

## Agenda

City Council Meeting  
20 Second Avenue SW, Oelwein  
6:00 PM

October 23, 2023  
Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Lynda Payne

**Council Members:** Karen Seeders, Tom Stewart, Matt Weber, Dave Garrigus, Dave Lenz

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**Pledge of Allegiance**

**Call to Order**

**Roll Call**

**Additions or Deletions**

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

**Consent Agenda**

- [1.](#) Consideration of a motion approving the October 9, 2023 minutes.
- [2.](#) Claims resolution in the amount of \$1,216,782.45.
- [3.](#) Consideration of a motion approving the Class 'C' Alcohol License for Viper Lanes DBA: PJ's Bar and Grill.
- [4.](#) Consideration of a motion approving the Class 'C' Alcohol License for Oil & Wine Beer Co., LLC DBA: Ampersand.

**Public Hearing**

- [5.](#) Public Hearing for the sale of Parcel No. 1820402004 located on 12th Ave SW to Deanna Wenner on October 23, 2023 at 6:00 PM in the Oelwein City Council Chambers.
- [6.](#) Public Hearing to allow for adoption of the Oelwein Comprehensive Plan.

**Ordinances**

- [7.](#) Consideration of an ordinance updating the floodplain management. - First Reading

**Resolutions**

- [8.](#) Consideration of a resolution adopting the Oelwein Comprehensive Plan 2023.
- [9.](#) Consideration of a resolution Certifying Tax Increment Finance Indebtedness in various districts in the City of Oelwein, Iowa Fiscal Year 2024-2025.
- [10.](#) Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2024-25.

- [11.](#) 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.
- [12.](#) Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC subfund 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.
- [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 ICE Manufacturing, Inc.
- [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 Hy-Vee, Inc.
- [15.](#) 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.
- [16.](#) Consideration of a resolution approving Internal Loan and obligating funds from the City's Central Urban Renewal Tax Revenue Fund for appropriation to the payment of project.
- [17.](#) Consideration of a resolution approving Final Pay Application No. 4 for Matt Construction on Plaza Park Improvements in the amount of \$77,480.64.
- [18.](#) Consideration of a resolution accepting the completion of Plaza Park Improvement Project with Matt Construction.
- [19.](#) Consideration of a resolution approving Change Order No. 1 in the amount of \$11,828.00 for Reed Bed Expansion and EQ Basin Liner Replacement Project.
- [20.](#) Consideration of a resolution approving the sale of City owned real estate Parcel No. 1820402004 (Lot 6 Block 6 Armstrong Addition) located on 12th Ave SW, Oelwein, Fayette County, Iowa.

#### **Committee Reports**

- [21.](#) Report from Payne on the October Library Board minutes.

#### **Council Updates**

#### **Mayor's Report**

#### **City Attorney's Report**

#### **City Administrator's Report**

- [A.](#) City Administrator.

#### **Adjournment**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440





## Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
October 09, 2023 - 6:00 PM

### Pledge of Allegiance

### Call to Order

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

### Roll Call

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

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

**Absent:** NA

### Additions or Deletions

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

All aye. Motion carried.

### Citizens Public Comments

Anthony Ricchio, 522 West Charles Street, representing O-Town Mania thanked council for their Hotel Motel funding support and explained the success of the event.

Deb Howard, Chamber Director and representatives of the Oelwein 150<sup>th</sup> Celebration Committee, presented the City a check for \$35,376.91 from event proceeds.

### Consent Agenda

1. Consideration of a motion approving the September 25, 2023 minutes.

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

All aye. Motion carried.

### Public Hearing

2. Public Hearing on the proposed sale of 9 1st Street Southwest to Shama Ministries.

Mayor DeVore opened the Public Hearing.

No oral or written comments were received.

Mayor DeVore closed the Public Hearing.

## Resolutions

3. Consideration of a resolution approves Pay Application No. 3 in the amount of \$304,552.33 for Oelwein NE Sanitary Sewer Improvements project.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5464-2023.

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

Nays: NA

Motion carried.

4. Consideration of a resolution approving Final Pay Request No. 4 for Matt Construction on Plaza Park Improvements in the amount of \$77,480.64.

A motion was made by Stewart, seconded by Weber to adopt Resolution No. 5465-2023.

Ayes: Weber, Payne, Stewart

Nays: Lenz, Garrigus, Seeders

Resolution failed.

Council Work Session to be held 5:30 PM on October 23, 2023.

5. Consideration of a resolution accepting the completion of Plaza Park Improvement Project with Matt Construction.

Tabled, until Pay Request No. 4 to Matt Construction is resolved.

6. Consideration of a resolution approving Change Order No. 1 in the amount of \$10,862.30 for the Event Center Parking Lot Improvement with Bacon Concrete.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5466-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Stewart

Nays: Payne

Motion carried.

7. Consideration of a resolution approving Pay Request No. 1 in the amount of \$121,629.02 for the Event Center Parking Lot Improvement with Bacon Concrete.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5467-2023.

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

Nays: NA

Motion carried.

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

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5468-2023.

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

Nays: NA

Motion carried.

9. Consideration of a resolution setting a Public Hearing for October 23, 2023 at 6:00 PM in the Oelwein City Council Chambers to allow for adoption of the Oelwein Comprehensive Plan.

A motion was made by Weber, seconded by Seeders to adopt Resolution No. 5469-2023.

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

Nays: NA

Motion carried.

10. Consideration of a resolution authorizing the temporary closure of public ways or grounds for the Oelwein Chamber and Area Development Old Tyme Christmas on December 1, 2023.

A motion was made by Stewart, seconded by Garrigus to adopt Resolution No. 5470-2023.

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

Nays: NA

Motion carried.

11. Consideration of a resolution approving the sale and transfer of city owned real estate located at 9 1st Street SW, Oelwein, Iowa to Shama Ministries.

A motion was made by Seeders, seconded by Payne to adopt Resolution No. 5471-2023.

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

Nays: NA

Motion carried.

12. Consideration of a resolution setting a public hearing for the sale of Parcel No. 1820402004 (Lot 6 Block 6 Armstrong Addition) located on 12th Ave SW to Deanna Wenner on October 23, 2023 at 6:00 PM in the Oelwein City Council Chambers.

A motion was made by Stewart, seconded by Seeders to adopt Resolution No. 5472-2023.

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

Nays: NA

Motion carried.

### Motions

13. Consideration of a motion to direct staff to place an ordinance on the agenda for October 23, 2023 to allow golf carts to operate on city streets.

A motion was made by Payne, seconded by Lenz to direct staff to place an ordinance on the agenda for October 23, 2023 to allow golf carts to operate on city streets. 3 Aye (Lenz, Stewart, Payne), 3 Nay (Weber, Garrigus, Seeders)

Motion failed.

*A motion that leads into an ordinance or resolution fails because of a tie. Council can bring back the item should two of the no vote council members request the item on the agenda.*

14. Consideration of a motion approving the direction from the Planning, Finance, Enterprise, and Economic Development on the sale of Parcel No. 182042004 (Lot 6 Block 6 Armstrong Addition) to Deanna Wenner.

A motion was made by Weber, seconded by Garrigus to approve the Planning, Finance, Enterprise, and Economic Development recommendation on the sale of Parcel No. 182042004 (Lot 6 Block 6 Armstrong Addition) to Deanna Wenner.

All aye. Motion carried.

15. Consideration of a motion to move the Christmas Eve holiday to December 26, 2023.

A motion was made by Seeders, seconded by Stewart to move the Christmas Eve holiday to December 26, 2023.

All aye.

Motion carried.

16. Consideration of a motion to move the December 25, 2023 City Council meeting to December 18, 2023.

A motion was made by Seeders, seconded by Garrigus to move the December 25, 2023 City Council meeting to December 18, 2023. All aye. Motion carried.

#### **Committee Reports**

17. Report from Stewart on the September Airport Board Minutes.

For full minutes, please visit <https://www.cityofeelwein.org/bc-ab/page/airport-board-27>

#### **Adjournment**

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:23 PM.

All aye. 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 October 09, 2023 and copy of said proceedings was furnished to the Register October 11, 2023.

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Dylan Mulfinger, City Administrator

## Report Criteria:

Detail report.  
Invoices with totals above \$0.00 included.  
Paid and unpaid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>001-1100-61810 UNIFORM</b>					
GALLS LLC	25639552	Holster - Voshell, G	09/12/2023	197.65	.00
RACOM CORPORATION	AB193489	Radio holsters	09/21/2023	225.00	.00
RAY O'HERRON CO INC	2298355	collar brass	10/02/2023	65.35	.00
Total 001-1100-61810 UNIFORM:				488.00	.00
<b>001-1100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	60634	CVSA Recert Lodging	09/21/2023	335.16	335.16
JEREMY LOGAN	24-4002	SACOP - IACP per diem	09/25/2023	481.00	481.00
Total 001-1100-61990 EMPLOYEE PERSONNEL EXPENSE:				816.16	816.16
<b>001-1100-63100 BUILDING</b>					
LUMBER RIDGE HOME SOURC	B90810	range - lumber/rebar	09/20/2023	112.26	.00
MODERN BUILDING PRODUCT	139654	materials for range pad	10/05/2023	20.97	.00
Total 001-1100-63100 BUILDING:				133.23	.00
<b>001-1100-63310 VEHICLE</b>					
ADVANCED AUTOMOTIVE INC	4798	car 4 October oil change	10/04/2023	53.25	.00
ADVANCED AUTOMOTIVE INC	4799	car 1 October oil change	10/04/2023	52.50	.00
ARNOLD MOTOR SUPPLY LLP	09NV100356	vehicle maintenance	09/27/2023	31.52	.00
WEX BANK	92336714	FUEL PURCHASES	09/30/2023	2,634.50	2,634.50
Total 001-1100-63310 VEHICLE:				2,771.77	2,634.50
<b>001-1100-63730 COMMUNICATIONS</b>					
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	998.20	.00
Total 001-1100-63730 COMMUNICATIONS:				998.20	.00
<b>001-1100-63750 CELLULAR/PAGING</b>					
CARDMEMBER SERVICES	# 111-7856502-	phone accessories supervisors	09/26/2023	61.40	61.40
CARDMEMBER SERVICES	111-2272884-3	phone accessories	09/26/2023	53.12	53.12
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	39.90	39.90
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	39.90	39.90
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	39.90	39.90
Total 001-1100-63750 CELLULAR/PAGING:				234.22	234.22
<b>001-1100-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	10/05/2023	76.14	76.14
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	21.70	21.70
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	1,113.18	1,113.18
Total 001-1100-63810 UTILITIES:				1,211.02	1,211.02
<b>001-1100-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1601	MONTHLY PD CLEANING - SEP	10/03/2023	368.00	.00
SCHEEL'S PROFESSIONAL LA	10996 2023 10	FALL WEED CONTROL W/FERT	10/02/2023	388.50	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-1100-64090 JANITORIAL:				756.50	.00
<b>001-1100-64300 IMPOUND VEHICLE EXPENSES</b>					
MIDWEST COLLISION CENTER I	5114/5115/514	vehicles towed to impound	09/28/2023	300.00	.00
Total 001-1100-64300 IMPOUND VEHICLE EXPENSES:				300.00	.00
<b>001-1100-64950 CONTRACTS</b>					
COPY SYSTEMS INC	IN500138	COPIER MAINT SUPPORT	10/06/2023	40.56	.00
Total 001-1100-64950 CONTRACTS:				40.56	.00
<b>001-1100-65041 EQUIPMENT</b>					
AXON ENTERPRISE INC	INUS194418	TASER/BATTERY PACK/HOLSTE	10/12/2023	1,698.10	.00
Total 001-1100-65041 EQUIPMENT:				1,698.10	.00
<b>001-1100-65060 OFFICE SUPPLIES</b>					
CARDMEMBER SERVICES	1ZL2T47G033	Ship PD items	09/05/2023	16.18	16.18
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	100.21	100.21
Total 001-1100-65060 OFFICE SUPPLIES:				116.39	116.39
<b>001-1100-65102 INVESTIGATION</b>					
US CELLULAR	453072630 202	CAMERA	10/02/2023	20.29	20.29
Total 001-1100-65102 INVESTIGATION:				20.29	20.29
<b>001-1100-65130 COMPUTER SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP144881	Repair bad hard drive in server	09/29/2023	306.25	.00
Total 001-1100-65130 COMPUTER SUPPLIES:				306.25	.00
<b>001-1220-64950 CONTRACTS</b>					
SECTOR LLC	inv-000342	SOFTWARE CONTRACT	10/16/2023	851.76	.00
Total 001-1220-64950 CONTRACTS:				851.76	.00
<b>001-1500-63100 BUILDING</b>					
JOHN DEERE FINANCIAL F.S.B.	3008738	nuts and bolts	09/16/2023	13.96	13.96
Total 001-1500-63100 BUILDING:				13.96	13.96
<b>001-1500-63310 VEHICLE</b>					
WEX BANK	92336714	FUEL PURCHASES	09/30/2023	122.09	122.09
Total 001-1500-63310 VEHICLE:				122.09	122.09
<b>001-1500-63520 WARNING SIRENS REPAIRS</b>					
LUMBER RIDGE HOME SOURC	A170523	padlocks	09/18/2023	30.99	.00
Total 001-1500-63520 WARNING SIRENS REPAIRS:				30.99	.00
<b>001-1500-63730 COMMUNICATIONS</b>					
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	83.18	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-1500-63730 COMMUNICATIONS:				83.18	.00
<b>001-1500-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	09/27/2023	46.56	46.56
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	10/05/2023	23.47	23.47
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	90.80	90.80
ALLIANT ENERGY	8600344075 20	ELECTRIC SERVICE	09/20/2023	24.52	24.52
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	35.58	35.58
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	165.00	165.00
Total 001-1500-63810 UTILITIES:				385.93	385.93
<b>001-1500-64950 CONTRACTS</b>					
HORAN CLEANING LLC	1601	MONTHLY FD CLEANING - SEP	10/03/2023	96.00	.00
MIDWEST BREATHING AIR LLC	27094	Quarterly Test	10/02/2023	389.48	.00
Total 001-1500-64950 CONTRACTS:				485.48	.00
<b>001-1500-65041 EQUIPMENT</b>					
ALEX AIR APPARATUS 2 LLC	7383	FD breathing lines	10/03/2023	660.00	.00
RACOM CORPORATION	ACSO193558	Fire pagers	09/26/2023	2,824.00	.00
Total 001-1500-65041 EQUIPMENT:				3,484.00	.00
<b>001-1500-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	3.15	3.15
Total 001-1500-65060 OFFICE SUPPLIES:				3.15	3.15
<b>001-1700-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	123.15	.00
Total 001-1700-63310 VEHICLE:				123.15	.00
<b>001-1700-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71935	PRIORITIZING BANDWIDTH - CI	10/01/2023	39.80	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	110.91	.00
Total 001-1700-63730 COMMUNICATIONS:				150.71	.00
<b>001-1700-63750 CELLULAR/PAGING</b>					
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	20.97	20.97
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	29.86	29.86
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	51.94	51.94
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	41.94	41.94
US CELLULAR	453072630 202	TABLET	10/02/2023	70.00	70.00
US CELLULAR	453072630 202	TABLET	10/02/2023	52.23	52.23
Total 001-1700-63750 CELLULAR/PAGING:				266.94	266.94
<b>001-1700-65060 OFFICE SUPPLIES</b>					
CARDMEMBER SERVICES	2000-015	Amazon - External hard drive and	10/02/2023	134.43	134.43
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	25.43	25.43
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	50.00	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	237.70	237.70

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-1700-65060 OFFICE SUPPLIES:				447.56	397.56
<b>001-2510-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00800	LEGAL/PROFESSIONAL FEES -	09/30/2023	512.50	.00
LYNCH DALLAS PC	150213-00800	LEGAL/PROFESSIONAL FEES -	10/12/2023	765.00	.00
Total 001-2510-64110 LEGAL EXPENSE:				1,277.50	.00
<b>001-2510-64992 DISPOSAL EXPENSE</b>					
MIDWEST COLLISION CENTER I	5114/5115/514	vehicles towed to impound	09/28/2023	220.00	.00
Total 001-2510-64992 DISPOSAL EXPENSE:				220.00	.00
<b>001-2510-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	35.19	35.19
Total 001-2510-65060 OFFICE SUPPLIES:				35.19	35.19
<b>001-2800-63100 BUILDING</b>					
CABINETS N COUNTERS	2094	COUNTERTOP AT AIRPORT	10/11/2023	839.74	.00
CULLIGAN WATER CONDITIONI	25999 2023 09	DRINKING WATER BOTTLES	09/30/2023	8.50	.00
JOHN DEERE FINANCIAL F.S.B.	3011899	BLACK TILE/COUPLER/BLACK T	09/27/2023	202.53	202.53
JOHN DEERE FINANCIAL F.S.B.	3013521	GRASS SEED	10/02/2023	49.99	49.99
MODERN BUILDING PRODUCT	139524	CATCH BASIN/OUTLET/PLUG/G	09/27/2023	71.86	.00
Total 001-2800-63100 BUILDING:				1,172.62	252.52
<b>001-2800-63730 COMMUNICATIONS</b>					
AUREON COMMUNICATIONS	0789004155 20	AIRPORT PHONE SERVICE	10/01/2023	32.07	32.07
COMMUNITY DIGITAL WIRELES	0510000374 20	AIRPORT INTERNET SERVICE	10/01/2023	53.95	53.95
Total 001-2800-63730 COMMUNICATIONS:				86.02	86.02
<b>001-2800-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	20.38	20.38
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	266.24	266.24
Total 001-2800-63810 UTILITIES:				286.62	286.62
<b>001-2800-64950 CONTRACTS</b>					
TEGELER AVIATION LLC	2023 10 01	OCTOBER FBO FEE	10/01/2023	3,059.81	.00
Total 001-2800-64950 CONTRACTS:				3,059.81	.00
<b>001-2800-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	14.49	14.49
Total 001-2800-65060 OFFICE SUPPLIES:				14.49	14.49
<b>001-4100-60100 SALARY</b>					
MARTIN GARDNER ARCHITECT	2300537	Architectural Services	10/04/2023	3,500.00	.00
Total 001-4100-60100 SALARY:				3,500.00	.00
<b>001-4100-63100 BUILDING</b>					
ALL FLAGS LLC	91523	FLAG	09/15/2023	70.40	.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
THE WALDINGER CORPORATIO	7096065-1	HVAC Repair	09/12/2023	4,718.94	.00
Total 001-4100-63100 BUILDING:				4,789.34	.00
<b>001-4100-63730 COMMUNICATIONS</b>					
CENTURYLINK	92423	LIBRARY PHONE SERVICE	09/24/2023	104.16	104.16
Total 001-4100-63730 COMMUNICATIONS:				104.16	104.16
<b>001-4100-63810 UTILITIES</b>					
ALLIANT ENERGY	5998790000 20	LIBRARY GAS SERVICE	09/20/2023	33.53	33.53
ALLIANT ENERGY	5998790000 20	LIBRARY ELECTRIC SERVICE	09/20/2023	1,455.95	1,455.95
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	717.65	717.65
Total 001-4100-63810 UTILITIES:				2,207.13	2,207.13
<b>001-4100-64090 JANITORIAL</b>					
HOMETOWN PEST CONTROL	100323	PEST CONTROL	10/03/2023	75.00	.00
QUILL.COM	34784677	PAPER PRODUCTS	09/25/2023	143.94	.00
Total 001-4100-64090 JANITORIAL:				218.94	.00
<b>001-4100-64092 MOWING SAUR LOT</b>					
SCHEEL'S PROFESSIONAL LA	51240	FALL WEED CONTROL W/FERT	10/02/2023	407.70	.00
SCHMITT CLEANING SERVICES	10123	Mowing Saur Lot	10/01/2023	58.00	.00
Total 001-4100-64092 MOWING SAUR LOT:				465.70	.00
<b>001-4100-64950 CONTRACTS</b>					
SCHMITT CLEANING SERVICES	10123	CLEANING	10/01/2023	1,213.33	.00
Total 001-4100-64950 CONTRACTS:				1,213.33	.00
<b>001-4100-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	4.95	4.95
QUILL.COM	34784677	OFFICE SUPPLIES	09/25/2023	100.68	.00
UNIQUE MANAGEMENT	6117606	COLLECTION SERVICE	10/01/2023	23.30	.00
Total 001-4100-65060 OFFICE SUPPLIES:				128.93	4.95
<b>001-4100-65072 BOOKS - ENRICH IOWA</b>					
CARDMEMBER SERVICES	101223	Amazon - SRP	10/12/2023	90.48	90.48
QUILL.COM	34784677	Craft Paper & Earbuds	09/25/2023	30.07	.00
SUSAN MACKEN	101023	FCLA DUES	10/10/2023	5.00	.00
Total 001-4100-65072 BOOKS - ENRICH IOWA:				125.55	90.48
<b>001-4100-65077 PASSPORT EXPENSES</b>					
SUSAN MACKEN	101023	PASSPORT POSTAGE	10/10/2023	77.44	.00
Total 001-4100-65077 PASSPORT EXPENSES:				77.44	.00
<b>001-4100-65220 BOOKS,FILM,CD'S,ETC</b>					
BAKER & TAYLOR	2037786573	BOOKS	10/01/2023	1,202.63	.00
BETTER HOMES AND GARDEN	101223	MAGAZINE SUBSCRIPTION RE	10/12/2023	20.00	.00
BIRDS & BLOOMS	101223	MAG SUB RENEWAL	10/12/2023	16.03	.00
CARDMEMBER SERVICES	101223	Amazon-Movies	10/12/2023	137.74	137.74

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
COOK'S COUNTRY	101223	MAG SUBS RENEWAL	10/12/2023	39.17	.00
OUR IOWA MAGAZINE	101223	MAG SUB RENEWAL	10/12/2023	24.98	.00
READER'S DIGEST	101223	MAGAZINE SUBSCRIPTION	10/12/2023	30.00	.00
Total 001-4100-65220 BOOKS,FILM,CD'S,ETC:				1,470.55	137.74
<b>001-4300-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	113-3156030-0	Safety Vests	09/07/2023	92.76	92.76
Total 001-4300-61990 EMPLOYEE PERSONNEL EXPENSE:				92.76	92.76
<b>001-4300-63200 BUILDING</b>					
BENTON'S READY MIXED CON	211183	concrete	10/11/2023	198.50	.00
HAWKEYE FIRE & SAFETY COM	134325	ANNUAL FIRE EXT INSPECTION	09/30/2023	67.60	.00
IOWA PRISON INDUSTRIES	36898	disc golf sign	09/29/2023	155.70	.00
IOWA PRISON INDUSTRIES	37036	Handicap Signs Complex	09/30/2023	121.20	.00
JOHN DEERE FINANCIAL F.S.B.	3008149	AC disconnect	09/14/2023	18.99	18.99
Total 001-4300-63200 BUILDING:				561.99	18.99
<b>001-4300-63310 VEHICLE</b>					
ARNOLD MOTOR SUPPLY LLP	09nv101091	break fluid	10/10/2023	35.86	.00
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	321.15	.00
Total 001-4300-63310 VEHICLE:				357.01	.00
<b>001-4300-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71936	PRIORITIZING BANDWIDTH - UT	10/01/2023	49.75	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	27.73	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	55.93	55.93
Total 001-4300-63730 COMMUNICATIONS:				133.41	55.93
<b>001-4300-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	09/27/2023	118.52	118.52
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	187.00	187.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	327.45	327.45
Total 001-4300-63810 UTILITIES:				632.97	632.97
<b>001-4300-64090 RESTROOM/SHELTER CLEANING</b>					
HORAN CLEANING LLC	1601	MONTHLY PARKS CLEANING B	10/03/2023	647.00	.00
Total 001-4300-64090 RESTROOM/SHELTER CLEANING:				647.00	.00
<b>001-4300-64950 CONTRACTS</b>					
MAURER TREE SERVICE LLC	2029	REMOVE TREES - PARKS	10/11/2023	200.00	.00
Total 001-4300-64950 CONTRACTS:				200.00	.00
<b>001-4300-65041 EQUIPMENT</b>					
DEIKE IMPLEMENT CO	01-12735	Kubota blades	10/09/2023	150.63	.00
JOHN DEERE FINANCIAL F.S.B.	3010210	Chainsaw chain	09/21/2023	14.99	14.99
JOHN DEERE FINANCIAL F.S.B.	P68261	Mower Belt	10/04/2023	116.87	116.87
JOHN DEERE FINANCIAL F.S.B.	p68269	Belt exchange	10/04/2023	1.18-	1.18-
LUMBER RIDGE HOME SOURC	a170561	Tubes	09/19/2023	35.77	.00
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	685.03	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-4300-65041 EQUIPMENT:				1,002.11	130.68
<b>001-4300-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	25.00	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	18.87	18.87
Total 001-4300-65060 OFFICE SUPPLIES:				43.87	18.87
<b>001-4300-65070 SUPPLIES</b>					
ACE HARDWARE	a278022	hose repair	09/05/2023	3.94	.00
ACE HARDWARE	b126588	Shovels	09/26/2023	41.56	.00
CARDMEMBER SERVICES	119221841	Tire Changer	09/06/2023	70.58	70.58
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	25.43	25.43
EDWARD R GINGERICH	2606-38	chainsaw chains	09/27/2023	25.47	.00
EDWARD R GINGERICH	9726-33	Chainsaw chains	09/26/2023	24.00	.00
JOHN DEERE FINANCIAL F.S.B.	3007544	burlap	09/12/2023	27.99	27.99
JOHN DEERE FINANCIAL F.S.B.	3010101	Grass seed complex	09/21/2023	196.09	196.09
JOHN DEERE FINANCIAL F.S.B.	3011358	bar oil	09/25/2023	27.98	27.98
JOHN DEERE FINANCIAL F.S.B.	3011455	Strap	09/25/2023	49.98	49.98
JOHN DEERE FINANCIAL F.S.B.	3012679	screws	09/29/2023	2.48	2.48
JOHN DEERE FINANCIAL F.S.B.	3013537	seed & paint	10/02/2023	56.95	56.95
LUMBER RIDGE HOME SOURC	a169972	Lumber	09/02/2023	126.37	.00
LUMBER RIDGE HOME SOURC	a169974	Return lumber	09/02/2023	25.50-	.00
LUMBER RIDGE HOME SOURC	b90585	QUIKRETE - Foul markers	09/11/2023	20.96	.00
LUMBER RIDGE HOME SOURC	b90659	quickrete	09/14/2023	5.24	.00
Total 001-4300-65070 SUPPLIES:				679.52	457.48
<b>001-4320-63730 COMMUNICATIONS</b>					
US CELLULAR	453072630 202	INTERNET - CAMPGROUND	10/02/2023	81.15	81.15
Total 001-4320-63730 COMMUNICATIONS:				81.15	81.15
<b>001-4320-63810 UTILITIES</b>					
ALLIANT ENERGY	8600344075 20	ELECTRIC SERVICE	09/20/2023	1,981.78	1,981.78
Total 001-4320-63810 UTILITIES:				1,981.78	1,981.78
<b>001-4320-65070 SUPPLIES</b>					
ACE HARDWARE	A279870	toilet bowl cleaner	09/29/2023	27.16	.00
JOHN DEERE FINANCIAL F.S.B.	3011324	deck wheel	09/25/2023	9.98	9.98
Total 001-4320-65070 SUPPLIES:				37.14	9.98
<b>001-4400-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
JOHN DEERE FINANCIAL F.S.B.	3014094	Snacks for meeting	10/04/2023	12.28	12.28
Total 001-4400-61990 EMPLOYEE PERSONNEL EXPENSE:				12.28	12.28
<b>001-4400-63730 COMMUNICATIONS</b>					
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	41.94	41.94
Total 001-4400-63730 COMMUNICATIONS:				41.94	41.94
<b>001-4400-63810 UTILITIES</b>					
ALLIANT ENERGY	8600344075 20	ELECTRIC SERVICE	09/20/2023	31.74	31.74

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-4400-63810 UTILITIES:				31.74	31.74
<b>001-4400-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	4.86	4.86
Total 001-4400-65060 OFFICE SUPPLIES:				4.86	4.86
<b>001-4400-65220 ADULT SOFTBALL</b>					
CARDMEMBER SERVICES	114-1177699-1	Volleyball	09/20/2023	39.08	39.08
CARDMEMBER SERVICES	114-9661040-7	Volleyball	09/20/2023	86.22	86.22
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER REC PROGRAM W	10/11/2023	247.56	.00
Total 001-4400-65220 ADULT SOFTBALL:				372.86	125.30
<b>001-4400-65260 VOLLEYBALL</b>					
CARDMEMBER SERVICES	114-1177699-1	Volleyball	09/20/2023	39.08	39.08
CARDMEMBER SERVICES	114-9661040-7	Volleyball	09/20/2023	86.22	86.22
COVENANT MEDICAL CENTER I	2230930	AUGUST REC PROGRAM WAG	09/28/2023	227.30	227.30
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER REC PROGRAM W	10/11/2023	884.16	.00
Total 001-4400-65260 VOLLEYBALL:				1,236.76	352.60
<b>001-4400-65280 FLAG FOOTBALL</b>					
CARDMEMBER SERVICES	114-1177699-1	Whistles	09/20/2023	61.00	61.00
COVENANT MEDICAL CENTER I	2230930	AUGUST REC PROGRAM WAG	09/28/2023	227.30	227.30
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER REC PROGRAM W	10/11/2023	1,237.82	.00
Total 001-4400-65280 FLAG FOOTBALL:				1,526.12	288.30
<b>001-4400-65290 SOCCER</b>					
COVENANT MEDICAL CENTER I	2230930	AUGUST REC PROGRAM WAG	09/28/2023	151.53	151.53
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER REC PROGRAM W	10/11/2023	459.76	.00
Total 001-4400-65290 SOCCER:				611.29	151.53
<b>001-4410-63100 BUILDING</b>					
ACE HARDWARE	b125462	diamond blade	09/06/2023	11.99	.00
CARDMEMBER SERVICES	113244315973	2" Valve	09/11/2023	278.88	278.88
CARDMEMBER SERVICES	113-8953445-4	fittings	09/12/2023	41.16	41.16
HAWKEYE FIRE & SAFETY COM	134327	ANNUAL FIRE EXT INSPECTION	09/30/2023	225.80	.00
LUMBER RIDGE HOME SOURC	a170109	QUIKRETE - Deck	09/08/2023	42.07	.00
Total 001-4410-63100 BUILDING:				599.90	320.04
<b>001-4410-63730 COMMUNICATIONS</b>					
MEDIACOM COMMUNICATIONS	00090674 2023	POOL PHONE/INTERNET SERVI	10/09/2023	175.56	175.56
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.46	.00
Total 001-4410-63730 COMMUNICATIONS:				231.02	175.56
<b>001-4410-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	1,617.18	1,617.18
Total 001-4410-63810 UTILITIES:				1,617.18	1,617.18

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>001-4410-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	10.71	10.71
Total 001-4410-65060 OFFICE SUPPLIES:				10.71	10.71
<b>001-4410-65070 SUPPLIES</b>					
JOHN DEERE FINANCIAL F.S.B.	3007974	rv antifreeze	09/14/2023	111.31	111.31
Total 001-4410-65070 SUPPLIES:				111.31	111.31
<b>001-4500-63100 BUILDING</b>					
BENTON'S READY MIXED CON	211183	concrete	10/11/2023	1,000.00	.00
HAWKEYE FIRE & SAFETY COM	134321	ANNUAL FIRE EXT INSPECTION	09/30/2023	113.40	.00
Total 001-4500-63100 BUILDING:				1,113.40	.00
<b>001-4500-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	433.27	.00
Total 001-4500-63310 VEHICLE:				433.27	.00
<b>001-4500-63730 COMMUNICATIONS</b>					
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	45.02	.00
Total 001-4500-63730 COMMUNICATIONS:				45.02	.00
<b>001-4500-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	45.93	45.93
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	76.66	76.66
Total 001-4500-63810 UTILITIES:				122.59	122.59
<b>001-4500-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	233.46	.00
Total 001-4500-65041 EQUIPMENT:				233.46	.00
<b>001-4500-65060 OFFICE SUPPLIES</b>					
OELWEIN PUBLISHING CO	303972813--30	CEMETERY FOUNDATIONS AD	09/11/2023	188.00	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	10.05	10.05
Total 001-4500-65060 OFFICE SUPPLIES:				198.05	10.05
<b>001-4500-65070 SUPPLIES</b>					
ACE HARDWARE	b126178	Anchors	09/18/2023	7.77	.00
Total 001-4500-65070 SUPPLIES:				7.77	.00
<b>001-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 09 25	REIMBURSE - CONF FEES/MILE	09/25/2023	103.52	103.52
BRENDA MICHELS	2023 09 18	TRAVEL - MILEAGE/MEALS CIVI	09/18/2023	92.54	92.54
CARDMEMBER SERVICES	0060 BR 2023	DLB TREE - BR- HOTEL FOR IA	09/20/2023	113.42	113.42
CARDMEMBER SERVICES	165269	IPI IMFOA - FOLDER	09/14/2023	10.00	10.00
CARDMEMBER SERVICES	8557 DM 2023	MEALS	09/27/2023	17.08	17.08
IOWA LEAGUE OF CITIES	2023 10	REGISTRATION FEES BUDGET	10/06/2023	33.33	33.33
IOWA LEAGUE OF CITIES	2023 10 10	REGISTRATION FEES BUDGET	10/10/2023	33.33	33.33
IOWA STATE UNIVERSITY	2023 09	OCT 2023 CLERK CLASSES BW	09/20/2023	138.66	138.66

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				541.88	541.88
<b>001-6200-63100 BUILDING</b>					
HAWKEYE FIRE & SAFETY COM	134322	ANNUAL FIRE EXT INSPECTION	09/30/2022	35.40	.00
Total 001-6200-63100 BUILDING:				35.40	.00
<b>001-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354942	FIRSTNET INTERNET SERVICE	09/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV71935	PRIORITIZING BANDWIDTH - CI	10/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	78.13	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.46	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	65.25	65.25
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	33.54	33.54
Total 001-6200-63730 COMMUNICATIONS:				282.50	109.11
<b>001-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	38.92	38.92
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	10/05/2023	27.95	27.95
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	28.09	28.09
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	70.71	70.71
Total 001-6200-63810 UTILITIES:				165.67	165.67
<b>001-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50141	CONT'D WORK W/EXAM & REP	09/30/2023	1,400.00	.00
Total 001-6200-64010 AUDIT:				1,400.00	.00
<b>001-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1601	MONTHLY CITY HALL CLEANIN	10/03/2023	121.66	.00
Total 001-6200-64090 JANITORIAL:				121.66	.00
<b>001-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	09/30/2023	411.00	.00
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	10/12/2023	246.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	09/30/2023	843.60	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	10/12/2023	871.50	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	09/30/2023	431.11	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	10/12/2023	665.17	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	09/30/2023	246.00	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	10/12/2023	234.76	.00
Total 001-6200-64110 LEGAL EXPENSE:				3,949.14	.00
<b>001-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303965670	AUGUST CLAIMS	09/01/2023	127.19	.00
OELWEIN PUBLISHING CO	303966160	JULY RECEIPTS	09/07/2023	11.28	.00
OELWEIN PUBLISHING CO	303966170	AUGUST 28 MINUTES	09/07/2023	53.32	.00
OELWEIN PUBLISHING CO	303973410	SEPT 11 MINUTES	09/16/2023	68.87	.00
OELWEIN PUBLISHING CO	303976876	AUGUST RECEIPTS	09/29/2023	11.52	.00
OELWEIN PUBLISHING CO	303976877	ORD # 1208 HANDICAP PARKIN	09/29/2023	21.73	.00
OELWEIN PUBLISHING CO	303976889	SEPT CLAIMS	09/29/2023	96.57	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-6200-64140 LEGAL PUBLICATION:				390.48	.00
<b>001-6200-64950 CONTRACTS</b>					
CIVICPLUS, LLC	269289	MUNICODE MEETINGS PREMIU	10/01/2023	1,248.33	.00
OELWEIN COMM SCHOOLS	2023 10	MARKETING EXP - LOGO IN CE	10/09/2023	75.00	75.00
Total 001-6200-64950 CONTRACTS:				1,323.33	75.00
<b>001-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	B126254	FASTNERS/SHIMS - DESK DRA	09/20/2023	1.73	.00
CARDMEMBER SERVICES	0060 BR 2023	BOWERS - FILE CABINET - VAU	09/15/2023	13.33	13.33
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	50.86	50.86
COPY SYSTEMS INC	IN500388	COPIER MAINT SUPPORT	10/09/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP145028	SONICWALL COMP GATEWAY R	10/06/2023	296.38	.00
CREATIVE PLANNING HOLDCO	CP145278	EMAIL SECURITY	10/01/2023	38.00	.00
CREATIVE PLANNING HOLDCO	CP145309	WEBROOT	10/01/2023	31.33	.00
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP145402	HOSTED EXCHANGE	10/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP145402	HOSTED EXCHANGE PLAN 2 -	10/01/2023	8.00	.00
OFFICE TOWNE INC	123884	BREAKROOM SUPPLIES--PLAT	09/29/2023	116.45	.00
OFFICE TOWNE INC	123928	4x4 post it notes/tissues	10/02/2023	37.32	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	17.60	17.60
QUADIENT LEASING USA INC	Q1007152	NOV - JAN POSTAGE METER LE	10/02/2023	82.28	.00
STOREY KENWORTHY CORP	PINV1118399	A/P CHECK STOCK	09/11/2023	190.66	.00
Total 001-6200-65060 OFFICE SUPPLIES:				961.47	81.79
<b>110-2100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
JOHN DEERE FINANCIAL F.S.B.	3014758	90 Degree 6" Carb toe boots	10/06/2023	179.99	179.99
Total 110-2100-61990 EMPLOYEE PERSONNEL EXPENSE:				179.99	179.99
<b>110-2100-63100 BUILDING</b>					
HAWKEYE FIRE & SAFETY COM	134328	ANNUAL FIRE EXT INSPECTION	09/30/2023	191.35	.00
Total 110-2100-63100 BUILDING:				191.35	.00
<b>110-2100-63310 VEHICLE</b>					
AVALON TIRE	1-42406	Split grader tire, flat tire	10/11/2023	234.15	.00
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	705.14	.00
Total 110-2100-63310 VEHICLE:				939.29	.00
<b>110-2100-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71936	PRIORITIZING BANDWIDTH - UT	10/01/2023	49.75	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	45.02	.00
MEDIACOM COMMUNICATIONS	00116348 2023	STREETS INTERNET SERVICE	09/28/2023	93.99	93.99
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	27.73	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	41.93	41.93
Total 110-2100-63730 COMMUNICATIONS:				258.42	135.92
<b>110-2100-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	22.06	22.06
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	327.45	327.45
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	44.11	44.11

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 110-2100-63810 UTILITIES:				393.62	393.62
<b>110-2100-64950 CONTRACTS</b>					
ORIGIN DESIGN CO	79455	PROJ 20199 FEASIBILITY STUD	09/27/2023	1,248.50	.00
SCHEEL'S PROFESSIONAL LA	51054	FALL WEED CONTROL	10/02/2023	1,984.55	.00
SIMMERING-CORY IOWA CODI	2023-SC-0088	GRANT WRITING - VIADUCT	10/02/2023	1,500.00	.00
Total 110-2100-64950 CONTRACTS:				4,733.05	.00
<b>110-2100-65041 EQUIPMENT</b>					
JOHN DEERE FINANCIAL F.S.B.	3009788	60" tapered wood handle, floor dq	09/20/2023	26.48	26.48
JOHN DEERE FINANCIAL F.S.B.	3009845	black pipe, bushing	09/20/2023	18.28	18.28
MARTIN EQUIPMENT OF ILLINO	749409	Snow Pusher	09/22/2023	9,950.00	.00
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	358.44	.00
Total 110-2100-65041 EQUIPMENT:				10,353.20	44.76
<b>110-2100-65060 OFFICE SUPPLIES</b>					
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	25.43	25.43
COPY SYSTEMS INC	IN500388	COPIER MAINT SUPPORT	10/09/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP145317	CLOUD CONT DESKTOP	10/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	12.50	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	22.02	22.02
Total 110-2100-65060 OFFICE SUPPLIES:				99.98	47.45
<b>110-2100-65070 SUPPLIES</b>					
ACE HARDWARE	B126603	gloves	09/26/2023	18.99	.00
ACME TOOLS	11846307	Shipping for OR11846379	10/09/2023	13.10	.00
ACME TOOLS	11846379	Marshalltown floats	10/09/2023	113.96	.00
ARNOLD MOTOR SUPPLY LLP	09NV100040	Paint black	09/21/2023	37.99	.00
JOHN DEERE FINANCIAL F.S.B.	3008057	blue towels, Spray gun	09/14/2023	42.97	42.97
JOHN DEERE FINANCIAL F.S.B.	3009569	Hi-temp grease	09/19/2023	49.90	49.90
JOHN DEERE FINANCIAL F.S.B.	3010092	Meas wheel, spring snap, key ring	09/21/2023	53.77	53.77
JOHN DEERE FINANCIAL F.S.B.	3010139	flat 4X2, 60 grit, flap disk	09/21/2023	53.94	53.94
LL PELLING CO	130651	HI PERFORMANCE PREMIX	10/13/2023	5,507.50	.00
LUMBER RIDGE HOME SOURC	A170249	Staple gun, staples	09/12/2023	21.78	.00
LUMBER RIDGE HOME SOURC	B90271	Bulk Propane	08/28/2023	9.42	.00
O'REILLY AUTOMOTIVE STORE	0390-473903	Hex bits set	09/21/2023	22.99	.00
Total 110-2100-65070 SUPPLIES:				5,946.31	200.58
<b>110-2100-67614 STREET SIGNS</b>					
LUMBER RIDGE HOME SOURC	B90679	Graffiti remover	09/15/2023	17.99	.00
Total 110-2100-67614 STREET SIGNS:				17.99	.00
<b>110-2300-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	09/27/2023	387.17	387.17
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	09/27/2023	8,596.28	8,596.28
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	10/05/2023	48.24	48.24
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	482.46	482.46
Total 110-2300-63810 UTILITIES:				9,514.15	9,514.15



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>110-2400-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	10/05/2023	157.43	157.43
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	84.72	84.72
Total 110-2400-63810 UTILITIES:				242.15	242.15
<b>110-2700-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	83.99	.00
Total 110-2700-65041 EQUIPMENT:				83.99	.00
<b>110-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50141	CONT'D WORK W/EXAM & REP	09/30/2023	800.00	.00
Total 110-6200-64010 AUDIT:				800.00	.00
<b>112-3820-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	21,368.82	21,368.82
Total 112-3820-61500 MEDICAL-HEALTH:				21,368.82	21,368.82
<b>112-3820-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	2,147.24	.00
Total 112-3820-61600 WORKMENS COMPENSATION:				2,147.24	.00
<b>112-3820-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	719.99	.00
Total 112-3820-61700 UNEMPLOYMENT:				719.99	.00
<b>112-3820-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	130.50	130.50
ADVANTAGE ADMINISTRATORS	2023 09 22	SEPT 22 MEDICAL CLAIMS	09/22/2023	73.05	73.05
ADVANTAGE ADMINISTRATORS	2023 09 29	SEPT 29 MEDICAL CLAIMS	09/29/2023	4.44	4.44
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS	10/06/2023	807.53	807.53
ADVANTAGE ADMINISTRATORS	2023 10 13	OCT 13 MEDICAL CLAIMS	10/13/2023	282.61	282.61
Total 112-3820-61840 CLAIMS-SIDE FUND:				1,298.13	1,298.13
<b>112-3820-62310 SAFETY</b>					
IAMU	28844	ISEP - OCT-DEC 2023 QUARTE	10/03/2023	514.75	.00
Total 112-3820-62310 SAFETY:				514.75	.00
<b>112-3830-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	3,295.38	3,295.38
Total 112-3830-61500 MEDICAL-HEALTH:				3,295.38	3,295.38
<b>112-3830-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	6.19	.00
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	1,643.05	.00
Total 112-3830-61600 WORKMENS COMPENSATION:				1,649.24	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>112-3830-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	485.37	.00
Total 112-3830-61700 UNEMPLOYMENT:				485.37	.00
<b>112-3830-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	26.10	26.10
ADVANTAGE ADMINISTRATORS	2023 09 22	SEPT 22 MEDICAL CLAIMS	09/22/2023	234.90	234.90
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS	10/06/2023	7.85	7.85
Total 112-3830-61840 CLAIMS-SIDE FUND:				268.85	268.85
<b>112-3830-62310 SAFETY</b>					
IAMU	28844	ISEP - OCT-DEC 2023 QUARTE	10/03/2023	514.75	.00
Total 112-3830-62310 SAFETY:				514.75	.00
<b>112-3840-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	7,702.03	7,702.03
Total 112-3840-61500 MEDICAL-HEALTH:				7,702.03	7,702.03
<b>112-3840-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	1,313.39	.00
Total 112-3840-61600 WORKMENS COMPENSATION:				1,313.39	.00
<b>112-3840-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	1,628.58	.00
Total 112-3840-61700 UNEMPLOYMENT:				1,628.58	.00
<b>112-3840-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	43.50	43.50
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS - LIB	10/06/2023	35.00	35.00
Total 112-3840-61840 CLAIMS-SIDE FUND:				78.50	78.50
<b>112-3840-62310 SAFETY</b>					
IAMU	28844	ISEP - OCT-DEC 2023 QUARTE	10/03/2023	514.75	.00
Total 112-3840-62310 SAFETY:				514.75	.00
<b>112-3860-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	4,343.17	4,343.17
Total 112-3860-61500 MEDICAL-HEALTH:				4,343.17	4,343.17
<b>112-3860-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	37.46	.00
Total 112-3860-61600 WORKMENS COMPENSATION:				37.46	.00
<b>112-3860-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	426.17	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 112-3860-61700 UNEMPLOYMENT:				426.17	.00
<b>112-3860-61830 FLEX BENEFITS Q ADM FEE ALL EE</b>					
ADVANTAGE ADMINISTRATORS	PLAN # 608 20	QUARTERLY ADMIN FEE - 4TH	09/14/2023	171.00	171.00
Total 112-3860-61830 FLEX BENEFITS Q ADM FEE ALL EE:				171.00	171.00
<b>112-3860-61840 CLAIMS-SIDE FUND Q HRA FEE</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	26.10	26.10
ADVANTAGE ADMINISTRATORS	2023 09 29	SEPT 29 MEDICAL CLAIMS	09/29/2023	469.41	469.41
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS	10/06/2023	7.21	7.21
ADVANTAGE ADMINISTRATORS	2023 10 13	OCT 13 MEDICAL CLAIMS	10/13/2023	15.70	15.70
Total 112-3860-61840 CLAIMS-SIDE FUND Q HRA FEE:				518.42	518.42
<b>112-3860-62310 SAFETY</b>					
IAMU	28844	ISEP - OCT-DEC 2023 QUARTE	10/03/2023	514.75	.00
Total 112-3860-62310 SAFETY:				514.75	.00
<b>113-3900-61840 FLEX SPENDING</b>					
ADVANTAGE ADMINISTRATORS	2023 09 26	PAYROLL DEDUCTION FLEX SP	09/26/2023	762.72	762.72
ADVANTAGE ADMINISTRATORS	2023 09 26	PAYROLL DEDUCTION FLEX SP	09/26/2023	762.72	762.72
ADVANTAGE ADMINISTRATORS	2023 10 19	PAYROLL DEDUCTION FLEX SP	10/19/2023	762.72	.00
ADVANTAGE ADMINISTRATORS	2023 10 19	PAYROLL DEDUCTION FLEX SP	10/19/2023	762.72	.00
Total 113-3900-61840 FLEX SPENDING:				3,050.88	1,525.44
<b>122-5210-64132 TOURISM</b>					
FAYETTE COUNTY AGRICULTU	2023 04 25	FUNDING FOR CARNIVAL RIDE	04/25/2023	5,000.00	5,000.00
O-TOWN MANIA	2023 09 12	CONTRIBUTION - FIREWORKS	09/12/2023	2,500.00	2,500.00
Total 122-5210-64132 TOURISM:				7,500.00	7,500.00
<b>123-1100-67990 POLICE CAPITAL</b>					
CREATIVE PLANNING HOLDCO	CP145039	I.T. work for dispatch transition	10/06/2023	6,728.18	.00
Total 123-1100-67990 POLICE CAPITAL:				6,728.18	.00
<b>123-5250-67240 CEMETERY CAPITAL</b>					
BROOKS MASONRY LLC	2023 09 12	REPAIRS TO BUILDING AT CEM	09/12/2023	2,400.00	2,400.00
Total 123-5250-67240 CEMETERY CAPITAL:				2,400.00	2,400.00
<b>136-4310-65073 TREES FOREVER</b>					
ACE HARDWARE	a279770	Rope/tools	09/28/2023	73.82	.00
CANNON'S GREENHOUSE	03428	TREES	10/02/2023	4,049.00	.00
CARDMEMBER SERVICES	113-1928652-6	tree watering bags	09/12/2023	696.99	696.99
CARDMEMBER SERVICES	113-3020377-5	Absorbent	09/12/2023	110.02	110.02
CARDMEMBER SERVICES	20735	Tree whips	10/13/2023	138.00	138.00
JOHN DEERE FINANCIAL F.S.B.	3011942	t-posts	09/27/2023	740.60	740.60
JOHN DEERE FINANCIAL F.S.B.	3012343	Tile	09/28/2023	59.99	59.99
JOHN DEERE FINANCIAL F.S.B.	3012536	Tree planting supplies	09/29/2023	194.95	194.95
PAUL MANSKE	6455	TREES - TREES FOREVER GRA	10/03/2023	4,123.00	.00
PAUL MANSKE	6456	TREES- COMMUNITY FORESTR	10/03/2023	5,366.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 136-4310-65073 TREES FOREVER:				15,552.37	1,940.55
<b>160-1710-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	76.71	.00
Total 160-1710-63310 VEHICLE:				76.71	.00
<b>160-1710-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71935	PRIORITIZING BANDWIDTH - CI	10/01/2023	39.80	.00
Total 160-1710-63730 COMMUNICATIONS:				39.80	.00
<b>160-1710-63750 CELLULAR/PAGING</b>					
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	20.97	20.97
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	29.87	29.87
US CELLULAR	453072630 202	TABLET	10/02/2023	70.00	70.00
Total 160-1710-63750 CELLULAR/PAGING:				120.84	120.84
<b>160-1710-64080 INSURANCE-LIABILITY</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	111.39	.00
Total 160-1710-64080 INSURANCE-LIABILITY:				111.39	.00
<b>160-1710-65041 EQUIPMENT</b>					
CARDMEMBER SERVICES	2000-016	moisture testers	10/13/2023	50.66	50.66
CARDMEMBER SERVICES	3005914	NORBY'S - levels/25' measuring t	09/07/2023	36.35	36.35
Total 160-1710-65041 EQUIPMENT:				87.01	87.01
<b>160-1710-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	25.59	25.59
Total 160-1710-65060 OFFICE SUPPLIES:				25.59	25.59
<b>160-5200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354942	FIRSTNET INTERNET SERVICE	09/28/2023	10.31	10.31
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	78.13	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.45	.00
Total 160-5200-63730 COMMUNICATIONS:				143.89	10.31
<b>160-5200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50141	CONT'D WORK W/EXAM & REP	09/30/2023	1,000.00	.00
Total 160-5200-64010 AUDIT:				1,000.00	.00
<b>160-5200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	09/30/2023	274.00	.00
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	10/12/2023	164.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	09/30/2023	562.40	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	10/12/2023	581.00	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	09/30/2023	287.40	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	10/12/2023	443.44	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	09/30/2023	164.00	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	10/12/2023	156.50	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 160-5200-64110 LEGAL EXPENSE:				2,632.74	.00
<b>160-5200-64130 FAY CO LOCAL HOUSING TRUST</b>					
UPPER EXPLORERLAND	241014	2024 NEIRHTF MATCH	10/13/2023	20,000.00	.00
Total 160-5200-64130 FAY CO LOCAL HOUSING TRUST:				20,000.00	.00
<b>160-5200-64133 TOURISM</b>					
ALLIANT ENERGY	6464321877 20	ELECTRIC SERVICE	10/05/2023	87.80	87.80
ALLIANT ENERGY	8100421000 20	ELECTRIC SERVICE	10/06/2023	26.99	26.99
ECONO SIGN & BARRICADE LL	10-985357	SIGNS EVENT CENTER PARKLI	09/20/2023	4,682.36	.00
IOWA PRISON INDUSTRIES	36886	SIGNS - EVENT CENTER	09/29/2023	1,620.00	.00
OELWEIN CELEBRATIONS	2023 09 26	OELWEIN CELEBRATION EVEN	09/26/2023	15,000.00	15,000.00
Total 160-5200-64133 TOURISM:				21,417.15	15,114.79
<b>160-5200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303965670	AUGUST CLAIMS	09/01/2023	42.40	.00
OELWEIN PUBLISHING CO	303966160	JULY RECEIPTS	09/07/2023	3.76	.00
OELWEIN PUBLISHING CO	303966170	AUGUST 28 MINUTES	09/07/2023	17.77	.00
OELWEIN PUBLISHING CO	303973410	SEPT 11 MINUTES	09/16/2023	22.96	.00
OELWEIN PUBLISHING CO	303976876	AUGUST RECEIPTS	09/29/2023	3.84	.00
OELWEIN PUBLISHING CO	303976877	ORD # 1208 HANDICAP PARKIN	09/29/2023	7.24	.00
OELWEIN PUBLISHING CO	303976889	SEPT CLAIMS	09/29/2023	32.19	.00
Total 160-5200-64140 LEGAL PUBLICATION:				130.16	.00
<b>160-5200-64904 JUNK HOUSE REMOVAL</b>					
ESTLING JUNK AND GARBAGE	003	CLEANUP 27 S FREDERICK	10/05/2023	2,302.50	.00
Total 160-5200-64904 JUNK HOUSE REMOVAL:				2,302.50	.00
<b>160-5200-65060 OFFICE SUPPLIES</b>					
COPY SYSTEMS INC	IN500388	COPIER MAINT SUPPORT	10/09/2023	12.03	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	8.82	8.82
QUADIENT LEASING USA INC	Q1007152	NOV - JAN POSTAGE METER LE	10/02/2023	82.28	.00
Total 160-5200-65060 OFFICE SUPPLIES:				103.13	8.82
<b>160-5200-65300 TENNIS COURTS</b>					
OELWEIN COMM SCHOOLS	2023 10 04	TENNIS COURTS RESURFACIN	10/04/2023	34,000.00	34,000.00
Total 160-5200-65300 TENNIS COURTS:				34,000.00	34,000.00
<b>161-5225-64030 ADMINISTRATIVE COSTS</b>					
UPPER EXPLORERLAND	FY24478	SEPTEMBER 2023 ADMIN COST	09/30/2023	1,020.36	.00
Total 161-5225-64030 ADMINISTRATIVE COSTS:				1,020.36	.00
<b>161-5225-64907 REVOLVING FUNDS DISBURSED</b>					
DEAN HENDRICKS dba VIPER L	2023 10 06	IRP LOAN PROCEEDS	10/06/2023	100,000.00	.00
Total 161-5225-64907 REVOLVING FUNDS DISBURSED:				100,000.00	.00
<b>302-5030-64950 CONTRACTS</b>					
FOX STRAND INC	203290	2022 RES HOUSING DEMO	10/12/2023	6,064.10	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 302-5030-64950 CONTRACTS:				6,064.10	.00
<b>310-5200-67850 CONSTRUCTION</b>					
ACE HARDWARE	B126266	DOOR LOCKS/LOCK REKEYING	09/20/2023	449.95	.00
Total 310-5200-67850 CONSTRUCTION:				449.95	.00
<b>314-7520-64070 ENGINEERS</b>					
MSA PROFESSIONAL SERVICE	R08884010.0 -	PROJECT R08884010.0 OELWEI	09/25/2023	12,720.84	.00
Total 314-7520-64070 ENGINEERS:				12,720.84	.00
<b>360-7520-64950 CONTRACTS</b>					
FOX STRAND INC	203292	OEL NE SANITARY SEWER IMP	10/12/2023	26,196.10	.00
UPPER EXPLORERLAND	FY24488	AUGUST 2023 CDBG SEWER# 2	09/30/2023	2,529.05	.00
Total 360-7520-64950 CONTRACTS:				28,725.15	.00
<b>360-7520-67850 CONSTRUCTION</b>					
DAVE SCHMITT CONSTRUCTIO	2023 09 28	PAY REQ # 3 OELWEIN NE SANI	10/09/2023	304,552.33	304,552.33
Total 360-7520-67850 CONSTRUCTION:				304,552.33	304,552.33
<b>385-8125-64070 CONTRACTS, ENGINEERS</b>					
FOX STRAND INC	203289	OEL 2020 WATER MAIN REPLA	10/12/2023	214.00	.00
Total 385-8125-64070 CONTRACTS, ENGINEERS:				214.00	.00
<b>387-7550-67850 CONSTRUCTION</b>					
BACON CONCRETE LLC	2023 10 04	PAY REQ # 1 EVENT CENTER 2	10/09/2023	121,629.02	121,629.02
Total 387-7550-67850 CONSTRUCTION:				121,629.02	121,629.02
<b>387-7560-64950 CONTRACTS</b>					
FEHR GRAHAM ENGINEERING	118728	PROJECT 23-500 OELWEIN EVE	09/29/2023	2,260.50	.00
Total 387-7560-64950 CONTRACTS:				2,260.50	.00
<b>393-7509-64950 CONTRACTS</b>					
SUPERIOR WELDING SUPPLY	S1016864	ACETYLENE, OXYGEN	09/11/2023	45.72	.00
Total 393-7509-64950 CONTRACTS:				45.72	.00
<b>393-7509-67850 CONSTRUCTION</b>					
CARRICO AQUATIC RESOURCE	20236361	POOL FILTER REPLACEMENT	10/12/2023	134,100.00	.00
Total 393-7509-67850 CONSTRUCTION:				134,100.00	.00
<b>600-6200-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	8,889.29	8,889.29
Total 600-6200-61500 MEDICAL-HEALTH:				8,889.29	8,889.29
<b>600-6200-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	726.29	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 600-6200-61600 WORKMENS COMPENSATION:				726.29	.00
<b>600-6200-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	353.29	.00
Total 600-6200-61700 UNEMPLOYMENT:				353.29	.00
<b>600-6200-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	34.80	34.80
ADVANTAGE ADMINISTRATORS	2023 09 22	SEPT 22 MEDICAL CLAIMS	09/22/2023	345.56	345.56
ADVANTAGE ADMINISTRATORS	2023 09 29	SEPT 29 MEDICAL CLAIMS	09/29/2023	103.47	103.47
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS	10/06/2023	3.60	3.60
ADVANTAGE ADMINISTRATORS	2023 10 13	OCT 13 MEDICAL CLAIMS	10/13/2023	2,522.52	2,522.52
Total 600-6200-61840 CLAIMS-SIDE FUND:				3,009.95	3,009.95
<b>600-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 09 25	REIMBURSE - CONF FEES/MILE	09/25/2023	103.52	103.52
BRENDA MICHELS	2023 09 18	TRAVEL - MILEAGE/MEALS CIVI	09/18/2023	92.54	92.54
CARDMEMBER SERVICES	0060 BR 2023	DLB TREE - BR- HOTEL FOR IA	09/20/2023	113.43	113.43
CARDMEMBER SERVICES	165269	IPI IMFOA - FOLDER	09/14/2023	10.00	10.00
IOWA LEAGUE OF CITIES	2023 10	REGISTRATION FEES BUDGET	10/06/2023	33.33	33.33
IOWA LEAGUE OF CITIES	2023 10 10	REGISTRATION FEES BUDGET	10/10/2023	33.33	33.33
IOWA STATE UNIVERSITY	2023 09	OCT 2023 CLERK CLASSES BW	09/20/2023	138.67	138.67
Total 600-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				524.82	524.82
<b>600-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354942	FIRSTNET INTERNET SERVICE	09/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV71935	PRIORITIZING BANDWIDTH - CI	10/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	96.90	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	78.13	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.45	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	25.16	25.16
Total 600-6200-63730 COMMUNICATIONS:				305.76	35.48
<b>600-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	64.86	64.86
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	10/05/2023	27.96	27.96
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	21.07	21.07
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	117.86	117.86
Total 600-6200-63810 UTILITIES:				231.75	231.75
<b>600-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50141	CONT'D WORK W/EXAM & REP	09/30/2023	400.00	.00
Total 600-6200-64010 AUDIT:				400.00	.00
<b>600-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1601	MONTHLY CITY HALL CLEANIN	10/03/2023	121.67	.00
Total 600-6200-64090 JANITORIAL:				121.67	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>600-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	09/30/2023	342.50	.00
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	10/12/2023	205.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	09/30/2023	703.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	10/12/2023	726.25	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	09/30/2023	359.26	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	10/12/2023	554.31	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	09/30/2023	205.00	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	10/12/2023	195.63	.00
Total 600-6200-64110 LEGAL EXPENSE:				3,290.95	.00
<b>600-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303965670	AUGUST CLAIMS	09/01/2023	56.53	.00
OELWEIN PUBLISHING CO	303966160	JULY RECEIPTS	09/07/2023	5.01	.00
OELWEIN PUBLISHING CO	303966170	AUGUST 28 MINUTES	09/07/2023	23.70	.00
OELWEIN PUBLISHING CO	303973410	SEPT 11 MINUTES	09/16/2023	30.61	.00
OELWEIN PUBLISHING CO	303976876	AUGUST RECEIPTS	09/29/2023	5.12	.00
OELWEIN PUBLISHING CO	303976877	ORD # 1208 HANDICAP PARKIN	09/29/2023	9.66	.00
OELWEIN PUBLISHING CO	303976889	SEPT CLAIMS	09/29/2023	42.92	.00
Total 600-6200-64140 LEGAL PUBLICATION:				173.55	.00
<b>600-6200-64950 CONTRACTS</b>					
CIVICPLUS, LLC	269289	MUNICODE MEETINGS PREMIU	10/01/2023	1,248.33	.00
MUNICIPAL SUPPLY INC	886691-IN	ANNUAL SAAS & WATER ANALY	09/29/2023	4,056.00	.00
Total 600-6200-64950 CONTRACTS:				5,304.33	.00
<b>600-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	B126254	FASTNERS/SHIMS - DESK DRA	09/20/2023	1.73	.00
CARDMEMBER SERVICES	0060 BR 2023	BOWERS - FILE CABINET - VAU	09/15/2023	13.33	13.33
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	50.86	50.86
COPY SYSTEMS INC	IN500388	COPIER MAINT SUPPORT	10/09/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP145028	SONICWALL COMP GATEWAY R	10/06/2023	296.38	.00
CREATIVE PLANNING HOLDCO	CP145278	EMAIL SECURITY	10/01/2023	38.00	.00
CREATIVE PLANNING HOLDCO	CP145309	WEBROOT	10/01/2023	31.33	.00
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP145402	HOSTED EXCHANGE	10/01/2023	28.00	.00
FIDELITY BANK & TRUST	2023 10 19	PSN MONTHLY FEE-CR CARD/D	10/19/2023	27.45	.00
IA DEPARTMENT OF NATURAL	687 PERMIT 2	Yearly Water Usage	10/01/2023	115.00	.00
OFFICE TOWNE INC	123884	BREAKROOM SUPPLIES--PLAT	09/29/2023	116.45	.00
OFFICE TOWNE INC	123928	4x4 post it notes/tissues	10/02/2023	37.32	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	369.38	369.38
QUADIENT LEASING USA INC	Q1007152	NOV - JAN POSTAGE METER LE	10/02/2023	82.28	.00
STOREY KENWORTHY CORP	PINV1118399	A/P CHECK STOCK	09/11/2023	190.67	.00
U S POST OFFICE	2023 09 29	OCT WATER BILL POSTAGE	09/29/2023	311.94	311.94
Total 600-6200-65060 OFFICE SUPPLIES:				1,759.65	745.51
<b>600-8100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
HAWKEYE COMMUNITY COLLEGE	128117	M. Irvine CDL class	09/18/2023	1,399.00	1,399.00
JASON LUMBUS	1850081	CDL renewal	10/04/2023	76.00	76.00
Total 600-8100-61990 EMPLOYEE PERSONNEL EXPENSE:				1,475.00	1,475.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>600-8100-63100 BUILDING</b>					
ACE HARDWARE	B126262	Thermostat, hooks	09/26/2023	63.97	.00
HAWKEYE FIRE & SAFETY COM	134328	ANNUAL FIRE EXT INSPECTION	09/30/2023	191.35	.00
KENS ELECTRIC	33876589	Service Call - H2O shop	09/20/2023	115.00	.00
Total 600-8100-63100 BUILDING:				370.32	.00
<b>600-8100-63310 VEHICLE</b>					
ARNOLD MOTOR SUPPLY LLP	09NV100527	rubber floor mat	09/29/2023	32.81	.00
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	452.48	.00
Total 600-8100-63310 VEHICLE:				485.29	.00
<b>600-8100-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71936	PRIORITIZING BANDWIDTH - UT	10/01/2023	49.75	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	210.50	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	110.91	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	60.26	60.26
US CELLULAR	453072630 202	TABLET	10/02/2023	48.09	48.09
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	26.36	26.36
Total 600-8100-63730 COMMUNICATIONS:				505.87	134.71
<b>600-8100-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	10/05/2023	5,833.06	5,833.06
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	245.59	245.59
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	1,416.55	1,416.55
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	31.05	31.05
Total 600-8100-63810 UTILITIES:				7,526.25	7,526.25
<b>600-8100-64920 ONE CALL</b>					
IOWA ONE CALL	254460	ONE CALLS	09/29/2023	29.70	.00
Total 600-8100-64920 ONE CALL:				29.70	.00
<b>600-8100-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	206.86	.00
Total 600-8100-65041 EQUIPMENT:				206.86	.00
<b>600-8100-65060 OFFICE SUPPLIES</b>					
CARDMEMBER SERVICES	Amzn 7083469	Logitech MK345 (2)	09/20/2023	85.58	85.58
CARDMEMBER SERVICES	Amzn 8508205	card stock	09/29/2023	9.38	9.38
CREATIVE PLANNING HOLDCO	CP145317	CLOUD CONT DESKTOP	10/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	25.00	.00
Total 600-8100-65060 OFFICE SUPPLIES:				147.96	94.96
<b>600-8100-65070 SUPPLIES</b>					
ACE HARDWARE	B125497	spray bottle	09/07/2023	7.59	.00
EUROFINS ENVIRONMENT TES	3100129101	WATER SAMPLES	09/29/2023	147.00	.00
FAREWAY STORES INC	00118186	Ice	09/14/2023	4.99	.00
HAWKINS INC	6587040	AZONE	09/25/2023	2,103.00	.00
JOHN DEERE FINANCIAL F.S.B.	3008030	drive adapter, impact wrench kit	09/14/2023	282.98	282.98
JOHN DEERE FINANCIAL F.S.B.	3009584	90 deg 6" carb toe	09/19/2023	179.99	179.99
LUMBER RIDGE HOME SOURC	A170119	4Pk storage bins	09/08/2023	19.99	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MANATTS INC	5117043	Concrete - main break	10/12/2023	637.00	.00
USABBLUEBOOK	INV00139329	Maintenance Kit	09/20/2023	586.40	.00
USABBLUEBOOK	INV00139805	Tube adapter	09/20/2023	131.99	.00
USABBLUEBOOK	INV00158040	Water supplies	10/09/2023	554.74	.00
USABBLUEBOOK	INV00158055	Sch 80 PVC copuling 1/2"	10/09/2023	17.80	.00
ZUPKE SAND & GRAVEL	101823	fill sand	10/19/2023	3,288.31	.00
Total 600-8100-65070 SUPPLIES:				7,961.78	462.97
<b>640-8250-65041 EQUIPMENT</b>					
DICKS PETROLEUM CO	37772	DNR testing	09/27/2023	1,088.39	.00
DICKS PETROLEUM CO	37795	Replace spill buckets & Overfill pr	10/05/2023	8,714.44	.00
MANATTS INC	5116582	Fill in at St. Fuel site	10/10/2023	1,195.60	.00
MODERN BUILDING PRODUCT	139657	Rammer Compactor	10/06/2023	48.00	.00
R & A RISK PROFESSIONALS	1834	COMPLIANCE INSPECTION	09/29/2023	467.50	.00
Total 640-8250-65041 EQUIPMENT:				11,513.93	.00
<b>670-8400-64940 SPECIAL ASSESSMENT-OTHER</b>					
FAYETTE COUNTY SOLID WAST	2023 10 01	QTRLY TIPPING FEES	10/01/2023	24,730.80	.00
Total 670-8400-64940 SPECIAL ASSESSMENT-OTHER:				24,730.80	.00
<b>670-8400-64950 CONTRACTS</b>					
FAYETTE COUNTY SOLID WAST	2023 10 01	QTRLY HAULER COSTS	10/01/2023	9,368.40	.00
Total 670-8400-64950 CONTRACTS:				9,368.40	.00
<b>670-8400-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	66.78	66.78
U S POST OFFICE	2023 09 29	OCT WATER BILL POSTAGE	09/29/2023	146.80	146.80
Total 670-8400-65060 OFFICE SUPPLIES:				213.58	213.58
<b>670-8400-68010 BOND PAYMENT COUNTY</b>					
FAYETTE COUNTY SOLID WAST	2023 10 01	QTRLY OTHER EXPENSES	10/01/2023	15,229.20	.00
Total 670-8400-68010 BOND PAYMENT COUNTY:				15,229.20	.00
<b>670-8420-64950 BLACKHAWK CONTRACT</b>					
KLUESNER SANITATION LLC	68731	monthly garbage & recycling picku	10/02/2023	30,454.80	.00
KLUESNER SANITATION LLC	69044	EXTRA BAG STICKERS - QTY 20	10/04/2023	400.00	.00
Total 670-8420-64950 BLACKHAWK CONTRACT:				30,854.80	.00
<b>671-8410-64990 RECYCLING</b>					
FAYETTE COUNTY RECYCLING	2023 10 01	QTRLY RECYCLING FEES	10/01/2023	18,159.60	.00
Total 671-8410-64990 RECYCLING:				18,159.60	.00
<b>671-8410-65060 OFFICE SUPPLIES</b>					
U S POST OFFICE	2023 09 29	OCT WATER BILL POSTAGE	09/29/2023	73.40	73.40
Total 671-8410-65060 OFFICE SUPPLIES:				73.40	73.40
<b>672-4310-64951 TREE REMOVAL</b>					
ACE HARDWARE	B126800	Sharpening, chail oil	09/29/2023	57.99	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MAURER TREE SERVICE LLC	2029	REMOVE TREES - ROW	10/11/2023	7,800.00	.00
Total 672-4310-64951 TREE REMOVAL:				7,857.99	.00
<b>672-4310-64953 TREE GRINDING</b>					
T & W GRINDING	2361	COMPOSTING CONTRACT 8/1/2	10/05/2023	6,750.00	.00
Total 672-4310-64953 TREE GRINDING:				6,750.00	.00
<b>680-8220-63730 COMMUNICATIONS</b>					
CARDMEMBER SERVICES	3397 JR 2023	YES! MUSIC - MONTHLY SUB	09/25/2023	8.94	8.94
Total 680-8220-63730 COMMUNICATIONS:				8.94	8.94
<b>680-8220-64090 JANITORIAL</b>					
COVENANT MEDICAL CENTER I	2230930	AUGUST JANITORIAL EXPENSE	09/28/2023	1,373.94	1,373.94
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER JANITORIAL EXPE	10/11/2023	2,131.44	.00
Total 680-8220-64090 JANITORIAL:				3,505.38	1,373.94
<b>680-8220-64950 CONTRACTS</b>					
COVENANT MEDICAL CENTER I	2230930	AUGUST WELLNESS EXPENSE	09/28/2023	14,564.93	14,564.93
COVENANT MEDICAL CENTER I	2231011	SEPTEMBER WELLNESS EXPE	10/11/2023	11,572.26	.00
Total 680-8220-64950 CONTRACTS:				26,137.19	14,564.93
<b>680-8220-65041 EQUIPMENT</b>					
CARDMEMBER SERVICES	111-3287146-9	Folding Table & Chairs	09/18/2023	283.58	283.58
CARDMEMBER SERVICES	111-5790557-3	Round Folding Table	09/15/2023	111.27	111.27
Total 680-8220-65041 EQUIPMENT:				394.85	394.85
<b>680-8220-65060 OFFICE SUPPLIES</b>					
FIDELITY BANK & TRUST	2023 09 28	WELLNESS TSYS FEES - CREDI	09/28/2023	194.00	194.00
FIDELITY BANK & TRUST	2023 10 19	WELLNESS CENTER MERCHAN	10/19/2023	115.58	.00
FIDELITY BANK & TRUST	2023 10 19	WELLNESS TSYS FEES - CREDI	10/19/2023	174.80	.00
FIDELITY BANK & TRUST	2023 10 19	WELLNESS BANKCARD FEES	10/19/2023	189.20	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	38.43	38.43
Total 680-8220-65060 OFFICE SUPPLIES:				712.01	232.43
<b>680-8220-65070 SUPPLIES</b>					
CARDMEMBER SERVICES	111-4191440-6	3M Hooks	09/11/2023	11.76	11.76
COPY SYSTEMS INC	IN499639	COPIER MAINT SUPPORT	10/03/2023	49.93	.00
JOHN DEERE FINANCIAL F.S.B.	3014094	Batteries, Spray Bottles, Laundry	10/04/2023	50.91	50.91
Total 680-8220-65070 SUPPLIES:				112.60	62.67
<b>680-8220-65350 AFTER SCHOOL PROGRAMS</b>					
CARDMEMBER SERVICES	111*3261269-1	After school Snacks & Drinks	09/25/2023	102.79	102.79
CARDMEMBER SERVICES	111-6068624-7	ASP Drinks	09/14/2023	51.21	51.21
FAREWAY STORES INC	00109091	After School Drinks	09/06/2023	13.40	.00
Total 680-8220-65350 AFTER SCHOOL PROGRAMS:				167.40	154.00
<b>700-6200-61500 MEDICAL-HEALTH</b>					
WELLMARK INC	232540013129	AUGUST 2023 HOSPITAL INSUR	09/28/2023	8,889.31	8,889.31

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 700-6200-61500 MEDICAL-HEALTH:				8,889.31	8,889.31
<b>700-6200-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88004	WORKERS COMP PREM 23-24	10/01/2023	661.99	.00
Total 700-6200-61600 WORKMENS COMPENSATION:				661.99	.00
<b>700-6200-61700 UNEMPLOYMENT</b>					
IOWA WORKFORCE DEVELOP	2023 10	UNEMPLOYMENT	10/06/2023	366.50	.00
Total 700-6200-61700 UNEMPLOYMENT:				366.50	.00
<b>700-6200-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10465	SELF FUND MEDICAL INS	09/20/2023	52.20	52.20
ADVANTAGE ADMINISTRATORS	2023 09 22	SEPT 22 MEDICAL CLAIMS	09/22/2023	16.95	16.95
ADVANTAGE ADMINISTRATORS	2023 09 29	SEPT 29 MEDICAL CLAIMS	09/29/2023	572.90	572.90
ADVANTAGE ADMINISTRATORS	2023 10 06	OCT 06 MEDICAL CLAIMS	10/06/2023	3.60	3.60
ADVANTAGE ADMINISTRATORS	2023 10 13	OCT 13 MEDICAL CLAIMS	10/13/2023	81.71	81.71
Total 700-6200-61840 CLAIMS-SIDE FUND:				727.36	727.36
<b>700-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 09 25	REIMBURSE - CONF FEES/MILE	09/25/2023	103.53	103.53
BRENDA MICHELS	2023 09 18	TRAVEL - MILEAGE/MEALS CIVI	09/18/2023	92.54	92.54
CARDMEMBER SERVICES	0060 BR 2023	DLB TREE - BR- HOTEL FOR IA	09/20/2023	113.43	113.43
CARDMEMBER SERVICES	165269	IPI IMFOA - FOLDER	09/14/2023	10.00	10.00
IOWA LEAGUE OF CITIES	2023 10	REGISTRATION FEES BUDGET	10/06/2023	33.34	33.34
IOWA LEAGUE OF CITIES	2023 10 10	REGISTRATION FEES BUDGET	10/10/2023	33.34	33.34
IOWA STATE UNIVERSITY	2023 09	OCT 2023 CLERK CLASSES BW	09/20/2023	138.67	138.67
Total 700-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				524.85	524.85
<b>700-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354942	FIRSTNET INTERNET SERVICE	09/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV71935	PRIORITIZING BANDWIDTH - CI	10/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	78.12	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.45	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	25.15	25.15
Total 700-6200-63730 COMMUNICATIONS:				208.84	35.47
<b>700-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	64.86	64.86
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	10/05/2023	27.96	27.96
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	21.07	21.07
EAGLE POINT ENERGY 5 LLC	OELWEIN 60	ELECTRIC SERVICE	09/25/2023	117.85	117.85
Total 700-6200-63810 UTILITIES:				231.74	231.74
<b>700-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50141	CONT'D WORK W/EXAM & REP	09/30/2023	400.00	.00
Total 700-6200-64010 AUDIT:				400.00	.00
<b>700-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1601	MONTHLY CITY HALL CLEANIN	10/03/2023	121.67	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 700-6200-64090 JANITORIAL:				121.67	.00
<b>700-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	09/30/2023	342.50	.00
LYNCH DALLAS PC	150213-00500	LEGAL/PROFESSIONAL FEES -	10/12/2023	205.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	09/30/2023	703.00	.00
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	10/12/2023	726.25	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	09/30/2023	359.25	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	10/12/2023	554.30	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	09/30/2023	205.00	.00
LYNCH DALLAS PC	150213-01300	LEGAL/PROFESSIONAL FEES -	10/12/2023	195.63	.00
Total 700-6200-64110 LEGAL EXPENSE:				3,290.93	.00
<b>700-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303965670	AUGUST CLAIMS	09/01/2023	56.52	.00
OELWEIN PUBLISHING CO	303966160	JULY RECEIPTS	09/07/2023	5.01	.00
OELWEIN PUBLISHING CO	303966170	AUGUST 28 MINUTES	09/07/2023	23.69	.00
OELWEIN PUBLISHING CO	303973410	SEPT 11 MINUTES	09/16/2023	30.60	.00
OELWEIN PUBLISHING CO	303976876	AUGUST RECEIPTS	09/29/2023	5.12	.00
OELWEIN PUBLISHING CO	303976877	ORD # 1208 HANDICAP PARKIN	09/29/2023	9.65	.00
OELWEIN PUBLISHING CO	303976889	SEPT CLAIMS	09/29/2023	42.92	.00
Total 700-6200-64140 LEGAL PUBLICATION:				173.51	.00
<b>700-6200-64950 CONTRACTS</b>					
CIVICPLUS, LLC	269289	MUNICODE MEETINGS PREMIU	10/01/2023	1,248.34	.00
MUNICIPAL SUPPLY INC	886691-IN	ANNUAL SAAS & WATER ANALY	09/29/2023	4,056.00	.00
Total 700-6200-64950 CONTRACTS:				5,304.34	.00
<b>700-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	B126254	FASTNERS/SHIMS - DESK DRA	09/20/2023	1.73	.00
CARDMEMBER SERVICES	0060 BR 2023	BOWERS - FILE CABINET - VAU	09/15/2023	13.34	13.34
CARDMEMBER SERVICES	8557 DM 2023	ADOBE - MONTHLY SUBSCRIPT	10/03/2023	50.86	50.86
COPY SYSTEMS INC	IN500388	COPIER MAINT SUPPORT	10/09/2023	12.04	.00
CREATIVE PLANNING HOLDCO	CP145028	SONICWALL COMP GATEWAY R	10/06/2023	296.39	.00
CREATIVE PLANNING HOLDCO	CP145278	EMAIL SECURITY	10/01/2023	38.00	.00
CREATIVE PLANNING HOLDCO	CP145309	WEBROOT	10/01/2023	31.34	.00
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP145402	HOSTED EXCHANGE	10/01/2023	28.00	.00
FIDELITY BANK & TRUST	2023 10 19	PSN MONTHLY FEE-CR CARD/D	10/19/2023	27.45	.00
OFFICE TOWNE INC	123884	BREAKROOM SUPPLIES--PLAT	09/29/2023	116.46	.00
OFFICE TOWNE INC	123928	4x4 post it notes/tissues	10/02/2023	37.32	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 6/29/2023--8/30/2023	09/15/2023	511.20	511.20
QUADIENT LEASING USA INC	Q1007152	NOV - JAN POSTAGE METER LE	10/02/2023	82.29	.00
STOREY KENWORTHY CORP	PINV1118399	A/P CHECK STOCK	09/11/2023	190.67	.00
U S POST OFFICE	2023 09 29	OCT WATER BILL POSTAGE	09/29/2023	385.34	385.34
Total 700-6200-65060 OFFICE SUPPLIES:				1,859.93	960.74
<b>700-8310-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	64.62	.00
Total 700-8310-63310 VEHICLE:				64.62	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>700-8310-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	09/27/2023	568.92	568.92
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	81.86	81.86
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	32.43	32.43
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	10.35	10.35
Total 700-8310-63810 UTILITIES:				693.56	693.56
<b>700-8310-64920 ONE CALL</b>					
IOWA ONE CALL	254460	ONE CALLS	09/29/2023	29.70	.00
Total 700-8310-64920 ONE CALL:				29.70	.00
<b>700-8310-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP145317	CLOUD CONT DESKTOP	10/01/2023	28.00	.00
Total 700-8310-65060 OFFICE SUPPLIES:				28.00	.00
<b>700-8310-65070 SUPPLIES</b>					
ACE HARDWARE	B125862	S-6 Sargent Key	09/12/2023	3.59	.00
LUMBER RIDGE HOME SOURC	A170266	Lockset key, gloves	09/12/2023	12.98	.00
Total 700-8310-65070 SUPPLIES:				16.57	.00
<b>700-8500-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
IAWEA-IA WATER ENVIRONMEN	102523 DOUD	IWEA Annual Conf.	10/10/2023	40.00	40.00
IAWEA-IA WATER ENVIRONMEN	102523 KUEN	IWEA Annual Conf.	10/10/2023	40.00	40.00
IAWEA-IA WATER ENVIRONMEN	ROGERS 1025	IWEA Annual Conf.	10/10/2023	40.00	40.00
Total 700-8500-61990 EMPLOYEE PERSONNEL EXPENSE:				120.00	120.00
<b>700-8500-63100 BUILDING</b>					
HAWKEYE FIRE & SAFETY COM	134329	ANNUAL FIRE EXT INSPECTION	09/30/2023	199.80	.00
Total 700-8500-63100 BUILDING:				199.80	.00
<b>700-8500-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 09 30	FUEL SEPT 01 2023 TO SEPT 30	09/30/2023	162.76	.00
Total 700-8500-63310 VEHICLE:				162.76	.00
<b>700-8500-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV71936	PRIORITIZING BANDWIDTH - UT	10/01/2023	49.75	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	10/16/2023	281.92	.00
RINGCENTRAL INC	CD_00067215	PHONE SERVICE	10/05/2023	55.46	.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	10/02/2023	26.37	26.37
Total 700-8500-63730 COMMUNICATIONS:				413.50	26.37
<b>700-8500-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	09/14/2023	8,841.12	8,841.12
ALLIANT ENERGY	9707011000 20	GAS SERVICE	09/14/2023	45.02	45.02
Total 700-8500-63810 UTILITIES:				8,886.14	8,886.14
<b>700-8500-65041 EQUIPMENT</b>					
AUTOMATIC SYSTEMS CO	40770	Actuator, Effluent Valve adj.	10/13/2023	3,105.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MIDLAND SCIENTIFIC INC	6710308	Connecting Adapter	10/04/2023	329.86	.00
Total 700-8500-65041 EQUIPMENT:				3,434.86	.00
<b>700-8500-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP145402	PREMIUM OFFICE 365	10/01/2023	25.00	.00
Total 700-8500-65060 OFFICE SUPPLIES:				25.00	.00
<b>700-8500-65070 SUPPLIES</b>					
ACE HARDWARE	B126761	gloves, sink stop	09/29/2023	5.94	.00
ARNOLD MOTOR SUPPLY LLP	09NV100623	AGC Glass Fuse	10/02/2023	9.75	.00
EUROFINS ENVIRONMENT TES	3100128886	WASTEWATER SAMPLES	09/28/2023	981.75	.00
FAREWAY STORES INC	00058360	Distilled H2O	09/01/2023	39.90	.00
NCL OF WISCONSIN INC	493370	QA QA/QC STANDARD	09/26/2023	98.99	.00
Total 700-8500-65070 SUPPLIES:				1,136.33	.00
<b>706-8315-64070 ENGINEERING</b>					
FOX STRAND INC	203291	PROJECT 7038.021 REED BED	10/12/2023	1,928.25	.00
Total 706-8315-64070 ENGINEERING:				1,928.25	.00
Grand Totals:				1,212,935.68	617,294.13

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

## Report Criteria:

Summary report

Check Number	Check Issue Date	Payee	Amount
61115	09/26/2023	DAMYA HARRIS	164.96
61116	09/26/2023	RICKY ANDERSON	78.51
61117	09/26/2023	BRUCE BRACKIN	150.36
61118	09/26/2023	TARA GROTH	156.91
61119	09/26/2023	JEFF HOLT	61.84
61120	09/26/2023	BRYLLE MORGAN	84.49
61121	09/26/2023	JOHN OR CYNTHIA NOLL	156.89
61122	09/26/2023	YAZMIN PEREZ	87.87
61123	09/26/2023	BRAXTON REIMER	156.91
61124	09/26/2023	KYLE SPICER	29.01
61125	09/26/2023	KRISTY HEIDT	228.00
61127	09/26/2023	BRETT DEVORE	170.14
61131	09/29/2023	BERNARDINO LOPEZ	104.69
61133	10/03/2023	POST PROM CLASS OF 2023	280.00
61150	10/10/2023	MATT CONRY	80.47
61164	10/18/2023	DARREN ADAMS	156.76
61165	10/18/2023	ROBERT AINSWORTH	261.31
61166	10/18/2023	JOANN CACCIOTTOLO	38.56
61167	10/18/2023	MARTIN FASHBAUGH	142.78
61168	10/18/2023	JOSEPH OR JANET GIBBS	156.89
61169	10/18/2023	VICTOR OR LISA HOYER	156.73
61170	10/18/2023	KEVIN KUPER	156.87
61171	10/18/2023	DARYN OR AMY LICKISS	156.72
61172	10/18/2023	LESLIE MICHAEL	156.85
61173	10/18/2023	ADEN RABER	89.20
61174	10/18/2023	TERA SPERFLAGE	154.55
61175	10/18/2023	DANA STARR	156.85
61176	10/18/2023	JAMSHAI D YOUSAF	35.15
61177	10/18/2023	MACKENZIE IRVINE	36.50
Grand Totals:			3,846.77



(App-187773)

### License or Permit Type

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**License or Permit Type**

Class C Retail Alcohol License

**Length of License Requested**

12 Month

**Tentative Effective Date**

2023-10-25

**Tentative Expiration Date**

2024-10-24

### Privileges / Sub-Permits Information

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**Privileges****Sub-Permits**

### Premises Information

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**Business Information**

**\* (required) Name of Legal Entity (The name of the individual, partnership, corporation or other similar legal entity that is receiving the income from the alcoholic beverages sold)**

VIPER LANES, L.L.C.

**\* (required) Name of Business (D/B/A)**

VIPER LANES DBA PJ's Bar & Grill

**Indicate how the business will be operated**

Limited Liability Company

**\* (required) Federal Employer ID #**

27-0173582

**\* (required) Business Number of Secretary of State**

380075

**Tentative Expiration Date**

Oct 24, 2024

## Premises Information

☐ Please select here if your location is in an unincorporated town

## Address of Premises:

You must use the Address or location field below to search for your operating location. If your event does not populate, please find the closest applicable address and then modify your premises street field to better identify the address of your event.

**Address or location**

100 West Charles Street,Oelwein,Iowa,Fayette

Search by a location name or address to automatically populate the address fields below (optional)

**\* (required) Premises Street**

100 West Charles Street

**Premises Suite/Apt Number**

**\* (required) Premises City**

Oelwein

**Premises State**

Iowa

**\* (required) Premises Zip/Postal Code**

50662

**Premises County**

Fayette

**\* (required) Local Authority**

City of Oelwein

**Control of Premises**

Own

**Is the capacity of your establishment over 200?**

No

**Equipped with tables and seats to accommodate a minimum of 25?**

Yes

**\* (required) # of Floors:**

1

**Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?**

Yes

**Premises Type**

Bowling Alley

**Does your premises conform to all local and state health, fire and building laws and regulation?**

Yes

## Contact Information

**\* (required) Contact Name**

DEAN HENDRICKS

**\* (required) Business****(required) Extension Phone**

(319) 238-8352

**\* (required) Email Address**

vipertanes@gmail.com

\*

**\* (required) Phone****(required) Extension**

(563) 608-9699

☒ **Same as Premises Address**

## Mailing Address:

You must use the Address or location field below to search for your operating location. If your event does not populate, please find the closest applicable address and then modify your premises street field to better identify the address of your event.

**Address or location**

100 West Charles Street,Oelwein,Iowa,Fayette

Search by a location name or address to automatically populate the address fields below (optional)

**Mailing Street**

100 West Charles Street

**Mailing Suite/Apt Number****Mailing City**

Oelwein

**Mailing State**

Iowa

**Mailing Zip/Postal Code**

50662

**Mailing County**

Fayette

## Ownership

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**Dean Hendricks**

**Position:** Sole Member

**SSN:** XXX-XX-6297

**US Citizen:** Yes

**Ownership:** 100%

**DOB:** 09/01/1961

## Criminal History Information

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Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law (not including traffic violations, except those that are alcohol related)?

No

## Dramshop Verification Information

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Dram Shop

Illinois Casualty Co

## Local Authority Information

**Extension****\* (required) Daytime Phone for****- Local Authority****Sketch on File****Proof of Control of Property ( Deed / Final Sales  
Contract / Lease / Written Agreement )****\*\*Purchase agreements not accepted****Premise's Address Correct?****Premises Zoned Properly?****Fire Inspection Completed?****Health Inspection Completed?****Was a DCI background check run?****Previous License Number for this Location****\* (required) Local Authority Email Address****Comments****Amount Owed to Local Authority**

## Document Upload Information

### DOCUMENT NAME

Proof of Control of Property ( Deed / Final Sales Contract / Lease / Written Agreement )

**\*\*Purchase agreements not accepted**

### UPLOADED DOCUMENTS

### ADDITIONAL COMMENTS

### DOCUMENT NAME

Sketch

### UPLOADED DOCUMENTS

### ADDITIONAL COMMENTS



## Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
October 09, 2023 - 6:00 PM

### Pledge of Allegiance

### Call to Order

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

### Roll Call

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

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

**Absent:** NA

### Additions or Deletions

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

All aye. Motion carried.

### Citizens Public Comments

Anthony Ricchio, 522 West Charles Street, representing O-Town Mania thanked council for their Hotel Motel funding support and explained the success of the event.

Deb Howard, Chamber Director and representatives of the Oelwein 150<sup>th</sup> Celebration Committee, presented the City a check for \$35,376.91 from event proceeds.

### Consent Agenda

1. Consideration of a motion approving the September 25, 2023 minutes.

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

All aye. Motion carried.

### Public Hearing

2. Public Hearing on the proposed sale of 9 1st Street Southwest to Shama Ministries.

Mayor DeVore opened the Public Hearing.

No oral or written comments were received.

Mayor DeVore closed the Public Hearing.



## Resolutions

3. Consideration of a resolution approves Pay Application No. 3 in the amount of \$304,552.33 for Oelwein NE Sanitary Sewer Improvements project.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5464-2023.

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

Nays: NA

Motion carried.

4. Consideration of a resolution approving Final Pay Request No. 4 for Matt Construction on Plaza Park Improvements in the amount of \$77,480.64.

A motion was made by Stewart, seconded by Weber to adopt Resolution No. 5465-2023.

Ayes: Weber, Payne, Stewart

Nays: Lenz, Garrigus, Seeders

Resolution failed.

Council Work Session to be held 5:30 PM on October 23, 2023.

5. Consideration of a resolution accepting the completion of Plaza Park Improvement Project with Matt Construction.

Tabled, until Pay Request No. 4 to Matt Construction is resolved.

6. Consideration of a resolution approving Change Order No. 1 in the amount of \$10,862.30 for the Event Center Parking Lot Improvement with Bacon Concrete.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5466-2023.

Ayes: Weber, Lenz, Garrigus, Seeders, Stewart

Nays: Payne

Motion carried.

7. Consideration of a resolution approving Pay Request No. 1 in the amount of \$121,629.02 for the Event Center Parking Lot Improvement with Bacon Concrete.

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5467-2023.

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

Nays: NA

Motion carried.

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

A motion was made by Weber, seconded by Garrigus to adopt Resolution No. 5468-2023.

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

Nays: NA

Motion carried.

9. Consideration of a resolution setting a Public Hearing for October 23, 2023 at 6:00 PM in the Oelwein City Council Chambers to allow for adoption of the Oelwein Comprehensive Plan.

A motion was made by Weber, seconded by Seeders to adopt Resolution No. 5469-2023.

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

Nays: NA

Motion carried.

10. Consideration of a resolution authorizing the temporary closure of public ways or grounds for the Oelwein Chamber and Area Development Old Tyme Christmas on December 1, 2023.

A motion was made by Stewart, seconded by Garrigus to adopt Resolution No. 5470-2023.

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

Nays: NA

Motion carried.

11. Consideration of a resolution approving the sale and transfer of city owned real estate located at 9 1st Street SW, Oelwein, Iowa to Shama Ministries.

A motion was made by Seeders, seconded by Payne to adopt Resolution No. 5471-2023.

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

Nays: NA

Motion carried.

12. Consideration of a resolution setting a public hearing for the sale of Parcel No. 1820402004 (Lot 6 Block 6 Armstrong Addition) located on 12th Ave SW to Deanna Wenner on October 23, 2023 at 6:00 PM in the Oelwein City Council Chambers.

A motion was made by Stewart, seconded by Seeders to adopt Resolution No. 5472-2023.

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

Nays: NA

Motion carried.

### Motions

13. Consideration of a motion to direct staff to place an ordinance on the agenda for October 23, 2023 to allow golf carts to operate on city streets.

A motion was made by Payne, seconded by Lenz to direct staff to place an ordinance on the agenda for October 23, 2023 to allow golf carts to operate on city streets. 3 Aye (Lenz, Stewart, Payne), 3 Nay (Weber, Garrigus, Seeders) Motion failed.

*A motion that leads into an ordinance or resolution fails because of a tie. Council can bring back the item should two of the no vote council members request the item on the agenda.*

14. Consideration of a motion approving the direction from the Planning, Finance, Enterprise, and Economic Development on the sale of Parcel No. 182042004 (Lot 6 Block 6 Armstrong Addition) to Deanna Wenner.

A motion was made by Weber, seconded by Garrigus to approve the Planning, Finance, Enterprise, and Economic Development recommendation on the sale of Parcel No. 182042004 (Lot 6 Block 6 Armstrong Addition) to Deanna Wenner. All aye. Motion carried.

15. Consideration of a motion to move the Christmas Eve holiday to December 26, 2023.

A motion was made by Seeders, seconded by Stewart to move the Christmas Eve holiday to December 26, 2023. All aye. Motion carried.

16. Consideration of a motion to move the December 25, 2023 City Council meeting to December 18, 2023.

A motion was made by Seeders, seconded by Garrigus to move the December 25, 2023 City Council meeting to December 18, 2023. All aye. Motion carried.

#### **Committee Reports**

17. Report from Stewart on the September Airport Board Minutes.

For full minutes, please visit <https://www.cityofeelwein.org/bc-ab/page/airport-board-27>

#### **Adjournment**

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:23 PM.

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 October 09, 2023 and copy of said proceedings was furnished to the Register October 11, 2023.

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

**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 6, Block 6, Armstrong's Addition to Oelwein, City of Oelwein, Fayette County, Iowa**

Located at 12<sup>th</sup> Ave. SW., Oelwein, Iowa (No specific address assigned.)  
Parcel No. 1820402004

The City proposes to sell the property to Deanna S. Wenner for the sum of \$1,500.00 and other good and valuable consideration.

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 p.m. on October 23, 2023, before the Oelwein City Council, at Oelwein 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 Deanna S. Wenner 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@cityofuelwein.org](mailto:dmulfinger@cityofuelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa

# OELWEIN COMPREHENSIVE PLAN

20  
23







# Acknowledgements

## The City of Oelwein

Thank you to the residents of Oelwein that provided input throughout the planning process and helped shape this plan. Your ideas have provided incredible value for the future of the City.

## Mayor and City Council

Brett DeVore, Mayor  
 Matt Weber, Council Member, 1st Ward  
 Dave Lenz, Council Member, 2nd Ward  
 Lynda Payne, Council Member, 3rd Ward, Mayor Pro Tem  
 Dave Garrigus, Council Member, 4th Ward  
 Karen Seeders, Council at Large  
 Tom Stewart, Council at Large

## Comprehensive Plan Steering Committee

Brett DeVore  
 Barb Schmitz  
 Deb Howard  
 Shawn Bently  
 Faye Stewart  
 Josh Ehn  
 Keisha Kane  
 Matt Weber  
 Matt Baerg  
 Sarah Scheel  
 Tracy Kerns

## Planning and Zoning

Carol Tousley  
 Roger Boleyn  
 Savannah DeJong  
 Dave Gearhart  
 Terry Hull  
 Peggy Sherrets  
 David Kral

## City Staff

Dylan Mulfinger, City Administrator  
 Sam Castro, Community Development Administrative Assistant

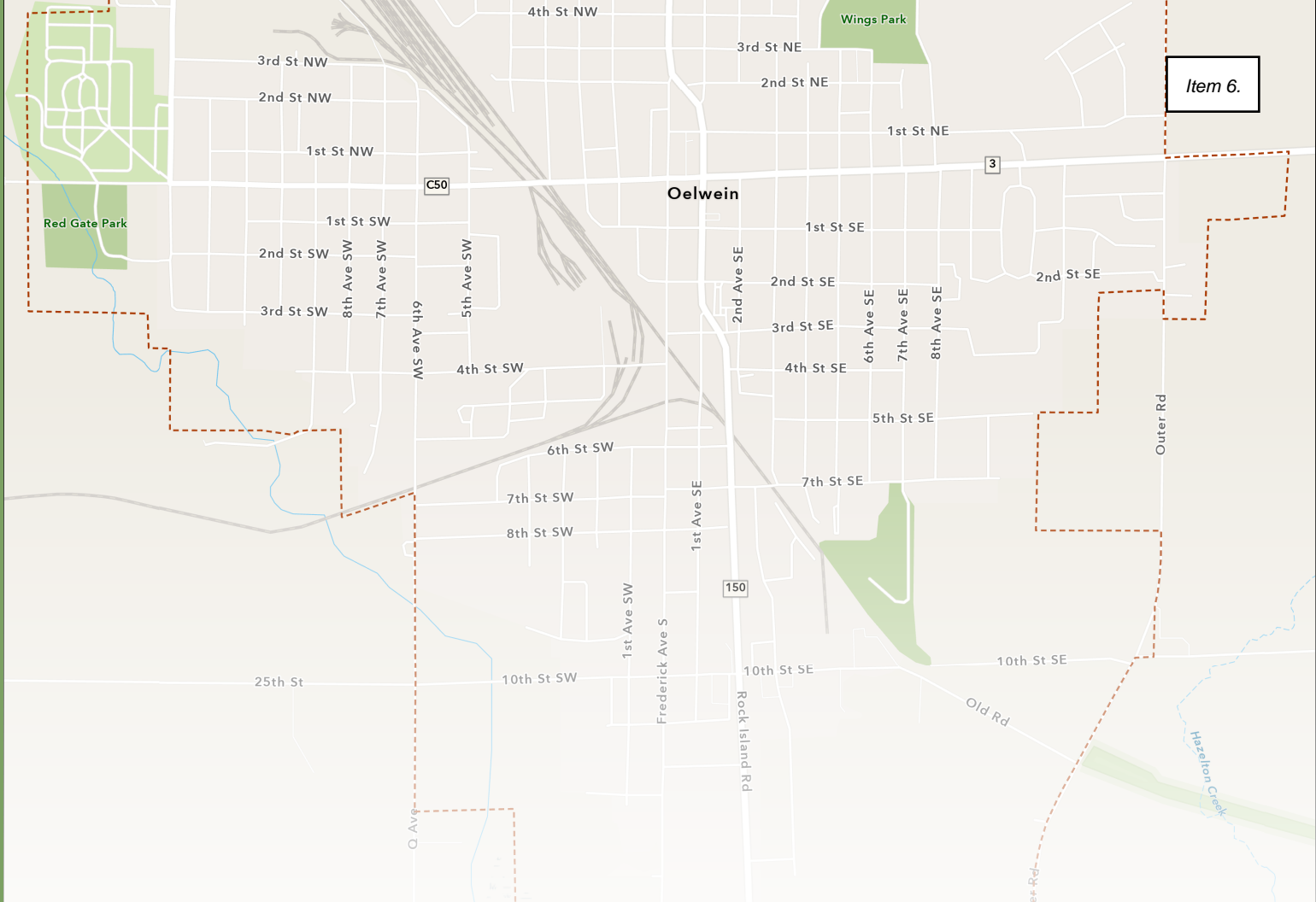
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# Adoption Resolution

Hold for Adoption Resolution



# Chapter 1: Introduction





## Plan Overview

Oelwein is a historic city rich with heritage and culture. People enjoy its natural beauty, rural character, and location in the region. As residents and businesses come and go, and economic trends rise and fall, changes will continue to occur. Oelwein continues to place value on long-range planning to ensure the community of today effectively evolves to meet the anticipated needs of the future.

The purpose of the 2043 Comprehensive Plan is to establish a shared vision for the community, to guide future decisions and actions, and to assist in projecting and managing growth patterns, public improvements, and development in the community. This guidance provides predictability and consistency over time to help Oelwein act and react to internal and external changes with the interest of residents health, safety, and wellbeing at the forefront of decision-making.

The difference between this Comprehensive Plan and a zoning ordinance is that the former sets forth the objectives and goals of the community with respect to land use, while the latter is a regulatory device through which the plan's goals and policies are carried out or achieved. Other ordinances, such as subdivision regulations, are also utilized to carry out the goals of a Comprehensive Plan.

This plan is an active part of the community's efforts to attract people and businesses to the City's unique small town feel and development opportunities. The content within this plan sets to create the best version of Oelwein for future generations to live, work, play, and learn.

The 2043 Comprehensive Plan is organized into six chapters plus relevant appendices. The process that shaped the plan can be found in Chapter 2, with full results of community feedback reported in Appendix A.



# Plan Organization

**Chapter 1: Introduction** – This chapter discusses the role of the plan and indicates plan utilization strategies.

**Chapter 2: Engagement & Planning Process** – The Engagement and Planning Process chapter provides an outline of the timeline, public participation methods, plan guidance, and summaries of community input.

**Chapter 3: Community Profile** – The Community Profile identifies key indicators including demographic and geographic features. It also provides brief historic and regional contexts of the City.

**Chapter 4: Community Elements & Goals** – The community elements and goals, which are explained on the following page, coalesce into the physical and cultural formation of Oelwein. This chapter outlines the goals and strategies for each of the community elements defined in the Iowa Smart Planning Guide.

**Chapter 5: Downtown Oelwein** – Downtown Oelwein provides unique opportunities for business, recreation, and culture. This chapter defines the boundaries of Downtown, identifies trends and opportunities, and outlines distinguished goals for the area.

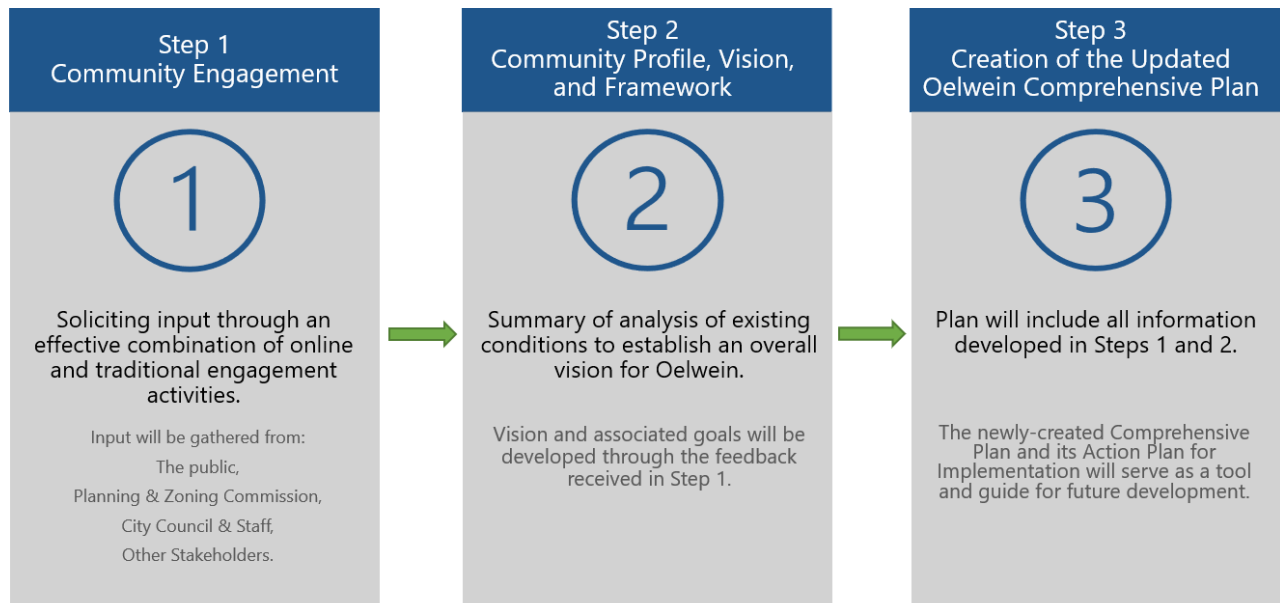
**Chapter 6: Land Use & Growth** – This chapter examines the existing land use, growth forecasts, and future land use strategies for the City of Oelwein. This chapter includes existing and future land use maps, design recommendations, and development guidelines for the City.

**Chapter 7: Implementation and Strategic Plan** – The Strategic Plan and Implementation chapter provides strategies and action items for the goals identified in Chapter 4 including guidance on priority action items, budgeting, and the review and amendment process.





# The Plan Process



A transparent public participation process is the foundation to a successful plan. To create a vision and establish goals for growth and improvement, the planning process of the 2043 Oelwein Comprehensive Plan actively engaged residents, business owners, and various stakeholders throughout the community. Great engagement is essential to creating a plan and gathering support for a successful implementation of the plan's goals and actions.

The development of the 2043 Oelwein Comprehensive Plan included the following engagement activities to help develop a vision, establish goals, and develop actions for implementation:

- Comprehensive Plan Steering Committee
- Public Workshop with (SWOT) Strengths, Weaknesses, Opportunities, Threats Analysis
- SWOT Community Survey
- Pop-Up Meeting At Oelwein Public Library
- Key Stakeholder Interviews
- Draft Plan Review Open House

# Project Timeline

Period	Tasks and Meetings
August – September 2022	<ul style="list-style-type: none"> <li>Existing Conditions, Website, Survey, &amp; Crowdsourcing Mapping</li> <li>Steering Committee Meeting #1</li> </ul>
October – November 2022	<ul style="list-style-type: none"> <li>Stakeholder Interviews &amp; Focus Groups</li> <li>Public Input Meeting</li> <li>Steering Committee Meeting #2</li> </ul>
December 2022 – January 2023	<ul style="list-style-type: none"> <li>Complete City Profile, Goals, &amp; Strategies</li> <li>Housing Study Engagement (December)</li> <li>Steering Committee Meeting #3</li> </ul>
February – June 2023	<ul style="list-style-type: none"> <li>Revise Future Land Use Map</li> <li>Steering Committee Meeting #4</li> </ul>
July – August 2023	<ul style="list-style-type: none"> <li>Complete Draft Plan</li> <li>Revise Future Land Use Map</li> <li>Draft Plan Open House</li> </ul>
September 2023	<ul style="list-style-type: none"> <li>Planning &amp; Zoning Commission Review and Recommendation for Adoption</li> <li>City Council Review and Adoption</li> </ul>



# Element Descriptions & Icons



## Community Vision & Character

This element provides an overall vision for the future of Oelwein and identifies characteristics and qualities that make Oelwein unique and that are important to Oelwein's heritage and quality of life.

## Community Facilities



This element provides an inventory and guidance to assist future development of educational facilities, cemeteries, health care facilities, childcare facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of Oelwein. It also includes goals for the future development of public utilities such as sanitary sewer service and storm water management.

## Housing



This element guides the enhancement of new and established residential neighborhoods while ensuring sufficient housing supply to meet current and future demands. It includes analyzing the local housing stock, identifying programs that promote new housing development, as well as maintenance and rehabilitation of existing homes. The goal is to provide a diverse range of housing choices that cater to the needs of Oelwein residents.

## Land Use



This element identifies current land uses and guides future development and redevelopment in Oelwein. It includes information on the amount, type, intensity, and density of existing land use, trends in land use, and plans for future land use throughout the municipality. The section also covers information on potential redevelopment areas, maps of existing and potential land uses, land use conflicts, and information on soil types, floodplain areas, and City utilities to assess current and future suitability of land uses.



## Transportation

This element sets goals and strategies to guide the future development of a safe, convenient, efficient, and economical transportation system. It aligns with state and regional transportation plans, emphasizing the need for diverse transportation modes, accessibility, and seamless connectivity between them.

## Element Descriptions & Icons



### Parks & Recreation

This element includes an inventory of recreational facilities and provide goals and strategies for addressing Oelwein's future needs for recreational space and activities.



### Economic Development

This element sets goals and strategies to guide future economic development in Oelwein. It coordinates with state and regional economic development plans and considers the need for various land uses to create a robust economic condition for Oelwein.



### Agricultural & Natural Resources

This element includes objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.



### Resiliency

This element addresses various potential hazards that have the greatest likelihood of impacting Oelwein or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.



### Intergovernmental Collaboration

This element identifies goals and strategies for joint planning and decision-making with other municipalities, school districts, and drainage districts. It focuses on siting and constructing public facilities and sharing public services. It addresses existing or potential conflicts between Oelwein and other local governments relating to future development and provides recommendations for resolving such conflicts. Additionally, it identifies opportunities for collaboration and partnerships with neighboring jurisdictions and regional entities on mutually beneficial projects.



# The Role of the Comprehensive Plan

This Comprehensive Plan update is an effort to reinforce the long-standing planning priorities of the City, while recognizing changing conditions, trends, and new issues. The City's Comprehensive Plan reflects a shared vision for the future Oelwein.

Comprehensive Plans are a general and broad analysis of the interconnections between cultural, geographical, and natural components within the City. They also provide guidelines for continued development. Technology, economic drivers, and demographic changes affect how land is managed and utilized in the City. Although this Comprehensive Plan attempts to address many possible future uses, it may not capture all of them.

As new land uses are introduced, the City will be in a great position to better review land use proposals. This plan will help citizens and local leaders work together more efficiently to facilitate future growth and development within the City by providing broad recommendations that guide and manage growth and development. These recommendations come in the form of goals and objectives which express the community's aspirations for the future.

This planning document is a "living" guide for growth and change in Oelwein. It is intended that the plan will grow and change with the community. Therefore, it should be reviewed and updated regularly. The plan provides specific recommendations that directly manage community growth and development. To utilize the full potential of the plan, it should be used to:

- Guide City officials and staff to assist with a variety of land use planning and growth planning tasks.
- Guide businesses, property owners, and residents in determining potential property use, understanding future land use changes in the surrounding area, and understanding infrastructure improvements.
- Assist developers interested in property acquisition in coordinating development plans with City goals, regulations, and infrastructure plans.
- Assist in coordinating with neighboring jurisdictions on issues and topics of mutual interest.

## Goals, Strategies, and Action Items

Each element of the comprehensive plan contains goals, strategies, and action items established during the planning process based on public input and the information contained in Appendix A - Survey Results.

This section defines goals, strategies, and action items as follows:

### **Goal:**

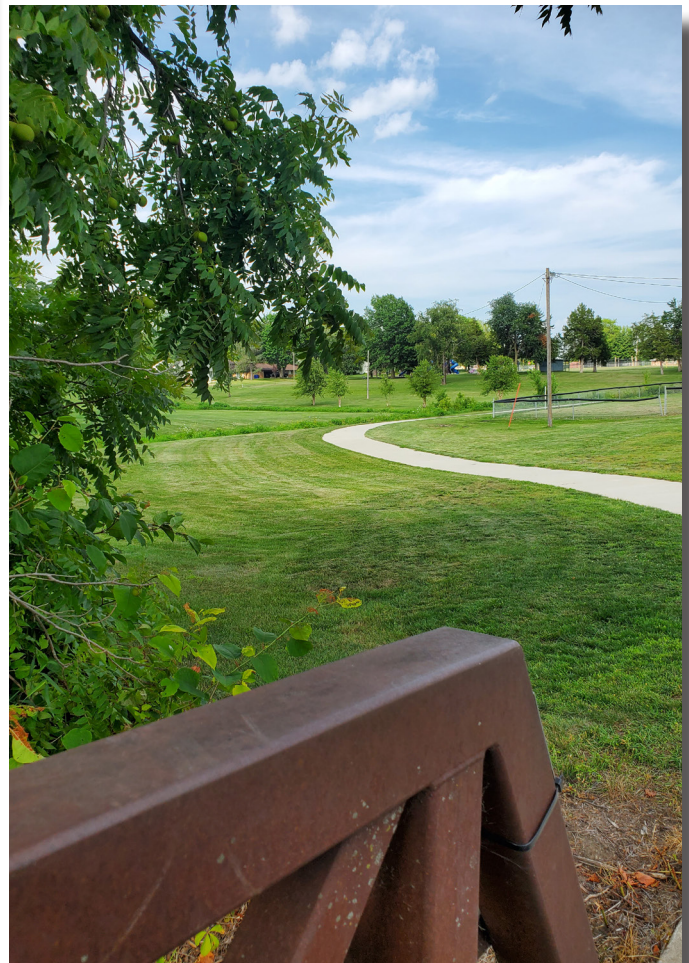
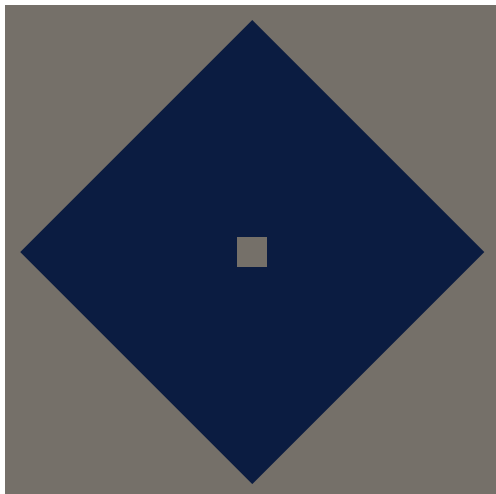
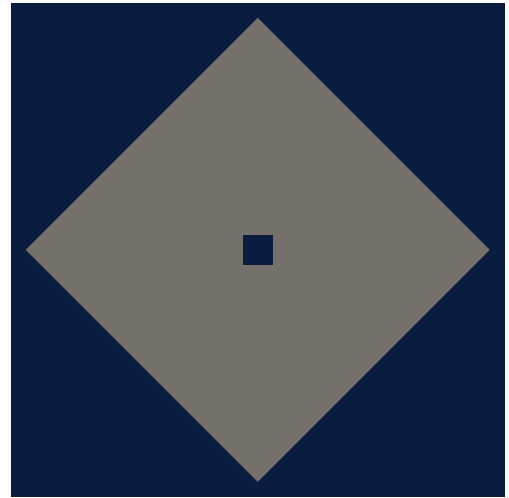
**A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.**

### **Strategy:**

**A strategy is a specific rule of conduct or course of action intended to help the community achieve the goals and objectives of the plan. All future actions and decisions made by the community should be consistent with these strategies, unless unforeseen reasons arise which make following a strategy impractical. Such occasions should be rare and probably indicate a need to amend this plan.**

### **Action Item:**

**An action item is a single, clearly defined task that must be completed in order to accomplish the more broad goal.**







## Chapter 2: Engagement & Planning Process



## Public Engagement Activities

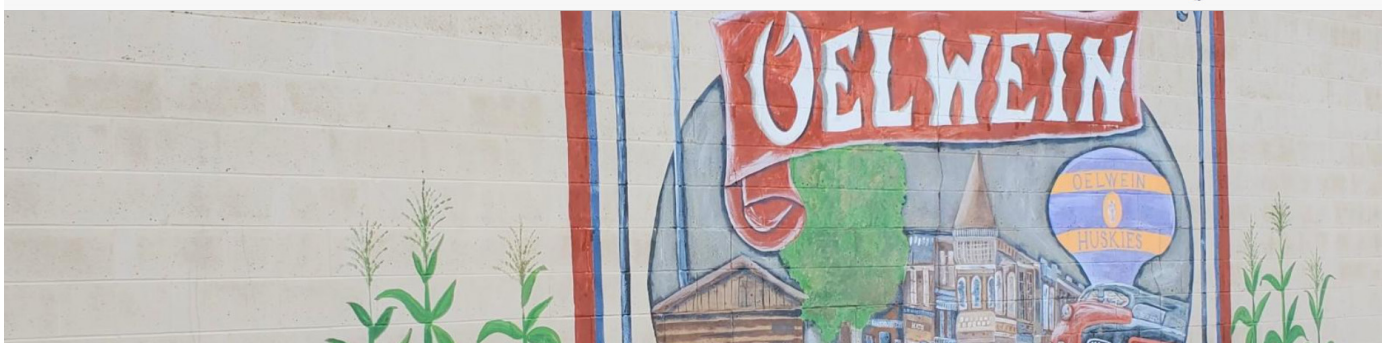
The public engagement process is integral to the results of the plan and guides future implementation of the goals and policies recommended in this document. Various engagement methods were performed to provide multiple opportunities for stakeholders to provide quality feedback online. The methods ranged from an online community survey available to all, in-person meetings, media postings, and online stakeholder focused interviews. There were multiple stages of input varying in type in order to receive quality feedback. In the beginning, word of the project was spread to create awareness and excitement. From that momentum, feedback was gathered in various types to help from the plan's goals and strategies.

### Comprehensive Plan Steering Committee

The Comprehensive Plan Steering Committee was established to oversee the process and ensure that the established goals and objectives of the process were being accomplished. The Committee was the primary review and advisory body throughout the planning process. Four Steering Committee meetings were held during the planning process and all were open to the public. All presentation materials were posted on the project website for public access.

### Project Website

A project website was developed where posts and feedback were shared such as the project schedule, draft documents, meeting notices, and copies of presentation materials. The website also provided a venue to share comments throughout the planning process, and provide an easy way for citizens to contact the project team with questions. This aspect of the communication and participation strategy was important for transparency, as well as sharing information with stakeholders.



### Oelwein, Iowa Comprehensive Plan

Learn, Contribute, and Champion a Plan for Oelwein's Continued Growth and Development

City of Oelwein and MSA Planning+Design Studio

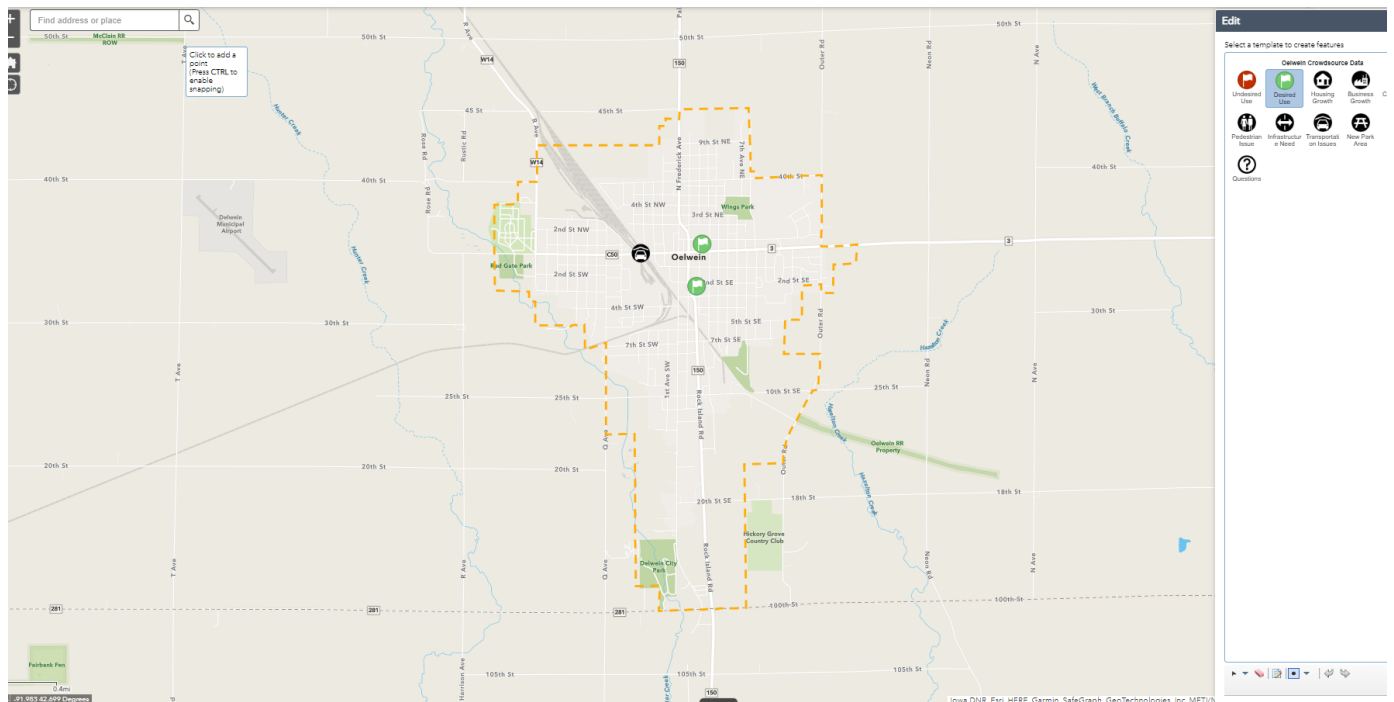
# Public Engagement Activities

## Community Survey

A community survey was created and available to community members early in the planning process. The survey was one of several tools used to gather the information from the community related to perceived Strengths, Weaknesses, Opportunities, and Threats; also know as a SWOT Analysis. The broadness of the questions allowed us to analyze big and small picture information about the City and community members views and thoughts of it in the three categories of Development, Mobility, and Beautification. This was administered through ESRI's Survey 123, which is formatted to allow users to take via computer, tablet, or smartphone. Participants were invited to respond via a link through the project website.

## Crowdsourcing Mapping

A cooperative map is a unique mapping application that allows a community to collaboratively map assets, issues, opportunities, and questions related to the community and its growth. This application was useful for this process as Oelwein was looking for areas that it may expand as the population grows and more housing is needed. Many residents gave feedback on ideas where new development could go in the community.





# Public Engagement Activities


## Pop-Up Meeting

In September 2022, MSA hosted a Pop-Up meeting booth in downtown Oelwein during Fall Fling to gather feedback from attendees. Attendees were asked about issues and opportunities concerning the future growth of Oelwein. Maps were also available to help identify where future growth could occur and what that growth would entail.



## Public Input Meeting

In October 2022, MSA hosted a public input meeting at the Oelwein Public Library, aiming to exchange ideas and gather input from residents regarding the Oelwein Comprehensive Plan's development. The meeting consisted of an informative session, SWOT analysis, and a demonstration of various online engagement tools, such as a crowdsource map, website, and survey. Participants were equipped with maps to aid in pinpointing potential areas for future development and were encouraged to discuss their perspectives on the opportunities and challenges associated with Oelwein's growth.



## Join us

to plan and improve  
**Oelwein!**

**When:**

Tuesday, October 4th  
5:30 pm

**Where:**


Oelwein Public Library  
(201 E Charles St, Oelwein, IA 50662)

**Who:**

*YOU! - We want to hear from Oelwein  
Citizens about the future of your city!*

The City of Oelwein is updating the Comprehensive Plan, which will guide the development of the City and Downtown for years to come!

The City wants to hear your experiences with Oelwein through our Community Input Workshop. You can also check out our project website to participate in a public survey and crowdsource map:



# Public Engagement Activities

## Draft Plan Open House

In late July 2023 an Open House event was held at the Ampersand Taproom in Oelwein to present a draft of the Comprehensive Plan. The event garnered a significant turnout and featured several stations where the public could review information related to the planning process, overall comprehensive plan's goals and strategies, the main project priorities, the Five Year Strategic Plan, land use and growth management, plans for the downtown area.

The Open House was designed so that attendees could explore the various stations, engage with MSA staff to gain a better understanding of the comprehensive and strategic planning processes, share their thoughts on the materials, and contribute their suggestions to the City for implementing ideas. Additionally, there were copies of both the draft comprehensive plan and draft strategic plan for attendees to read through and annotate.

Attendees raised significant concern regarding the adequacy of transportation infrastructure, particularly focusing on the state of local streets and sidewalks and the need to improve and maintain existing residential and downtown commercial buildings. Additionally, residents aspire to draw in new, high-quality housing projects and businesses, while also safeguarding that new development and the broader future land use map aligns with the community's character and values.



*City of Oelwein Draft Comprehensive Plan Open House*



# What We Heard - Engagement Overview



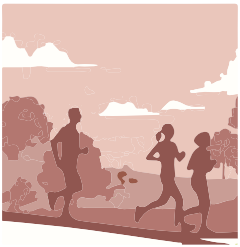
## Offer More Diverse Housing Options

Residents expressed concern regarding affordable housing options for the local workforce in addition to the precense of substandard rental properties with negligent landlords. Fortunately, there is abundant space for residential development, presenting an opportunity to create a diverse range of housing options that cater to different needs and price points.



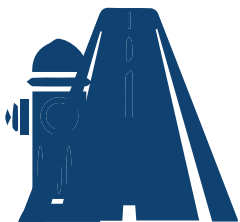
## Improve the Overall Maintenance and Attractiveness of the City

The overall maintenance and image of the community were highlighted as crucial factors in shaping its character. During the engagement process, there was a consistent emphasis on the importance of maintaining clean and attractive residential buildings and properties. Furthermore, many participants expressed a desire for exterior and facade improvements for downtown buildings.



## Enhance and Grow Recreation Opportunities

Oelwein's residents highly appreciate the city's walkable environment and the existing trail network with expressed desire to expand it. Additionally, residents expressed interest in park improvements and city-wide landscaping and beautification efforts.



## Improve the Transportation Network and Infrastructure

Transportation and connectivity was a recurring theme in necessary improvements for the City of Oelwein. Residents expressed particular concern about the lack of connectivity between East and West Oelwein including the deterioration of the Charles Street Viaduct. Overall infrastructure improvements and sidewalk expansion were also expressed as necessary improvements.



## Maintain A Safe Community

Oelwein is all around a safe place for people to live, work, and play. However, there are challenges that require attention including issues related to loitering, vandalism, and crime. Additionally, the community faces a significant number of blighted properties that should continue to be addressed.



## Investment in Downtown

Residents showed support of the proactive approach of local officials in attracting new businesses, generating excitement about the reinvestment in Downtown Oelwein's storefronts, and recognizing the positive impact a thriving and expanding downtown has on the community. However, residents also expressed concern about the rising costs of rents and leases, recognizing the importance of maintaining competitiveness with other communities while ensuring affordability for local businesses.

# Public Feedback - SWOT Analysis Summary

## SWOT Analysis

The public outreach process defined the opportunities and liabilities important to them through the community survey, SWOT analysis and stakeholder interviews. The community survey results are summarized in the appendix of this strategic plan. The SWOT analysis is broken down into three categories: Development, Mobility, and Beautification. The following section summarizes the feedback received during this process.

A SWOT Analysis examines the strengths, weaknesses, opportunities, and threats that impact a community. The SWOT process for this plan was conducted in-person with the steering committee and at a community open house. It was also available through an online community survey.

## SWOT Analysis Breakdown

	Positive	Negative
Internal	<b>Strengths</b> Characteristics that are going well and contribute to success.	<b>Weaknesses</b> Factors that prevent success or growth.
External	<b>Opportunities</b> Environmental factors that provide opportunities for success and growth.	<b>Threats</b> External factors that jeopardize success and growth.

# Public Feedback - SWOT Analysis Summary

## SWOT Analysis: Development

### Strengths

- Updated school buildings look great
- Strong industries (including the battery factory)
- City officials and residents are generally excited/motivated to make change
- City has been doing great job of bringing in new businesses for job opportunities
- Young professionals/"boomerangers"
- School system
- Activities (camping, restaurants, lake)
- Strong community leadership

### Weaknesses

- "Slum lords" ruling rental stock
- Available space/open lots
- Infrastructure is failing and inadequate
- Lack of affordable housing options for people working in Oelwein
- Too many secondhand stores
- Hours of operation of existing businesses
- No big box stores - lack of support for local businesses
- Need support for workforce

### Opportunities

- Ample room for new residential, commercial, and industrial development
- Bring in more large employers
- Improve variety of housing options (housing types and price points)
- More large retail stores
- Higher variety of businesses to attract people downtown
- Promote the lake and camping opportunities

### Threats

- Rising store leases/rents downtown
- Competition from surrounding communities

# Public Feedback - SWOT Analysis Summary

## SWOT Analysis: Mobility

### Strengths

- Great sidewalks downtown
- Great path/trail network
- Very easy to access downtown and amenities throughout community
- City's location at junction of two highways - lots of pass-through traffic
- Traffic moves smoothly through downtown

### Weaknesses

- Roads and sidewalks could use major improvements
- Lack of public transportation
- Lack of sidewalk connections to school buildings

### Opportunities

- Expand trail system
- Increase accessibility
- Seek additional funding to improve road system
- Seek additional funding to update viaduct/mobility between east and west sides of town

### Threats

- Roads and sidewalks could use major improvements
- Viaduct - there are no mobility alternatives to connect the west side of Oelwein to the downtown and the rest of the City

# Public Feedback - Crowdsource Map

## SWOT Analysis: Beautification

### Strengths

- Nice existing parks
- New mural at the quilt shop
- Community library
- Historic buildings
- Holding people accountable for maintaining their properties has been effective
- Downtown streetscape is wonderful, very walkable

### Weaknesses

- High number of blighted properties
- Rentals are run down
- Lots of litter throughout community
- Loitering, vandalism, and crime
- Walking paths are too dark
- Empty buildings downtown
- Too many dead trees in right-of-way
- Animals roaming at-large

### Opportunities

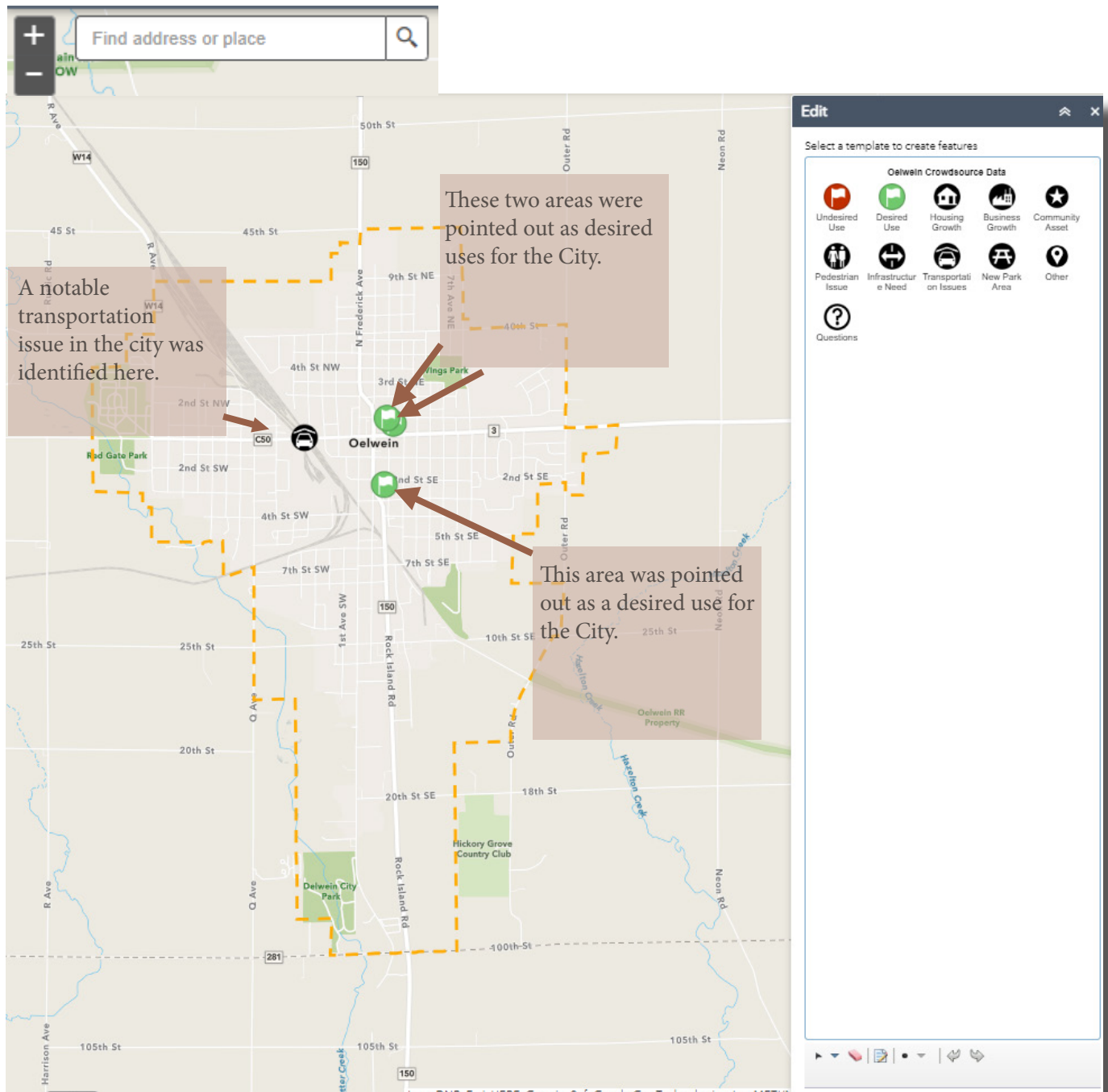
- Upgrade downtown and parks
- Clean up dilapidated buildings/properties
- Increase tourist/destination interest
- Enhance landscaping
- Continue enhancing downtown storefronts

### Threats

- Potential cost of change
- Negative attitudes about community
- Vandalism
- Public perception of improvements being "too nice" for Oelwein

# Public Feedback - Crowdsource Map

The project website featured a Crowdsource Map, which provided an opportunity for residents to map their thoughts online regarding community issues and opportunities. That feedback is summarized below on the map.



The public outreach process included individual interviews with fifteen Oelwein stakeholders who provided in-depth information about the needs of the City. Recurring themes of these interviews included road improvements, excellent leadership, and community culture. The primary assets and needs were reported as follows:

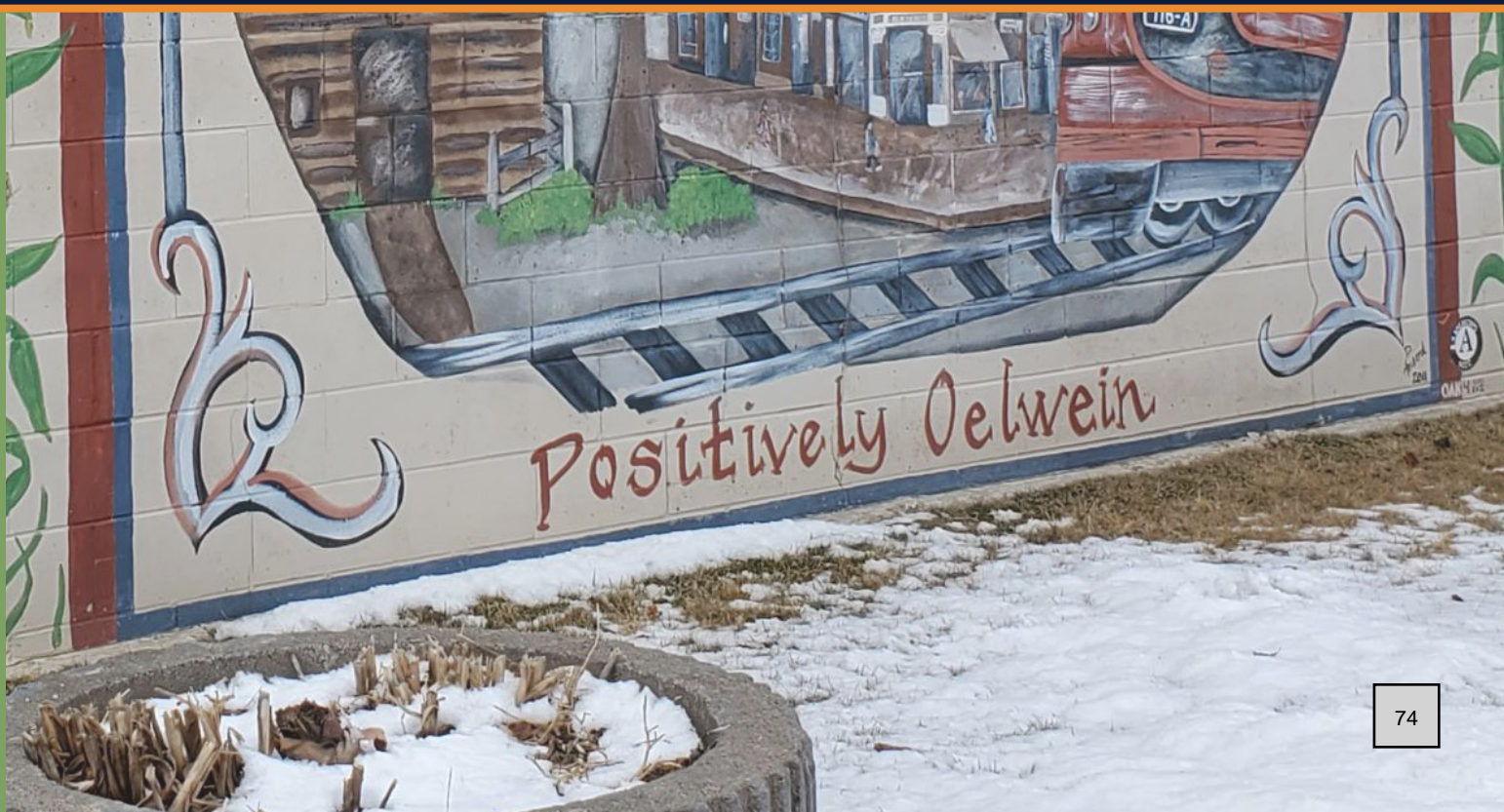
Many of the themes that were revealed in the stakeholder interviews include nuances that prevent the overall topic from being categorized into “good” or “bad.” For example, the downtown was reported as an asset, yet opportunities for continued improvement were mentioned in almost every discussion. Below are the primary topics that were mentioned throughout the interviews.







## Chapter 3: Community Profile



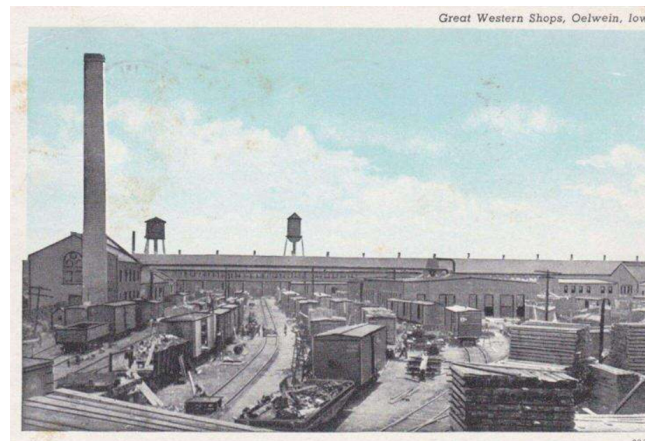


# History of Oelwein

Oelwein was incorporated as a town in 1888, approximately 16 years after Gustav Oelwein planned for it on land he had purchased. It was originally the conjunction of the Burlington, Cedar Rapids, and Minnesota Railroad. In 1892, the Chicago Great Western Railway established their locomotive and car repair shop in Oelwein, which opened for operation in 1899, providing the nickname of "Shop City" which would soon evolve to "Hub City."

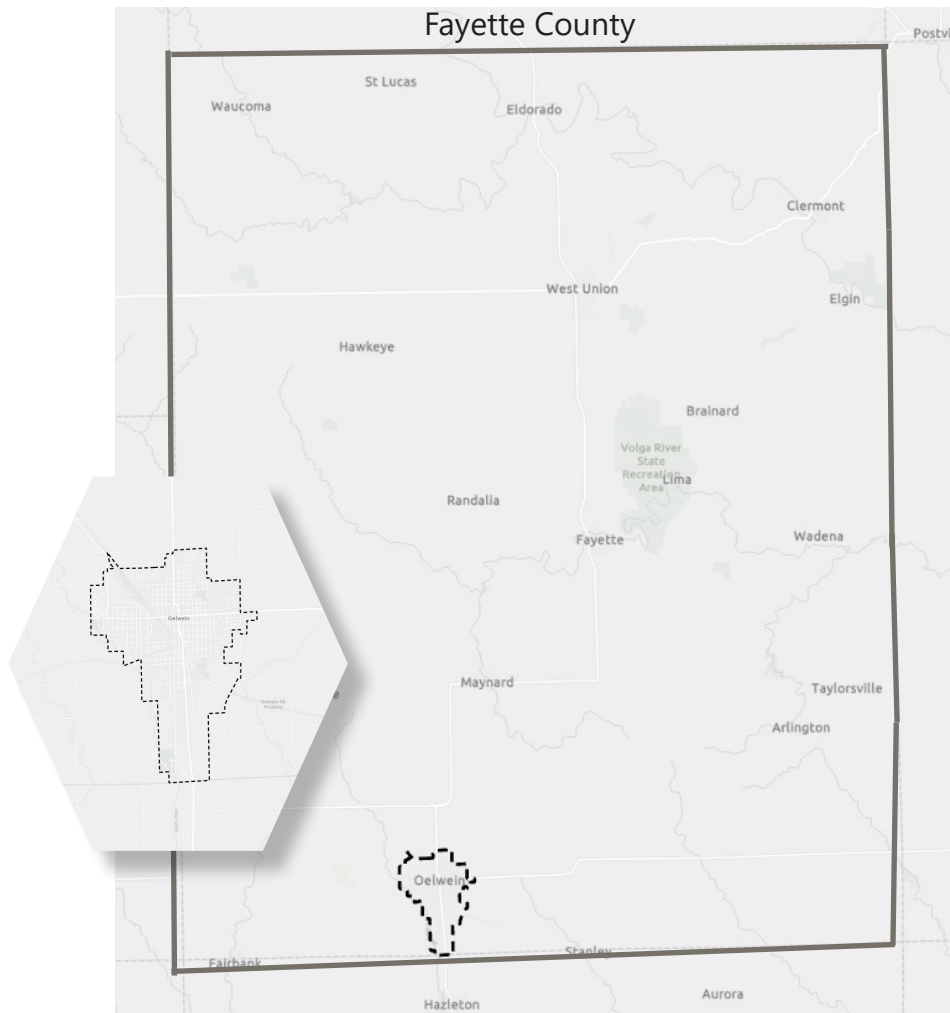
In 1887, Oelwein experienced a catastrophic fire that destroyed the Main Street District in its entirety. The town recovered and one decade later was incorporated as a city with a population of 1,928. Another crisis shook the city in 1968 when an F5 tornado decimated 68 homes (with 732 more damaged), 51 business, 2 churches, and 2 schools while claiming five lives and wreaking \$18 million in damages.

Oelwein perpetuates the tradition of its railroad roots through the Hub City Heritage Museum, although the only remaining rail business is Transco Railway Products which employs approximately 70 people repairing railroad cars.



# Community Overview

Within this chapter, a comprehensive overview is presented, shedding light on the past and present trends within the City of Oelwein that have a direct impact on its future development. By closely examining these trends, a solid groundwork is established, laying the foundation for the planning process and subsequent implementation of the plan.



The City of Oelwein is located in southern Fayette County, Iowa, situated in the north-east corner of the state. Oelwein is 4.85 square miles in area.

Oelwein is in a great location for residents who want a rural feel and an easy commute to nearby larger communities for work, leisure, entertainment, and services. Oelwein strives to provide a high quality of life and remain a safe and attractive community.

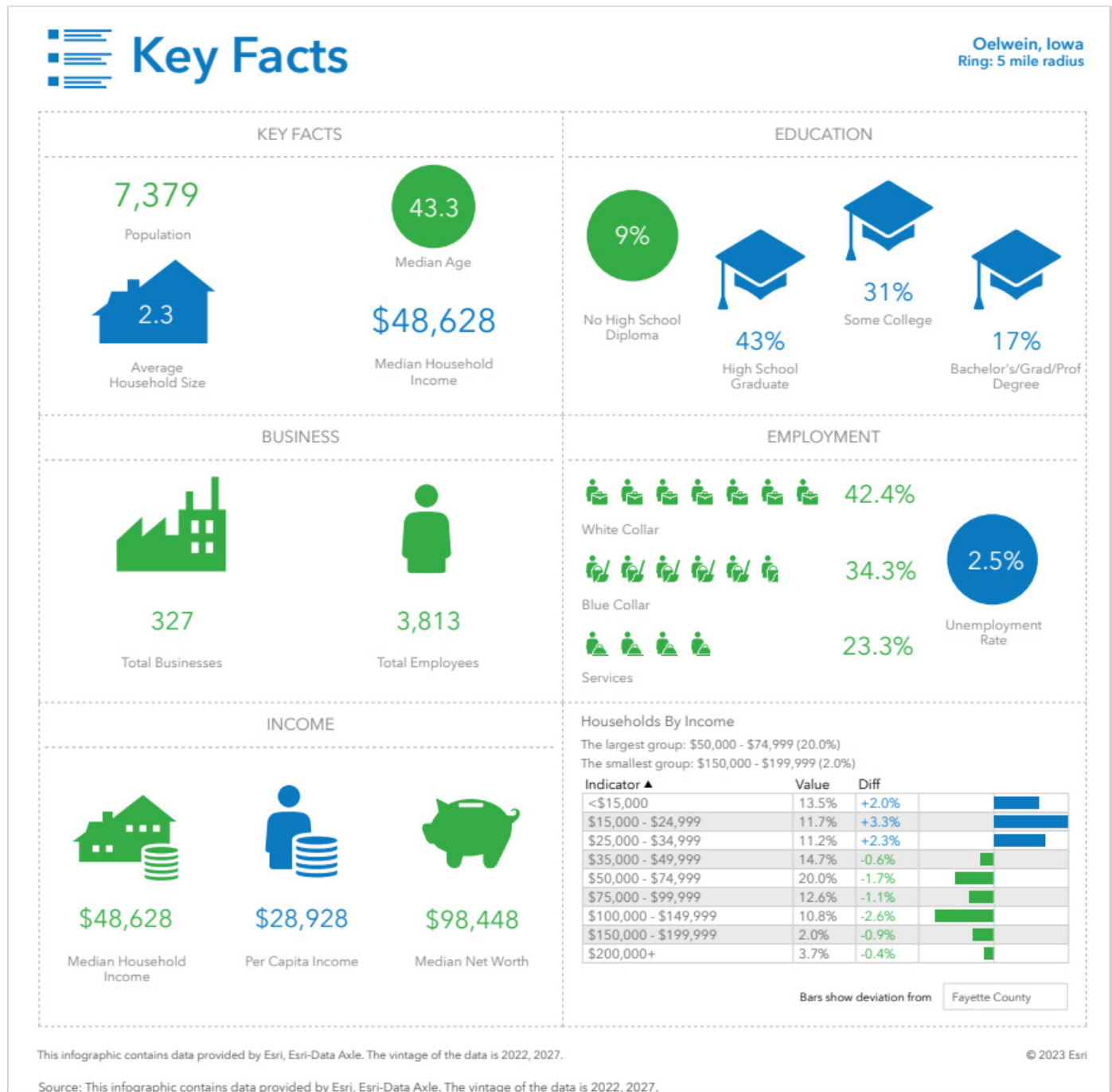
The community will continue to be a vibrant, safe, and healthy environment that evokes community pride and supports a prosperous life for those who chose to make Oelwein their home.

The planning area for this Comprehensive Plan includes all lands in the City and is outlined in the map.

A map of the state of Iowa, showing major cities, highways, and rivers. A hexagonal icon of the continent of Africa is placed in the upper right quadrant of the map. The map includes labels for cities such as Des Moines, Ames, Marshalltown, Waterloo, Cedar Rapids, and Iowa City. Major highways like I-35, I-80, I-380, and US-20 are shown. Rivers like the Mississippi, North Skunk, and Iowa are also labeled. The hexagonal icon of Africa is positioned in the upper right, roughly over the area of Cedar Rapids and Waterloo.

# Key Community Indicators

A comprehensive plan typically includes key community indicators that help assess the overall well-being and progress of the community. These indicators provide a snapshot of various aspects that are important for the City of Oelwein's development. Some of the key community indicators include, but are not limited to, Population, Employment, Housing, Education, Health and Wellness (i.e., the accessibility and quality of public facilities).





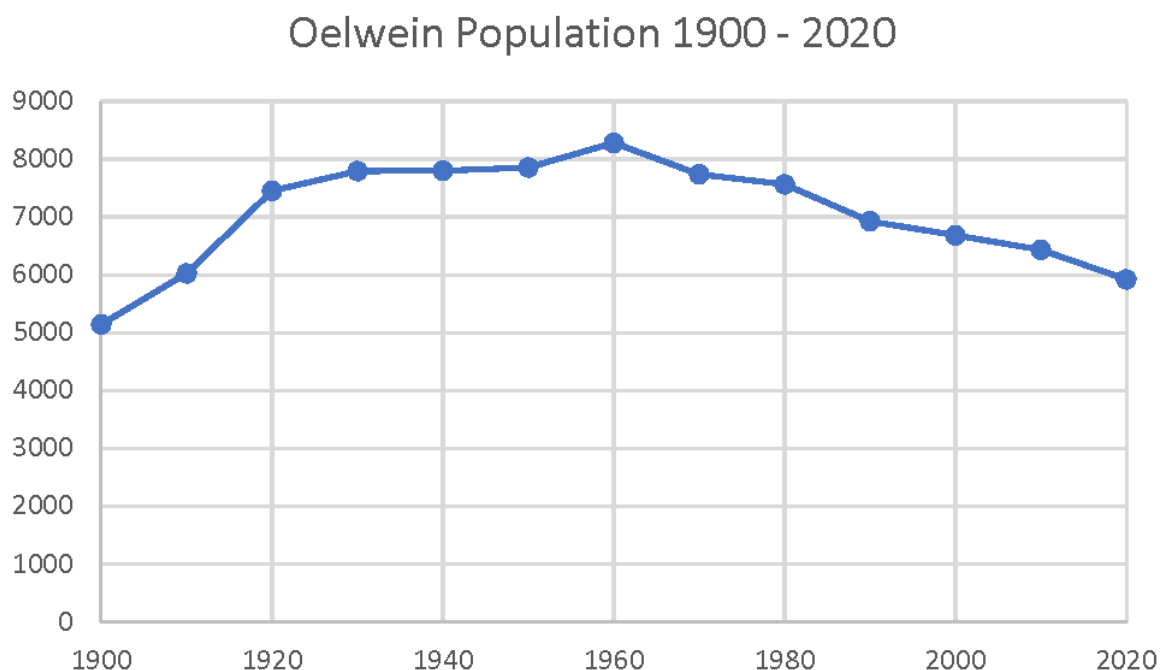
# Population

This section analyzes current population trends for the City of Oelwein. Examination of these trends provides a foundation for the planning process and implementation of the plan.

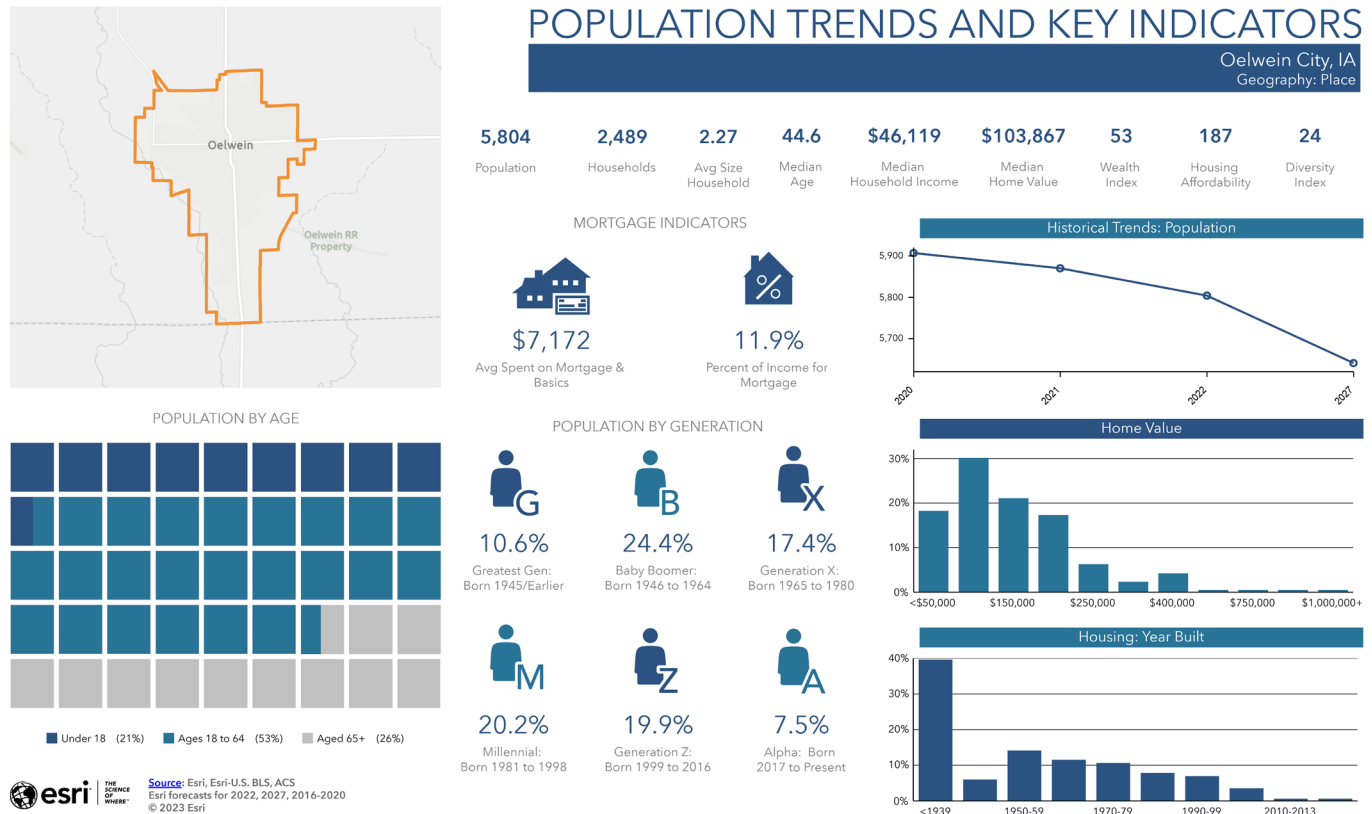
## Historic Population Growth

As evidenced in the graph below, the population of City of Oelwein increased drastically (53%) in the first half of the 20th century. However, in the latter half of the same century, the population underwent a decline of approximately 20 percent. This trend has persisted over the past two decades, although the rate of decline has slowed to an average of 11% during this period with the 2020 population of Oelwein being 5,920 people.

With the rate of population decline slowing, it is possible for Oelwein to revisit a growth phase in the upcoming decades. The factors influencing this growth or decline are likely to be closely tied to economic opportunities and community culture, as these elements have a significant impact on the relocation decisions of young adults and families.



# Population



Source: This infographic contains data provided by Esri, Esri-U.S. BLS, ACS. The vintage of the data is 2022, 2027, 2016-2020.

The chart above "Population by Age" shows the distribution of Oelwein's population into three age cohorts: those under 18 years old, those between 18 and 64 years old, and those over 65 years old. The largest age cohort is between 18 to 64 years old, indicating there are likely more working age adults and families.

A healthy distribution of both young adults and families supports a community's ability to continue supporting existing businesses, schools, and organizations. Additional economic and household growth can also be supported by a healthy distribution of ages.

Furthermore, a median age of 44.6 suggests that Oelwein has a relatively older population, as it is closer to the middle age range. This may imply that the current and/or future infrastructure caters to middle-aged and older populations.

Chapter 6, Land Use, delves into the elaboration of population growth predictions and future forecasts, as well as the development and expansion of land use within the City of Oelwein and the area that surrounds it.

# Public Facilities

This section provides insight into the existing state of public facilities within the City of Oelwein and are essential in formulating goals and strategies to meet the community's evolving needs.



Oelwein Water Tower

Regarding public utilities, Oelwein has a reliable water supply system that meets stringent quality standards. The wastewater management and stormwater infrastructure have been modernized to mitigate environmental impacts and protect public health. The city also has a well-equipped police department and fire station, in addition to accessible healthcare facilities and amenities such as high-speed Internet and a few libraries.



Oelwein High School

The Oelwein Community School District contains the following public schools; Oelwein High School, Oelwein Middle School, Parkside Elementary, Wings Park Elementary, and Little Husky Learning Center. Oelwein is also home to the Regional Academy for Math and Science (RAMS), an educational facility that strengthens area high schools and serves courses offered by Northeast Iowa Community College (NICC).



Oelwein Lake

Oelwein has several parks and recreational amenities that contribute to the town's vibrant community life including, but not limited to, the Oelwein City Park, Wings Park, the Oelwein Family Aquatics Center, a network of trails and nature areas, and sports complexes that cater to various athletic activities. The City Park is frontage property to a 55-acre artificial lake named Lake Oelwein and is known for its modern and primitive campground that overlooks the lake.

## Housing Initiative

The City of Oelwein Housing Rehabilitation Program was launched by the city in 2020 to assist residents in financing necessary home repairs and enhancing the overall livability of single-family homes. Administered by the Upper Explorerland Regional Planning Commission, it offers low-interest loans to eligible residents, aiming to ensure stable, decent, and affordable housing for the entire community.

The program's significance becomes apparent when analyzing the following data on Oelwein's housing stock, including current property values, structure age, and types, as well as tenancy patterns. This information serves as a crucial foundation for defining the housing-related goals and strategies outlined in this plan and provides a clear understanding of the rationale behind these efforts.

### City of Oelwein

*Home Rehabilitation Program*



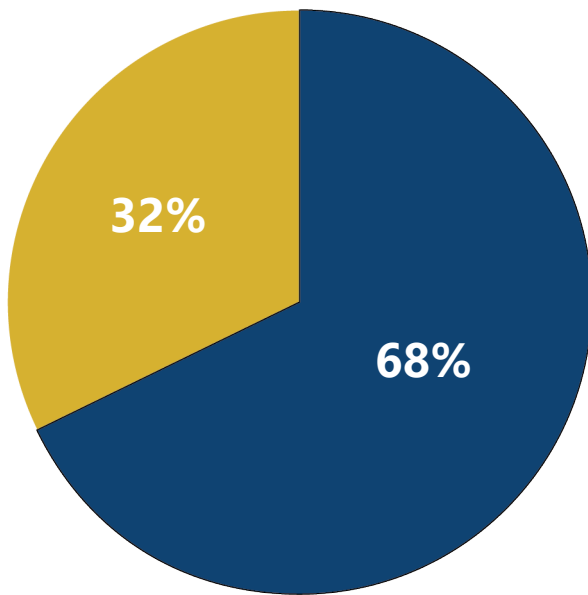
### Revolving Loan Fund

ADMINISTRATIVE GUIDELINES



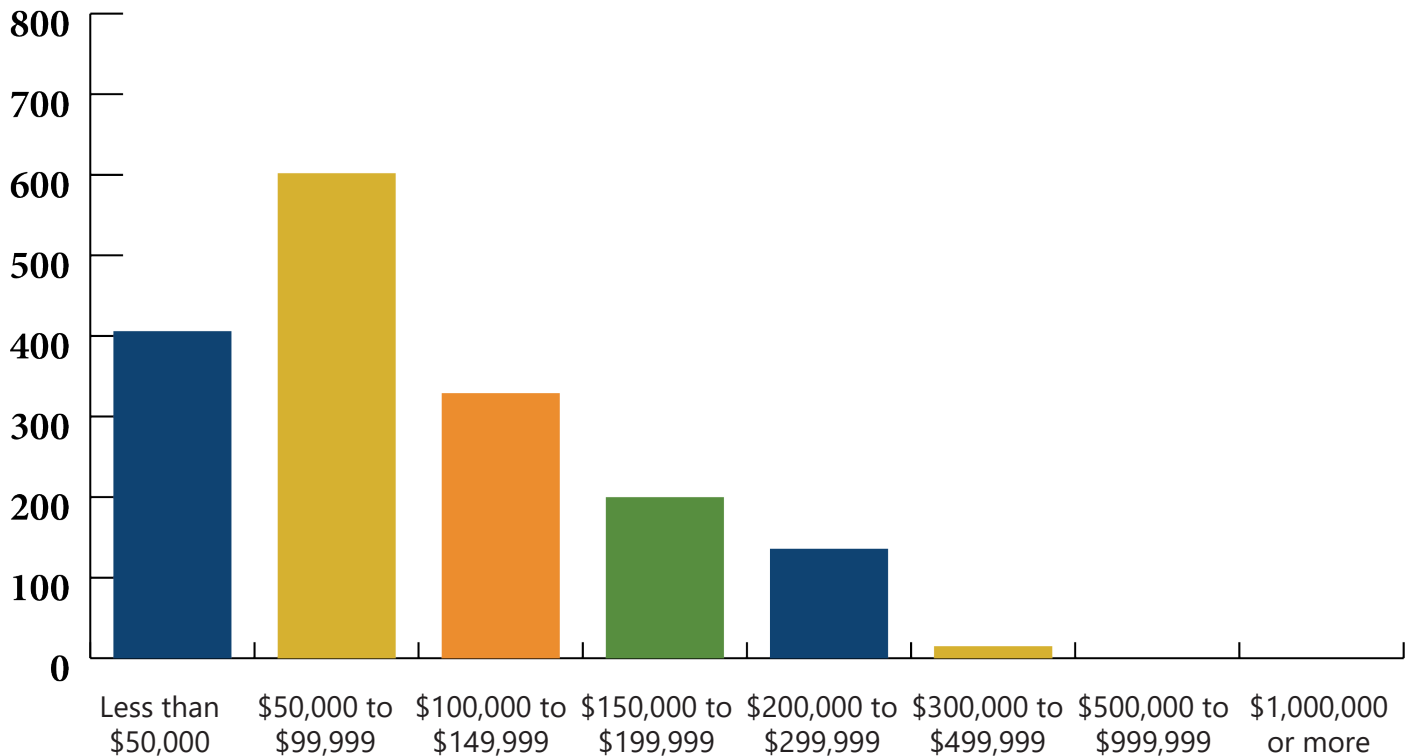
# Housing Demographics

## Owner vs. Renter



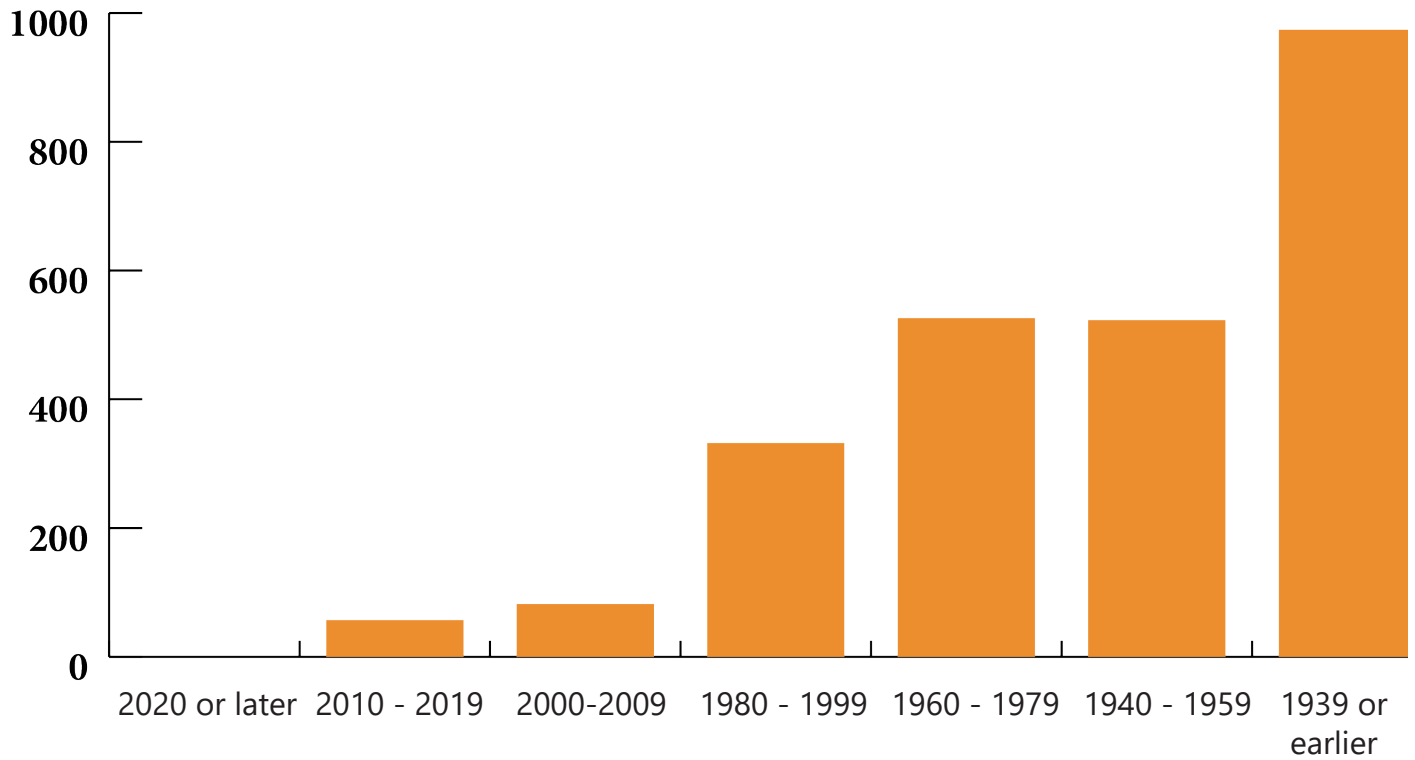
Oelwein's housing stock predominantly consists of older single detached dwelling units, dating back to 1939 or earlier. The community's tenancy patterns reveal 32% of the city's tenants are renters and 68% are homeowners. Additionally, a significant portion of the city's households valued at \$50,000-\$99,999. All of this data suggests that addressing affordable housing and socioeconomic opportunities is critical for fostering stability and growth in the City of Oelwein.

## Household Value

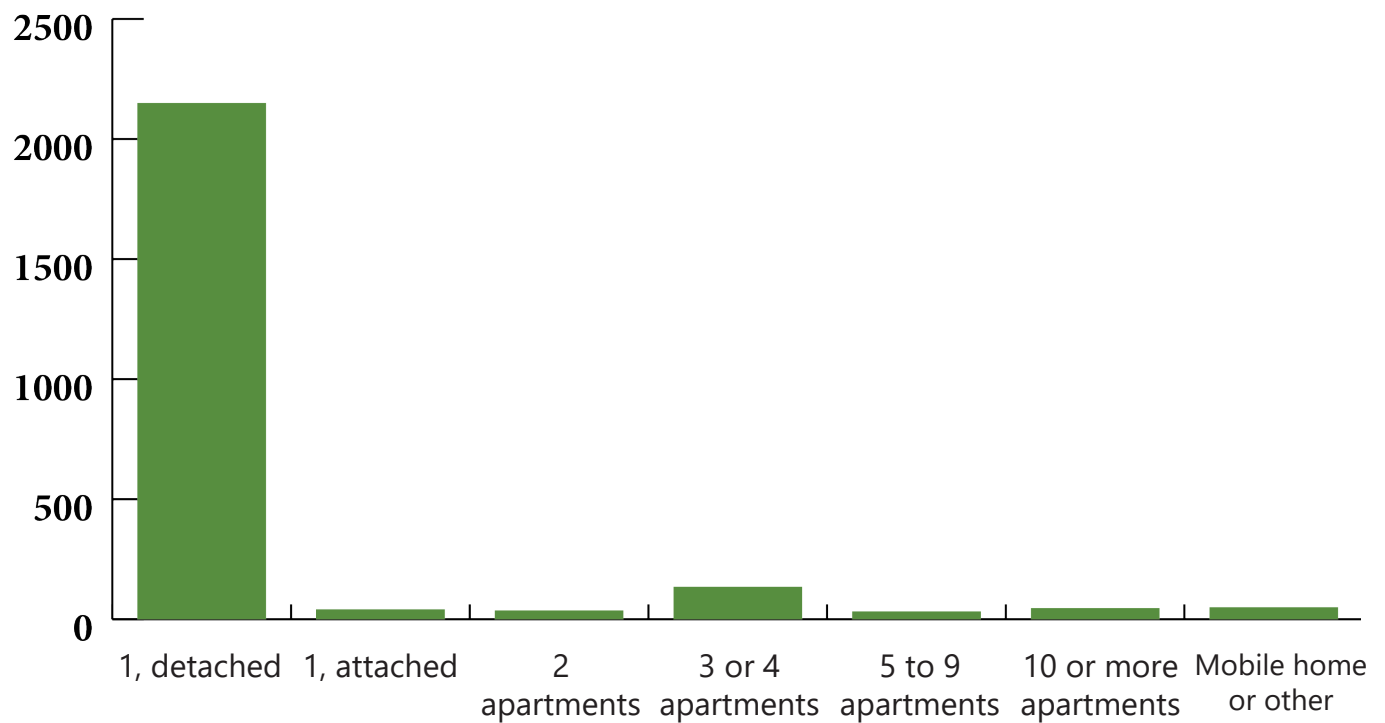


# Housing Demographics

## Year Structure Built

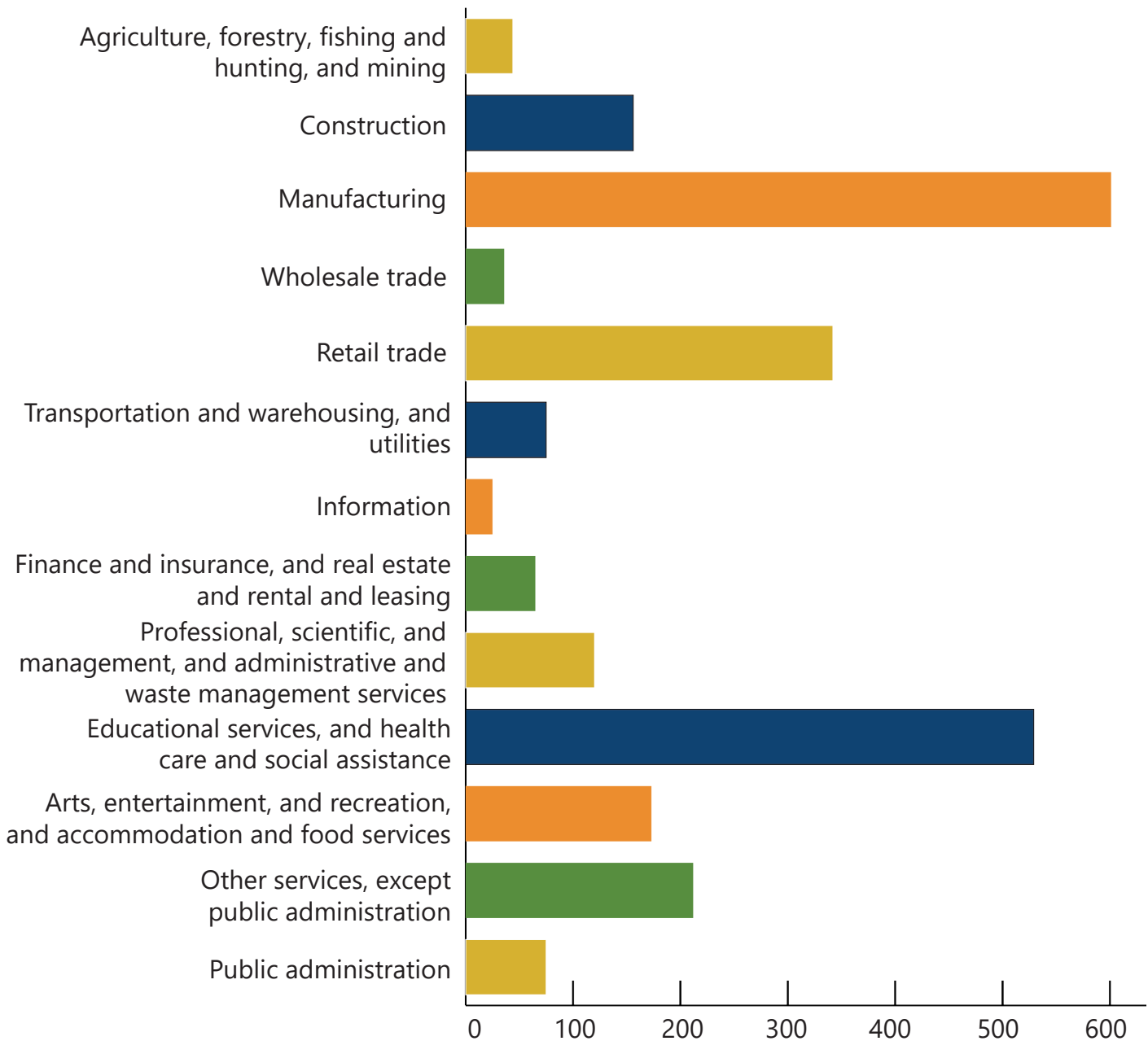


## Structure Type



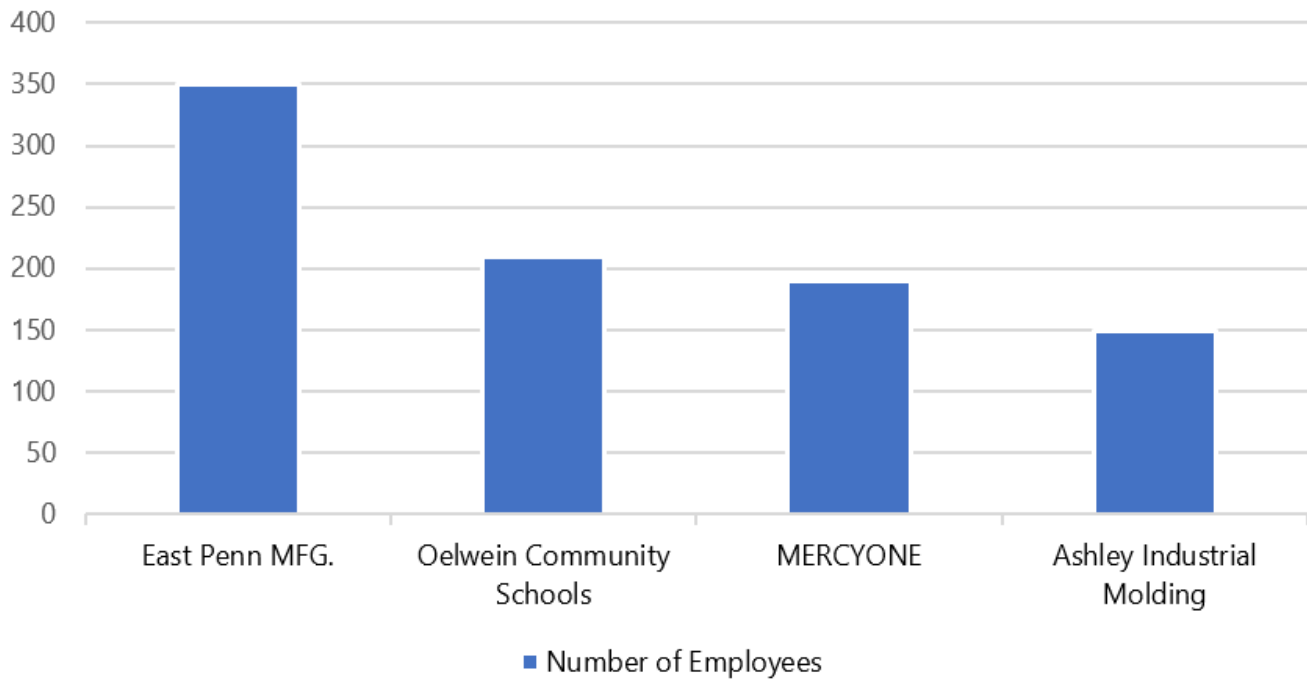
## Top Industries

Employment information is an important indicator of economic conditions and potential economic growth opportunities for the residents and businesses of Oelwein. The majority of Oelwein's residents have jobs in the manufacturing, retail trade, and educational services, and health care and social assistance industries.



