

6th Street NE Improvements Project

City of Oelwein, Iowa

Project Schedule

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| 1. Engineering: Arrange for engineering services to prepare the plats, schedules, estimates of cost, plans, and specifications (and to supervise construction of the proposed improvement.) | August 24, 2026 |
| 2. Preliminary Resolution: Adopt a preliminary resolution by the vote of a majority of all the members of the council. The preliminary resolution shall contain the following:
a. A description of the types or alternate types of improvement proposed.
b. The beginning and terminal points or general location of the proposed improvement.
c. An order to the engineer to prepare preliminary plans and specifications, estimated total cost of the work, and a plat and schedule, and to file them with the clerk.
d. A general description of the property or a designation of the lots which the council believes will be specially benefited by the improvement.
e. The preliminary resolution may also contain the following:
i. A statement of the proportion of the total cost which the council proposes to assess against specially benefited property.
ii. A short and convenient designation for the public improvement by which it may be referred to in all subsequent proceedings. | August 24, 2026 |
| 3. Field Survey | Week of September 7, 2026 |
| 4. Pre-Design Meeting | Week of September 14, 2026 |
| 5. Engineer preparation of the plats, schedules, cost estimate, plans, and specifications
Oct 30, 2026 | Sept. 21 through |
| a. Determine Property Valuations for Plat | Week of Oct. 5, 2026 |
| 6. Submit Prelim. Plans to City Council for Comment | October 30, 2026 |
| 7. Plat, Schedule, and Cost Estimates Filed and Adopted (384.84) | November 9, 2026 |

8. Introduction of Proposed Resolution of Necessity, (Set Hearing Date¹)(384.49)	November 23, 2026
9. Notice of Hearing (384.50)	
a. Published two consecutive weeks in accord with 362.3	November 25, 2026
First publication shall be not less than ten days before the hearing date	December 02, 2026
Notice in substantially the form set out in Iowa Code.	
b. Not less than fifteen (15) days before the hearing send notice to property owners	November 25, 2026
10. Property Owner Meeting	December 09, 2026
11. Public Hearing on Res. of Necessity	December 14, 2026
12. Approve Resolution of Necessity (384.51)²	December 14, 2026
13. Resolution directing preparation of Plans and Spec, Notice to Bidders, and Form of Contract (384.52) (Could be part of Res. of Necessity)	December 14, 2026
14. Final Plans and Specs. filed, along with form of contract	December 31, 2026
15. Resolution Setting PH on Final Plans and Specs., form of contract And Estimated Costs	January 11, 2027
16. Public Notice of PH on Final Plans and Specs., form of contract And Estimated Costs	January 20, 2027
17. Public hearing on Final Plans and Specs., form of contract And Estimated Costs	January __, 2027
18. Approval of Final Plans and Specifications	January __, 2027
19. Bid Letting (Per Chapter 26)	February 2, 2027
20. Open Bids, prepare Bid Tabulation	
21. Resolution to award bid (Maybe enter contract, maybe not yet)	
22. Resolution to approve Contract	
23. Approve Contract with Engineer for Project Supervision	
24. Commence Construction	
25. Complete Construction	

¹ The date, time, and place the council will hear property owners subject to the assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the district.

² Requires approval by $\frac{3}{4}$ vote of all members of the City Council (Unanimous vote in case of remonstrance)

26. Project wrap up

27. Pay Retainer

28. Regularly inspect project in consideration of Maintenance Bond claims