspend the Rules and Adopt an Ordinance on the First and Final Reading
  1. This will allow the city council to pass this ordinance on the first reading.
8. Consideration of an Ordinance Providing for the Division of Taxes Levied on Certain Taxable Property added to the Industrial Park Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
  1. The City must pass an ordinance as part of the TIF process. The City Administrator recommends approving the ordinance.

### **Resolution**



9. Consideration of a Resolution Approving 2020-1 Urban Renewal Plan Amendment for the Industrial Park Urban Renewal Area
  1. We must amend the area to include the new Dollar Fresh. The City Administrator recommends approving the resolution.
10. Consideration of a Resolution Approving Development Agreement with Hy-Vee, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
  1. The City will provide a TIF of 90 percent tax rebate of their county, school, and city taxes. This will provide funding for Dollar Fresh to continue to expand in Oelwein and provide jobs in the community. The City Administrator recommends approving the resolution.

### **Motions**

11. Consideration of a motion approving a recommendation from Planning, Finance, Enterprise and Economic Development Committee re: Demolition Funding Applications
12. Consideration of a motion authorizing payment to Lansing Brothers Construction Co., Inc. in the amount of \$70,000 for Housing Demolition Program - Group 3
  1. The tear down project is going well and the city has been pleased with Lansing Brothers. The City Administrator recommends approving the payment. This project should wrap up in November.
13. Consideration of a motion approving payment to ECCO Midwest, Inc. in the amount of \$70,831.31 for asbestos abatement
  1. All of the homes that required mediation of asbestos are complete. The City will now pay Ecco for all of the tear down project. The City Administrator recommends the payment.
14. Consideration of a motion approving payment to Brewer Construction, LLC in the amount of \$30,450.00 for work completed on Iowa Homes Project
  1. Foundation work that was originally bid has been completed by Brewer Construction and payment can be made. The City Administrator recommends approving the payment.