



# Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
March 11, 2024 - 6:00 PM

## Pledge of Allegiance

## Call to Order

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

## Roll Call

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

**Also Present:** Mayor DeVore, City Administrator Mulfinger, City Clerk Barb Rigdon

**Absent:** NA

## Additions or Deletions

A motion was made by Weber, seconded by Lenz to approve the agenda as amended.

All aye. Motion carried.

## Citizens Public Comments - See Guidelines for Public Comments Below

### 1. Public Comment Policy.

Mike Leo, 3672 Outer Road, is interested in purchasing a small piece of the city's vacant lot near Leo's restaurant to allow for space for dumpsters. Mulfinger referred the request to the Planning, Finance, Enterprise and Economic Development Committee. Mayor DeVore would like to keep an easement for the city on that property.

Mike Scheidt, 243 Lincoln Drive NE, spoke against the water/sewer rate increase. He knows there is a lot of maintenance to do that has been neglected over the past years. Scheidt felt the proposed current increase is too aggressive.

Michael Rueber, 826 7<sup>th</sup> Street SE, spoke against the water/sewer rate increase.

## Consent Agenda

### 2. Consideration of a motion approving the February 26, 2024 minutes.

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

All aye. Motion carried.

## Public Hearing

### 3. Public hearing on proposal to enter into a General Obligation Bridge Improvement Loan Agreement.

Mayor DeVore opened the public hearing.

No oral or written comments were received.

Mayor DeVore closed the public hearing.

## Ordinances

4. Consideration of an ordinance amending Chapter 19: Animals and Fowl, Section 3: Bothersome Animals and Adding Section 12: Chickens on Residential Property - Second Reading.

A motion was made by Weber, seconded by Garrigus to approve the second reading of an ordinance amending Chapter 19: Animals and Fowl, Section 3: Bothersome Animals and Adding Section 12: Chickens on Residential Property.

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

Nays: NA

Motion carried.

5. Consideration of an ordinance amending Chapter 7: Water and Sewer, Article II, Section 10: Water Rates and amending Article III, Section 41: Sanitary Sewer - Surcharges: Schedules. - First Reading.

Payne stated she understood the need for repairs and replacements, but the increase would be hard for anyone on a fixed income and the elderly. Payne stated different options should be looked at that included outside funding.

Ricchio stated he felt the same as same as Payne. He is in favor of an increase, but not the one presented.

Payne stated with the tax increase and a rate increase, residents were being asked twice for more money.

Garrigus stated the increase would help fund much needed projects.

Weber said his feedback was split with some residents being in favor and some being opposed. Weber understood that no one wants an increase, but the rate increase proposed created a plan for much needed improvements.

Mulfinger advised City Council the rate increase was not mandatory, but the projects will only continue to pile up. Mulfinger stated Council had the opportunity to get in front of projects instead of reacting to immediate repairs.

Seeders stated residents would not be able to afford the new plan especially in today's environment. Seeders understood the need to do repairs, but the current increase will not work.

Mayor DeVore stated if the city continues to cater to a subsection of the population who cannot afford higher rates, then the system will never get repaired.

Seeders reiterated the proposed increase was too high and would hurt the majority of residents.

Garrigus informed the city council without this amount of funding, the city will never get ahead in preventing water and sewer breaks.

A motion was made by Seeders, seconded by Ricchio to see projected numbers for a 10% and 15% increase. 4 aye, 2 nay (Weber, Garrigus). Motion carried.

## Resolutions

6. Consideration of a resolution taking additional action on proposal to enter into a General Obligation Bridge Improvement Loan Agreement and providing for the levy of taxes to pay General Obligation Bridge Improvement Bonds, Series 2024.

A motion was made by Garrigus, seconded by Weber to adopt Resolution No. 5521-2024.

Ayes: Payne, Weber, Lenz, Garrigus, Ricchio

Nays: Seeders

Motion carried.

7. Consideration of a resolution approving an engineering agreement with Origin Design for the 10th Street Bridge.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5522-2024.

Ayes: Payne, Weber, Lenz, Garrigus, Ricchio

Nays: Seeders

Motion carried.

