



# Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
July 24, 2023 - 6:00 PM

## Pledge of Allegiance

## Call to Order

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

## Roll Call

**Present:** Weber, Garrigus, Seeders, Payne

**Also Present:** Mayor DeVore, City Administrator Mulfinger, City Clerk Rigdon,  
Guest Councilmember Jeff Hughes, 15 6<sup>th</sup> Avenue NE

**Absent:** Lenz, Stewart

## Additions or Deletions

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

All aye (4). Motion carried.

## Citizens Public Comments

Mike Leo, 3672 Outer Road, questioned if he speaks now or during the discussion on agenda item number 14.

Mike Kerns presented several red tag properties that had not been followed through on by the city. Kerns felt that all property owners should be held accountable just like landlords are being held accountable through the rental inspection.

## Consent Agenda

1. Consideration of a motion to approve the July 10, 2023 minutes.
2. Claims Resolution in the amount of \$570,747.23.

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

All aye (4). Motion carried.

## Public Hearing

3. Public hearing on July 24, 2023 at 6:00 PM at Oelwein Council Chambers for the Reed Bed Expansion and EQ Basin Liner Replacement project.

Mayor DeVore opened the public hearing.

Lance Aldrich, Strand Associates, presented on the Drawings and Specifications for the expansion of the reed beds and replacement of the membrane liner of the flow equalization basin at the wastewater treatment plant have been completed and distributed to prospective contractors on June 13, 2023. He then explained the contract is a lump sum form of agreement with a few unit prices, or allowances, for repairs to the existing reed beds. The Engineer's opinion of probable construction cost is \$1,553,000. Bids were received on July 19, 2023.

No other verbal or written comments were received.

Mayor DeVore closed the public hearing.

4. Public hearing on the proposed sale of 516 4th St SW, Parcel No. 18521354004 and Parcel No. 1821354012.

Mayor DeVore opened the public hearing.

The Planning, Finance, Enterprise, and Economic Development Committee recommends the sale of the property.

No other written or verbal comments were received.

Mayor DeVore closed the public hearing.

5. Public hearing on the proposed sale of 14 2nd Ave NW, Parcel No. 1821179039.

Mayor DeVore opened the public hearing.

No other written or verbal comments were received.

Mayor DeVore closed the public hearing.

## Resolutions

6. Consideration of a resolution accepting the bid for the Reed Bed Expansion and EQ Liner Replacement project in the amount of \$1,347,000.00 from Shift Companies.

Shift Companies, LLC	Cedar Rapids, IA	\$1,347,000.00
J.B. Holland Construction, INC	Decorah, IA	\$1,727,000.00

A motion was made by Seeders, seconded by Weber to adopt Resolution No. 5430-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: NA

Absent: Lenz, Stewart

Motion carried.

7. Consideration of a resolution approving Change Order #1 from Dave Schmitt Construction in the amount of \$11,828.00 for Oelwein NE Sanitary Sewer Improvements Project.

A motion was made by Seeders, seconded by Garrigus to adopt Resolution No. 5431-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: NA

Absent: Lenz, Stewart

Motion carried.

8. Consideration of a resolution approving HVAC system replacement with NEIA Mechanical in the amount of \$192,580.94 for the Library.

Council requested staff look into options of purchasing freon from old units and to create a reserve. Council wants to pursue fixing the roof and continue to repair the HVAC system as needed. Mulfinger informed Council that repairing the roof will take a bond and will be a major project.

Resolution died for lack of motion.

9. Consideration of a resolution amending the Oelwein Personnel Policy Manual.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5432-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: NA

Absent: Lenz, Stewart

Motion carried.

10. Consideration of a resolution approving sale and transfer of city owned property located at 14 2nd Ave. NW, Oelwein, Fayette County, Iowa to Rise, LLC in the amount of \$1,000.00.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5433-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: NA

Absent: Lenz, Stewart

Motion carried.

11. Consideration of a resolution approving sale and transfer of city owned property located at 516 4th Street SW, Oelwein, Fayette County, Iowa to Sterling Silver and Janice Schroeder Silver in the amount of \$3,000.00.

A motion was made by Weber, seconded by Seeders to adopt Resolution No. 5434-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: NA

Absent: Lenz, Stewart

Motion carried.

### **Motions**

12. Consideration of a motion to approve \$13,629.00 in tank cleaning from Eco Source LLC for tanks found during construction of Depot Park.

A motion was made by Seeders, seconded Payne to approve \$13,629.00 in tank cleaning from Eco Source LLC for tanks found during construction of Depot Park.

All aye (4). Motion carried.

13. Consideration of a motion approving the 2023 Seal Coating Project bid to Prairie Road Builders in the amount of \$49,240.44.

Blacktop Services	Humbolt, IA	\$51,320.00
Prairie Road Builders	Hazleton, IA	\$49,240.44

A motion was made by Weber, seconded by Garrigus to approve the 2023 Seal Coating Project bid to Prairie Road Builders in the amount of \$49,240.44. All aye (4) Motion carried.

14. Discussion and possible action to approve partnering for work on 29 South Frederick.

Mike Leo expressed his displeasure with the city and their process of tearing down the building adjacent to his restaurant. Leo advised that he would seek more funding from the city and that he would not accept \$5,000.00.

A motion was made by Weber, seconded by Garrigus to decline the partnering for work on 29 South Frederick. All aye (4). Motion carried.

15. Discussion and possible action on 33 South Frederick project.

A motion was made by Seeders, seconded by Weber to wait for Mike Leo to waterproof his basement wall and fill his beam pockets before the city builds their wall and fills in their property.

All aye (4). Motion carried.

16. Consideration of a motion to approve the Planning, Finance, Enterprise, and Economic Development recommendation to direct staff to not sell 307 7th Ave SE to Emanuel C. Receveur IV.

A motion was made by Weber, seconded by Garrigus to approve the Planning, Finance, Enterprise, and Economic Development recommendation to direct staff to not sell 307 7th Ave SE to Emanuel C. Receveur IV. All aye (4). Motion carried.

17. Consideration of a motion approving the Oelwein Fire Fighters Foundation, Inc. to approve the MDA fundraiser "Fill the Boot" at the intersection of East Charles and Highway 150 on Friday, August 25th from 6-8 PM and Saturday, August 26th 9-11 AM.

A motion was made by Seeders, seconded by Garrigus to approve the Oelwein Fire Fighters Foundation, Inc. to approve the MDA fundraiser "Fill the Boot" at the intersection of East Charles and Highway 150 on Friday, August 25th from 6-8 PM and Saturday, August 26th 9-11 AM.

All aye (4). Motion carried.

18. Consideration of a motion accepting the direction from the Planning, Finance, Enterprise, and Economic Development Committee on the Hotel/Motel Request from Oelwein Celebrations Renewed, Inc. in the amount of \$20,000.00.

A motion was made by Weber, seconded by Garrigus to table until August 14, 2023 Council Meeting.

All aye (4). Motion carried.

### **Committee Reports**

19. Report from Stewart on the June Airport Board Meeting.

For full minutes, please visit <https://www.cityofuelwein.org/bc-ab/page/airport-board-24>

20. Report from Garrigus on the July Park and Recreation Commission meeting.

For full minutes, please visit <https://www.cityofuelwein.org/bc-parks/page/parks-and-recreation-6>

21. Report from Payne on the July Library Board meeting.

For full minutes, please visit <https://www.oelwein.lib.ia.us/about/library-board-minutes-1>

**City Administrator's Report****A. City Administrator.**

Mulfinger thanked staff for their hard work during the 150th celebration. Mulfinger thanked Deb Howard for her hard work and persistence in leading the 150th committee to have an incredible event for the community. Over 200 volunteers helped make the event possible.

**Adjournment**

A motion was made by Weber, seconded by Seeders to adjourn the meeting at 7:07PM.

All aye (4). Motion carried.

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Brett DeVore, Mayor

ATTEST:

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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 July 24, 2023 and copy of said proceedings was furnished to the Register July 26, 2023.

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Dylan Mulfinger, City Administrator