

RESOLUTION NO. \_\_\_\_\_ - 2025

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED SALE OF CITY OWNED REAL PROPERTY  
LOCATED AT 27 S. FREDERICK AVE.

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 27 S. Frederick Ave., Parcel No. 1821401009, ("Property") legally described as follows:

Lot 17 (EXCEPT THE SOUTH 44 INCHES OF THE WEST 70 FEET THEREOF), BLOCK 1, OELWEIN, FAYETTE  
COUNTY, IOWA

WHEREAS, the City acquired title to the Property by Judgment entered by the Fayette County District Court in EQCV056523 dated May 25, 2023, and

WHEREAS, the Council has received an offer to purchase the Property from Paul A. Schemmel and Sharon M. Schemmel ("Schemmel"), for the sum of \$1.00; and

WHEREAS, the Council finds that continued City ownership of the Property serves no public purpose, and that the transfer to Schemmel consistent with the terms of a Development Agreement, a draft of same being attached hereto for reference, same being subject to modification between the approval of this Resolution and the Public Hearing scheduled by this Resolution, is appropriate and in the best interests of the City; 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 August 11, 2025 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 by the City Council of the City of Oelwein, Iowa this 28<sup>th</sup> day of July, 2025.

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Brett DeVore, Mayor

Attest:

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Dylan Mulfinger, City Administrator

Recorded July 29, 2025

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the  
Resolution as read be adopted, and upon roll call there were:

AYES	NAYS	ABSENT	ABSTAIN
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Ricchio

Weber

Lenz

Cantrell

Seeders

Payne

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:

Lot 3, Block 4, Iowa Development Company's Addition to Oelwein, Fayette County, Iowa.

Locally known as 217 4<sup>th</sup> Avenue NW, Parcel No. 1821108003  
(Hereinafter referred to as "Property")

The City proposes to sell Property to Paul A. Schemmel and Sharon M. Schemmel for the sum of \$1.00.

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 P.M. on August 11, 2025 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 Paul A. Schemmel and Sharon M. Schemmel 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@cityofeelwein.org](mailto:dmulfinger@cityofeelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa