



To: Mayor and City Council

From: Dylan Mulfinger

Subject: Administrator's Council Agenda Memo

Date: 02/08/2021

Consent Agenda

1. Consideration of a motion to approve the minutes of the January 25, 2021 Council Meeting

Public Hearing

2. Public Hearing on 2021 Urban Renewal Plan Amendment for Central Urban Renewal Area
3. Public Hearing on Proposed Vacation and Disposal by Sale of the Alley Running North and South Adjacent to Lots 1, 2, 3 and Lots 11, 12, 13, Block 3, Original Oelwein, Fayette County, Iowa
4. Public Hearing on Proposed Disposal by Sale of the City's Interest in 25 3rd Street NW, Oelwein, Fayette County, Iowa

Ordinances

5. Consideration of a motion to suspend the rules and adopt an Ordinance on the first and final reading
6. Consideration of an Ordinance Providing for the Vacation of the Alley Running North and South Adjacent to Lots 1, 2, 3, and Lots 11, 12, 13, Block 3, Original Oelwein, Fayette County, Iowa - First and Final Reading
 1. This is the alley swap with Dollar General. The City is excited about the new building for Dollar General. This land swap will allow the city to have a through alley and will create an entrance on South Frederick. The City Administrator recommends approving the ordinance in the first reading.

Resolutions

7. Consideration of a Resolution directing the sale of the city's interest in the vacated alley running north and south adjacent to Lots 1, 2, 3 and Lots 11, 12, 13, Block 3, Original Oelwein, Fayette County, Iowa
 1. This will sell the portion of the alley that is vacated to Dollar General. This will allow for the new construction of the Dollar General and provide land for a swap to extend the alley to South Frederick. The City Administrator recommends approving the resolution.
8. Consideration of a Resolution to Approve the Fiscal Year 2022 Maximum Property Tax Dollars
 1. The city is in a position to slowly raise the levy to allow for more tax dollars to go toward debt service. The proposed levy is inline with previous years and does not present a substantial increase. The City Administrator recommends approving the resolution.



9. Consideration of a Resolution approving 2021 Housing Tax Abatement Applications
 1. With one last tax abatement application the city will complete the process for 2021. The City Administrator recommends approving the resolution.
10. Consideration of a Resolution approving a request for Street Closures from Oelwein Odd Rods
 1. While events for this summer are still questionable, Odd Rods has done a great job of promoting Oelwein through their events. Unless Public Health does not allow for events this summer, the City Administrator recommends approving the resolution.
11. Consideration of a Resolution to set Public Hearing on Proposed Disposal by sale of the City's Interest in 322 North Frederick, 208 8th Avenue SW, 702 3rd Avenue SW, 132 2nd Avenue NW and 524 2nd Avenue NW, Oelwein, Fayette County, Iowa
 1. The City Administrator recommends setting the public hearing.
12. Consideration of a Resolution to provide for a notice of hearing on proposed plans, specifications, form or contract and estimate of cost for the Oelwein 2021 Water Main Improvements, and the taking of bids therefore.
 1. The City is ready to do a large water main project that has been in the works for a year. Funding will come from \$600,000 CDBG project and a loan that is in the works based on fee increases. The potential to pay in cash for this project may exist depending on the timing of the water tower project. The City Administrator will present funding options once the project is bid out. The City Administrator recommends approving the resolution.
13. Consideration of a Resolution directing the sale of the City's Interest in 308 6th Avenue SE, Oelwein, Fayette County, Iowa
 1. This property was given to the city. The original asking price was \$30,000. The City has only had two offers in 9 months with the original falling through. This contractor will be flipping the home and has agreed to a list of improvements from the Community Development Office. The City Administrator recommends selling this property for \$20,000.
14. Consideration of a Resolution approving 2021 Urban Plan Amendment for Central Urban Renewal Area
 1. This new plan allows for the city to capture more dollars for the downtown program. Roofs, facades, flooring, HVAC are all eligible items when it comes to downtown improvements. The new program should capture \$180,000 compared to the initial \$75,000. This program is going to do amazing things for the downtown and help one of the best assets for the community. Cities in Iowa will be jealous of this program. The City Administrator recommends approving the resolution.

Motions

15. Consideration of a motion authorizing signatures on Amendment to Owner-Engineer Agreement with Fox Engineers in an additional amount of \$9,000.00 for East Penn Utility Improvements



1. The City is closing out a project and finalizing payment to the engineer. The City Administrator recommends approving the payment.
16. Consideration of a motion to accept property located in the 800 block of 1st Avenue NW from Roger Schulz Trust
1. The city has allowed any interested property owner to take a request to council to give their property to the city. The City should not take this property and continue with code enforcement. The City Administrator recommends not accepting this property.
17. Consideration of a motion authorizing signatures on Bridge Inspection Agreement with IIW P.C. in the amount of \$5,000.00
1. This project will help the city understand if repairs are the solution or if a complete replacement is needed on these bridges. The City Administrator recommends approving this agreement.