8. Consideration of a resolution approving task order No. 1 with Origin Design for the design of 10th Street Bridge in the amount of \$154,000.00.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5523-2024.

Ayes: Payne, Weber, Lenz, Garrigus, Ricchio

Nays: Seeders

Motion carried.

9. Consideration of a resolution scheduling a Public Hearing for the Proposed Property Tax Hearing for the Fiscal Year 2025 (2024-2025) Budget for April 8, 2024 at 5:30 PM at the Oelwein City Council Chambers.

A motion was made by Garrigus, seconded by Weber to adopt Resolution No. 5524-2024.

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

Nays: NA

Motion carried.

10. Consideration of a resolution authorizing staff to seek bids for the Oelwein Municipal Airport Lighting Vault.

A motion was made by Garrigus, seconded by Lenz to adopt Resolution No. 5525-2024.

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

Nays: NA

Motion carried.

11. Consideration of a resolution setting a public hearing on the proposed plans and specifications on the Oelwein Municipal Airport Lighting Vault on March 25, 2024 at 6PM in the Oelwein Council Chambers.

A motion was made by Garrigus, seconded by Lenz to adopt Resolution No. 5526-2024.

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

Nays: NA

Motion carried.

12. Consideration of a resolution approving a contract with TP Anderson & Company, P.C. for auditing services for fiscal years 2024, 2025, and 2026.

A motion was made by Seeders, seconded by Garrigus to adopt Resolution No. 5527-2024.

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

Nays: NA

Motion carried.

13. Consideration of a resolution to approve the City Hall Window Replacement Project in the amount of \$62,977.00 with Allied Glass.

Two bids were received:

Zephyr Aluminum Products	Dubuque, IA	\$62,300.00
Allied Glass Products	Cedar Falls, IA	\$62,977.00

A motion was made by Garrigus, seconded by Weber to adopt Resolution No. 5528-2024.

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

Nays: NA

Motion carried.

14. Consideration of a resolution to enter into a development agreement with Matt Construction for 1 South Frederick.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5529-2024.

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

Nays: NA

Motion carried.

15. Consideration of a resolution awarding Downtown Property Forgivable Loans for building improvements provided by Tax Increment Financing.

A motion was made by Weber, seconded by Lenz to adopt Resolution No. 5530-2024.

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

Nays: NA

Motion carried.

16. Consideration of a resolution approving a contract with CSG Forte for CivicRec payment processing software.

A motion was made by Garrigus, seconded by Weber to adopt Resolution No. 5531-2024.

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

Nays: NA

Motion carried.

## Motions

17. Consideration of a motion approving the direction from the Planning, Finance, Enterprise, and Economic Development Committee the Hotel Motel funding request of \$10,000.00 to the Grand Theatre of Oelwein.

A motion was made by Payne, seconded by Weber to approve the Planning, Finance, Enterprise, and Economic Development Committee's Hotel Motel funding recommendation of \$10,000.00 to the Grand Theatre of Oelwein.

All aye.

Motion carried.

18. Consideration of a motion approving the direction from the Planning, Finance, Enterprise, and Economic Development Committee the Hotel Motel funding request of \$1,500.00 to the Williams Center for the Arts.

A motion was made by Garrigus, seconded by Weber to approve the Planning, Finance, Enterprise, and Economic Development Committee's Hotel Motel funding recommendation of \$1,500.00 to the Williams Center for the Arts.

All aye.

Motion carried.

**Committee Reports**

19. Report from Garrigus on the Parks and Recreation Commission meeting.

For full minutes, please visit: <https://www.cityofeelwein.org/bc-parks/page/parks-and-recreation-11>

20. Report from Ricchio on the Airport Board meeting.

For full minutes, please visit: <https://www.cityofeelwein.org/bc-ab/page/airport-board-31>

**Council Updates**

Payne inquired on budget books, commercial building inspections and new employees.

Ricchio reported Oelwein Celebrations would like to speak with Council. A 5:30PM work session was scheduled for Monday, March 25, 2024.

**Adjournment**

A motion was made by Seeders, seconded by Garrigus to adjourn the meeting at 7:57 PM.

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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 March 11, 2024 and copy of said proceedings was furnished to the Register March 14, 2024.

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Dylan Mulfinger, City Administrator