



Minutes

City Council Meeting
20 Second Avenue SW, Oelwein
November 10, 2025 - 6:00 PM

Pledge of Allegiance

Call to Order

Mayor DeVore called the meeting to order at 6:00 PM.

Roll Call **Present:** Payne, Seeders, Ricchio, Weber, Lenz (entered at 6:04 PM) Cantrell
 Also Present: Mayor DeVore, City Administrator Mulfinger, City Clerk/Treasurer Rigdon
 Absent: NA

Additions or Deletions

A motion was made by Weber, seconded by Ricchio to adopt the agenda as presented.

All aye. Motion carried.

Consent Agenda

1. Consideration of a motion to approve the October 27, 2025 minutes.

A motion was made by Weber, seconded by Seeders to approve the consent agenda.

All aye. Motion carried.

Public Hearing

2. Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 14 3rd Ave SE in the amount of \$1,101.00.

Mayor DeVore opened the public hearing.

No written or oral comments were received.

Mayor DeVore closed the public hearing.

3. Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 501 West Charles in the amount of \$100.00.

Mayor DeVore opened the public hearing.

City Administrator Mulfinger stated several people contacted him to bid \$101.00 for the property. Mulfinger had invited them to attend though none of them attended the public hearing.

Councilmember Ricchio mentioned he had a person ask if there were others similar to this property. Ricchio asked them to contact City Hall.

No further written or oral comments were received.

Mayor DeVore closed the public hearing.

Resolutions

4. Consideration of a resolution adopting Iowa Department of Transportation City Street Finance Report.

A motion was made by Weber, seconded by Seeders to approve Resolution No. 5816-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Cantrell

Nays: NA

Absent: Lenz

Motion carried.

5. Consideration of a resolution approving Pay Application No. 1 in the amount of \$83,181.36 to Baker Enterprises, Inc for the Oelwein Trails Segment 2.

A motion was made by Weber, seconded by Cantrell to approve Resolution No. 5817-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Cantrell

Nays: NA

Absent: Lenz

Motion carried.

6. Consideration of a resolution approving the sale of 14 3rd Ave SE in the amount of \$1,101.00.

A motion was made by Weber, seconded by Seeders to approve Resolution No. 5818-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Cantrell

Nays: NA

Absent: Lenz

Motion carried.

Councilmember Lenz entered the meeting.

7. Consideration of a resolution approving the sale of 501 W. Charles in the amount of \$100.00.

A motion was made by Payne, seconded by Weber to approve Resolution No. 5819-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried.

8. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5820-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried.

9. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2026-27.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5821-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

10. Consideration of a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5822-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

11. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC sub fund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5823-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

12. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5824-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

13. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5825-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

14. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5826-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

15. Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program).

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5827-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

16. Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5828-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

17. Consideration of a resolution on an interfund transfer.

A motion was made by Seeders, seconded by Payne to approve Resolution No. 5829-2025.

Ayes: Payne, Seeders, Ricchio, Weber, Lenz, Cantrell

Nays: NA

Motion carried

Motions

18. Consideration of a motion approving Urban Renewal Report re: Fiscal Year 2024-2025 TIF Debt Outstanding.

A motion was made by Seeders, seconded by Weber to approve the Urban Renewal Report re: Fiscal Year 2024-2025 TIF Debt Outstanding. All aye. Motion carried.

Mayor's Report

Mayor DeVore stated he had attended an Upper Explorerland Regional Planning Commission Zoom meeting. DeVore had also reported a great turnout at this year's election.

City Administrator's Report

City Administrator Mulfinger stated there will be council orientation at 5:30 PM the next three council meetings. At the November 24th 6:30PM work session there will be a neighborhood meeting regarding the 500 NE block flooding. There is a new group looking to start an Oelwein Festival.

Adjournment

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:15PM.

All aye. Motion carried.

Brett DeVore, Mayor

ATTEST:

Dylan Mulfinger, City Administrator

I, Dylan Mulfinger, City Administrator in and for the City of Oelwein, Iowa do hereby certify that the above and foregoing is a true accounting of the Council Proceedings held November 10, 2025 and copy of said proceedings was furnished to the Register November 18, 2025.

Dylan Mulfinger, City Administrator