# Top Employers

## Top Employers of Oelwein



Employer	# of Employees
East Penn MFG.	350
Oelwein Community Schools	210
MercyOne	190
Ashley Industrial Molding	150
Grandview Healthcare & Rehab Center	110
Transco Railway Products Inc	100
Oelwein Care Center	80
Bertch Cabinet, LLC	70

As evidenced on the previous page, the top employers in Oelwein mostly align with the top industries as East Penn MFG. represents the manufacturing sector, Oelwein Community Schools represents the education sector, MercyOne represents the healthcare sector, and Ashley Industrial Mining represents the mining industry.



## Chapter 4: Community Elements & Goals





# Elements Overview

This chapter presents a vision for the future of Oelwein. It also contains goals and strategies to achieve the vision. The goals and strategies described throughout the chapter were established through the planning process, public engagement activities, Steering Committee input, and the Community Profile.

The goals and strategies have been divided into the following categories:

- Community Vision & Character
- Community Facilities
- Housing
- Transportation
- Parks & Recreation
- Economic Development
- Agricultural & Natural Resources
- Resiliency
- Intergovernmental Collaboration

This section defines goals and strategies as follows:

## **Goals:**

A long term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition through implementation.

## **Strategies:**

A strategy is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation through direct action.

An overview of the goals are listed on the following page. Each goal has at least two strategies for achieving the goal, these are listed throughout this chapter. For action items that can be used to implement these goals and strategies, please refer to Chapter 7, Strategic Plan & Implementation.

These goals and strategies are designed to facilitate the implementation of Oelwein's vision of health, safety, sustainability, and development.

# Oelwein's Goals

## Community Vision & Character

**Goal 1:** Continue to improve the health, safety, and well-being of all Oelwein residents.

**Goal 2:** Encourage participation in community-based opportunities.

## Community Facilities

**Goal 1:** Maintain reliable, quality services, utilities, and facilities to encourage growth and reinvestment.

**Goal 2:** Enhance communication procedures for residents to continue improving the public services and quality of life for all residents.

## Housing

**Goal 1:** Plan for safe, attractive, and accessible housing (physically and financially) to meet existing needs and forecasted housing demands of all residents of the community.

**Goal 2:** Support a range of housing options to retain and continue to attract people at various life stages including young professionals, families, and the aging population.

## Transportation

**Goal 1:** Support a comprehensive transportation system that provides accessibility to traditional and alternative modes of transportation effectively throughout Oelwein.

**Goal 2:** Identify and address primary transportation infrastructure needs to reduce barriers across the City of Oelwein.

## Parks & Recreation

**Goal 1:** Provide a robust recreation system to all residents and visitors.

**Goal 2:** Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.

## Economic Development

**Goal 1:** Encourage diverse economic opportunities for business development and commerce to support job opportunities and amenities for Oelwein residents and the region.

**Goal 2:** Support strategic economic growth within the Downtown area and provide additional retailers, businesses, and services for the community.

## Agricultural & Natural Resources

**Goal 1:** Manage, enhance, and preserve land and water resources by preserving the natural environment through development mitigation strategies in pertinent natural areas including wetlands and floodplains.

**Goal 2:** Support the protection and enhancement of natural features native to Oelwein and the region.

## Resiliency

**Goal 1:** Encourage sustainable practices throughout the community including development and infrastructure methods.

**Goal 2:** Participate in development and implementation of local emergency plans including the Fayette County Hazard Mitigation Plan.

## Intergovernmental Collaboration

**Goal 1:** Coordinate with Fayette County, neighboring counties, and neighboring municipalities to optimize regional planning efforts.

**Goal 2:** Partner with local, state, and federal agencies to enhance the culture and resources of Oelwein.



# Community Vision & Character

## Background

An overview of the goals are listed on the following page. Each goal has at least two strategies for achieving the goal, these are listed throughout this chapter. For action items that can be used to implement these goals and strategies, please refer to Chapter 7, Strategic Plan & Implementation.

These goals and strategies are designed to facilitate the implementation of Oelwein's vision of health, safety, sustainability, and development.



# Oelwein's Goals & Strategies

## Community Vision & Character Goals & Strategies

### Goal 1:

Continue to improve the health, safety, and well-being of all Oelwein residents.

### Strategy 1a:

Enhance safety throughout the City of Oelwein.

### Strategy 1b:

Improve access to healthcare services and promote a healthy lifestyle.



### Goal 2:

Encourage participation in community-based opportunities.

### Strategy 2a:

Foster a strong sense of community culture.

### Strategy 2b:

Continue to offer community-wide communication opportunities.



# Community Facilities

## Background

Public and private utilities are a fundamental need for growing and sustaining a community, and important to the residents of Oelwein. Without comprehensive public and private infrastructure, facilities, and services, the continued growth of the community would stall. The following page contains goals and strategies to help overcome these challenges and others related to the community's infrastructure.



## Community Facilities Goals & Strategies

### **Goal 1:**

Maintain reliable, quality services, utilities, and facilities to encourage growth and reinvestment.

#### **Strategy 1a:**

Explore development incentives that prioritize infill development/redevelopment and utilize existing public infrastructure.

#### **Strategy 1b:**

Explore alternative parking space requirements that reduce the need for large parking lots.

#### **Strategy 1c:**

Evaluate opportunities to make improvements or relocate City facilities located in floodplain areas.

### **Goal 2:**

Enhance communication procedures for residents to continue improving the public services and quality of life for all residents.

#### **Strategy 2a:**

Adopt a maintenance and replacement schedule into City Code.

#### **Strategy 2b:**

Establish regular community outreach processes regarding public facilities and services.





# Housing

## Background

As Oelwein grows and changes, its housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the housing stock throughout Oelwein.





# Oelwein's Goals & Strategies

## Housing Goals & Strategies

### Goal 1:

Plan for safe, attractive, and accessible housing (physically and financially) to meet existing needs and forecasted housing demands of all residents of the community.

### Strategy 1a:

Produce and maintain community facilities, utilities, and infrastructure that are attractive to developers, current residents, and future residents.

### Strategy 1b:

Continue to improve the housing stock of Oelwein through local housing program.



### Goal 2:

Support a range of housing options to retain and continue to attract people at various life stages including young professionals, families, and the aging population.

### Strategy 1a:

Explore opportunities for mixed-income housing developments to promote socioeconomic diversity.

### Strategy 2b:

Continue to maintain a comprehensive assessment of the local housing market to identify gaps in affordable housing options.

# Transportation

## Background

A community's mobility network is a vital community feature and should be able to facilitate all modes of movement. Transportation is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. Oelwein is fortunate to have easy access to Highway 20, Highway 330, Highway 3, Highway 150, Interstate 35, and the greater Des Moines Metro region. The City's future transportation network should anticipate the needs of users of different types of transportation methods and ensure efficiency and safety across the system.





## Transportation Goals & Strategies

### **Goal 1:**

Support a comprehensive transportation system that provides accessibility to traditional and alternative modes of transportation effectively throughout Oelwein.

#### **Strategy 1a:**

Encourage non-vehicular transportation options and overall connectivity.

#### **Strategy 1b:**

Coordinate transportation plans with other city and regional plans.

### **Goal 2:**

Identify and address primary transportation infrastructure needs to reduce barriers across the City of Oelwein.

#### **Strategy 2a:**

Prioritize maintenance and improvement of transportation infrastructure.

#### **Strategy 2b:**

Prioritize safety in multimodal transportation development.

# Parks & Recreation

## Background

Oelwein's recreation ranks very high on the list of contributions towards an improved quality of life. These recreational amenities provide residents and visitors with a higher quality of life and will help keep the county growing and thriving. Additionally, recreational opportunities add economic value and positively affect property value, tourism, and commerce. The following are goals and strategies to support recreation, parks, and trails throughout Oelwein.



## Parks & Recreation Goals & Strategies

### **Goal 1:**

Provide a robust recreation system to all residents and visitors.

#### **Strategy 1a:**

Diversify recreational facilities to expand opportunities for numerous activities.

#### **Strategy 1b:**

Prioritize distribution of adequate green space in future development.

### **Goal 2:**

Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.

#### **Strategy 2a:**

Establish and continue partnerships with Fayette County, the State of Iowa, adjacent cities, school districts, churches, and civic organizations to provide recreation facilities and programs.

#### **Strategy 2a:**

Improve accessibility of recreation facilities and programs for residents and visitors.

#### **Strategy 2c:**

Devise a comprehensive park and recreation assessment and plan that evaluates impacts of the Otter Creek tributary on existing parks and potential greenspace. value opportunities to make improvements or relocate City facilities located in floodplain areas.



# Economic Development



## Background

Economic development is realized through the expansion and retention of jobs, diversity of businesses, subsequent increases in buying power, and investments in the built environment. Achieving economic prosperity requires collaboration between public and private entities along with community support. Oelwein recognizes that economic success requires collaboration with other public entities and will continue to be an active support for these efforts.



# Oelwein's Goals & Strategies

## Economic Development Goals & Strategies

### **Goal 1:**

Encourage diverse economic opportunities for business development and commerce to support job opportunities and amenities for Oelwein residents and the region.

### **Strategy 1a:**

Support the development of public and private partnerships that aid existing and potential businesses.

### **Strategy 1b:**

Provide guidance for future economic growth.



### **Goal 2:**

Support strategic economic growth within the Downtown area and provide additional retailers, businesses, and services for the community.

### **Strategy 2a:**

Focus on revitalization and accessibility of Downtown Oelwein.

### **Strategy 2b:**

Create walkable, people-oriented places that are enjoyable to inhabit and that enable people to walk between businesses.



# Agricultural & Natural Resources

## Background

Oelwein has many natural areas that are vital to the well-being of the community and the health of the regional ecosystems. There is also productive agricultural land throughout the community that provides current and future economic growth and wealth. This section outlines the goals and strategies for preserving, protecting, and restoring agricultural and natural resources. These systems are often interconnected and these strategies address various aspects such as water, land, wildlife, air, vegetation, food systems, and the overall welfare of the city's resources.



# Oelwein's Goals & Strategies

## Agricultural & Natural Resources Goals & Strategies

### Goal 1:

Manage, enhance, and preserve land and water resources by preserving the natural environment through development mitigation strategies in pertinent natural areas including wetlands and floodplains.

### Strategy 1a:

Support healthy watersheds.

### Strategy 1b:

Enhance existing natural areas.



### Goal 2:

Support the protection and enhancement of natural features native to Oelwein and the region.

### Strategy 2a:

Conserve and restore natural features such as trees and natural waterways.

### Strategy 2b:

Support community gardens, farmers markets and other similar community based food projects.



# Resiliency

## Background

Resiliency is the ability of a system to respond to, adapt to, and recover from negative events. Resiliency has three major components: social, economic, and environmental. Strong social networks, efficient economies and thoughtful government budgets, and the protection of vital natural resources all have a positive impact on a community's ability to bounce back after unexpected disruptions like natural disasters.



## Resiliency Goals & Strategies

### **Goal 1:**

Encourage sustainable practices throughout the community including development and infrastructure methods.

#### **Strategy 1a:**

Promote environmental sustainability.

#### **Strategy 1b:**

Support economic sustainability.

#### **Strategy 1c:**

Provide relocation opportunities for public, private, and residential properties that are chronically impacted by flooding of the Otter Creek Tributary.

### **Goal 2:**

Participate in development and implementation of local emergency plans including the Fayette County Hazard Mitigation Plan.

#### **Strategy 2a:**

Engage in maintaining and advertising the Fayette County Hazard Mitigation Plan.

#### **Strategy 2b:**

Encourage neighborhood involvement to increase safety through active participation of residents.

# Intergovernmental Collaboration

## Background

Successful and economically vital communities are built from collaborative efforts among the city, local school district, businesses, and organizations. They also form relationships with regional organizations such as Fayette County, nearby cities, the State of Iowa, and federal agencies. This section helps inform the city's strategy on collaboration with those entities and provides guidance on reaching out to new partners and maintaining existing relationships.



# Oelwein's Goals & Strategies

## Intergovernmental Collaboration Goals & Strategies

### **Goal 1:**

Coordinate with Fayette County, neighboring counties, and neighboring municipalities to optimize regional planning efforts.

### **Strategy 1a:**

Coordinate with Fayette County and surrounding municipalities to develop mutually beneficial land use plans.

### **Strategy 1b:**

Coordinate with local partners to develop a cohesive, convenient transportation system.

### **Goal 2:**

Partner with local, state, and federal agencies to enhance the culture and resources of Oelwein.

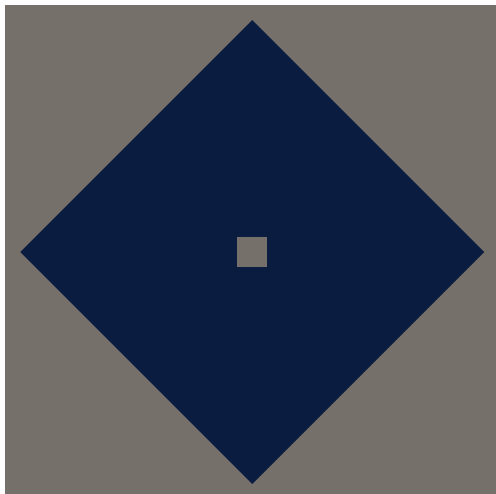
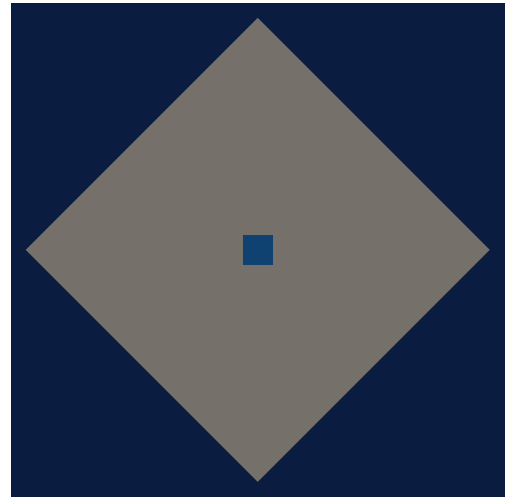
### **Strategy 2a:**

Support the Oelwein Community School District in their growth and community engagement activities.

### **Strategy 2b:**

Partner with the Iowa Department of Natural Resources to advance planning efforts for natural resources, green space and trail development.









## Chapter 5: Downtown Oelwein





# Introduction to Downtown



A city's downtown is an essential part of its character. This section contains goals, objectives, and concepts to identify characteristics and qualities that make Downtown Oelwein unique and that are important to the district's character and quality of life

Even before the term "downtown" was coined in the 1830s, downtowns have served as the heart of small towns and provided a strong sense of place, which is vital to the health and prosperity of a community. Downtowns have also experienced continuous change and have remained in flux. In recent decades, many downtowns, especially those in the Midwest, have experienced an outpouring due to changes in the markets, changes in family structure, changes in culture, and changes in lifestyles.

A distinctive place embodies a character, look, flavor, and heritage that are not found in other locations, especially within the surrounding region. By being distinctive, a Downtown district can provide a viable alternative to its competition. To best enhance its distinct qualities, a Downtown should build upon its historic, economic, natural, and cultural amenities. It should also strengthen, integrate, and promote the following six elements, few of which are found in other commercial settings. Through these six elements, Downtown Oelwein will hone in on its unique identity in the region and (re)establish itself as a cultural center for the City.



# Character Area



# Tapestry Segments

Oelwein's community is made up largely of three tapestry segments: heartland communities, traditional living, and small town sincerity. Heartland communities represent residents who often embrace traditional community values centered on family and faith. Meanwhile traditional living comprises of residents who prefer a more conventional and stable lifestyle and may lean toward conservative, traditional values. Lastly, small town sincerity includes residents who appreciate the simplicity and authenticity of a close-knit, small-town environment.

Understanding the type of people that reside in a city is an important factor, as it can help guide decisions in regard to new business and development opportunities. Knowing what appeals to residents will help to maintain them, as well as attract new residents by forming an understanding of what the community may be lacking.

## ANNUAL LIFESTYLE SPENDING



**\$1,760**

Travel



**\$52**

Theatre/Operas/Concerts



**\$57**

Movies/Museums/ Parks



**\$44**

Sports Events



**\$5**

Online Games



**\$75**

Audio

## Tapestry Segments



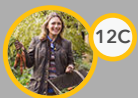
**Heartland Communities**  
1,420 households

44.9%  
of Households



**Traditional Living**  
566 households

17.9%  
of Households



**Small Town Sincerity**  
550 households

17.4%  
of Households



**Heartland Communities**  
953 households

38.3%  
of Households

Household Type: Married Couples	Median Age: 43	 Married Couples
Employment: Svc; Prof	Education: HS Diploma Only	
Income: \$49,800	Race / Ethnicity: White	

Single Family

[View full segment profile](#)

**Small Town Sincerity**  
545 households

21.9%  
of Households

Household Type: Singles	Median Age: 41	 Singles
Employment: Svc; Prof	Education: HS Diploma Only	
Income: \$36,600	Race / Ethnicity: White	

Single Family

[View full segment profile](#)

**Traditional Living**  
533 households

21.4%  
of Households

Household Type: Married Couples	Median Age: 36	 Married Couples
Employment: Svc; Admin; Prof	Education: HS Diploma Only	
Income: \$44,500	Race / Ethnicity: White	

Single Family

[View full segment profile](#)

# Market Profile



## Market Profile

Oelwein, Iowa  
Rings: 5, 20, 45 mile radii

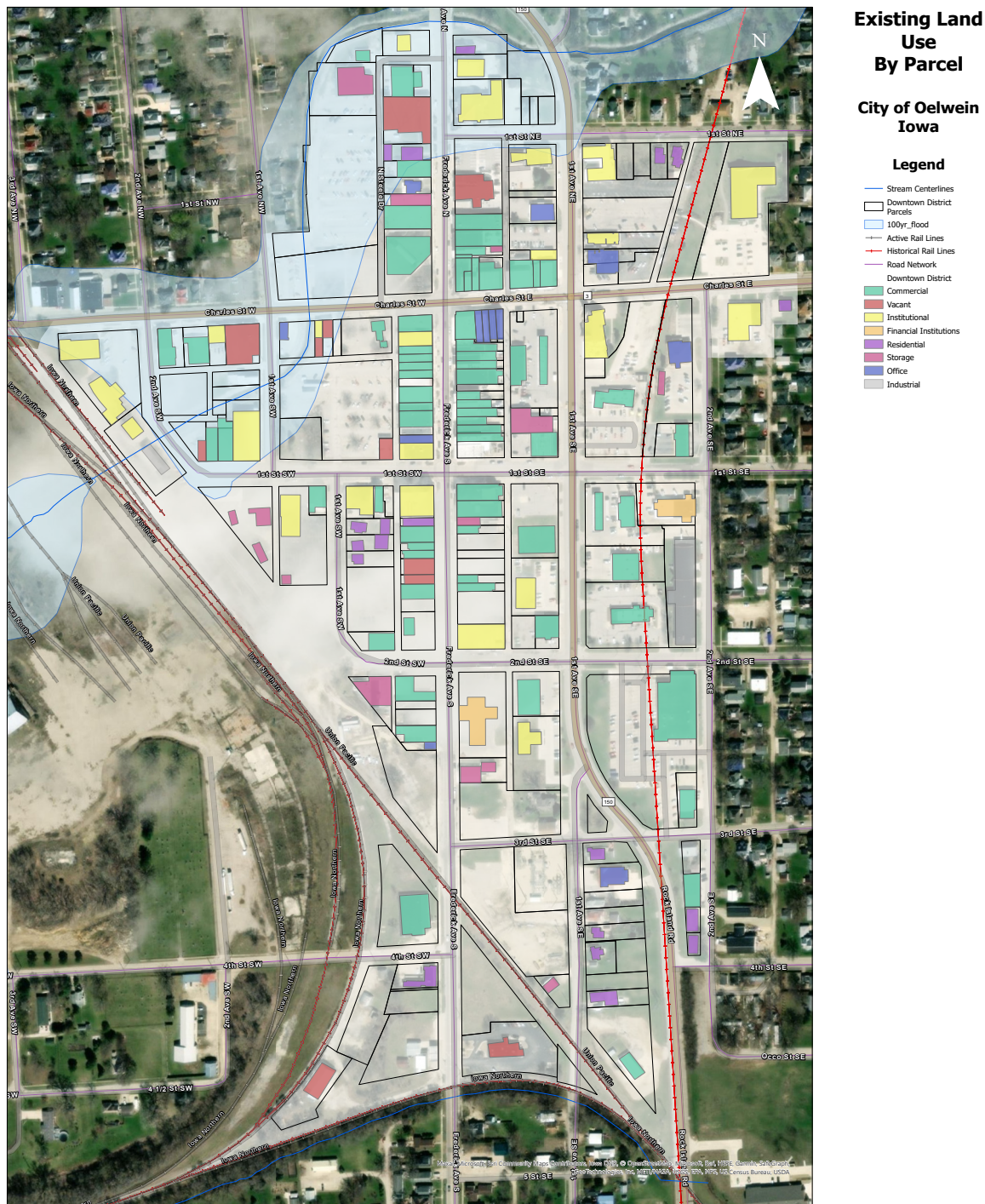
Prepared by Esri  
Latitude: 42.67798  
Longitude: -91.91199

	5 miles	20 miles	45 miles
<b>Top 3 Tapestry Segments</b>			
1.	Heartland Communities (6F)	Heartland Communities (6F)	Prairie Living (6D)
2.	Traditional Living (12B)	Prairie Living (6D)	Salt of the Earth (6B)
3.	Small Town Sincerity (12C)	Salt of the Earth (6B)	Heartland Communities (6F)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,943,933	\$31,663,214	\$273,445,653
Average Spent	\$1,562.06	\$1,898.73	\$2,048.99
Spending Potential Index	65	79	85
Education: Total \$	\$3,275,711	\$20,796,321	\$193,143,679
Average Spent	\$1,034.98	\$1,247.08	\$1,447.27
Spending Potential Index	53	64	74
Entertainment/Recreation: Total \$	\$8,545,327	\$56,091,656	\$456,201,261
Average Spent	\$2,699.95	\$3,363.62	\$3,418.42
Spending Potential Index	74	92	93
Food at Home: Total \$	\$13,931,984	\$90,033,311	\$741,922,879
Average Spent	\$4,401.89	\$5,398.98	\$5,559.39
Spending Potential Index	71	87	90
Food Away from Home: Total \$	\$8,771,235	\$56,035,703	\$482,678,119
Average Spent	\$2,771.32	\$3,360.26	\$3,616.81
Spending Potential Index	64	78	84
Health Care: Total \$	\$17,291,013	\$113,497,920	\$912,952,865
Average Spent	\$5,463.20	\$6,806.06	\$6,840.96
Spending Potential Index	77	96	97
HH Furnishings & Equipment: Total \$	\$5,341,886	\$34,511,325	\$294,915,374
Average Spent	\$1,687.80	\$2,069.52	\$2,209.87
Spending Potential Index	66	81	86
Personal Care Products & Services: Total \$	\$2,143,317	\$13,834,956	\$118,210,034
Average Spent	\$677.19	\$829.63	\$885.77
Spending Potential Index	66	81	87
Shelter: Total \$	\$44,213,943	\$283,291,944	\$2,483,131,050
Average Spent	\$13,969.65	\$16,988.00	\$18,606.64
Spending Potential Index	61	74	81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,856,514	\$40,591,401	\$335,364,970
Average Spent	\$1,850.40	\$2,434.12	\$2,512.96
Spending Potential Index	68	90	93
Travel: Total \$	\$5,571,265	\$36,987,040	\$320,717,482
Average Spent	\$1,760.27	\$2,217.98	\$2,403.21
Spending Potential Index	61	77	84
Vehicle Maintenance & Repairs: Total \$	\$2,930,342	\$19,002,009	\$156,370,023
Average Spent	\$925.86	\$1,139.48	\$1,171.71
Spending Potential Index	74	90	93

Oelwein's Market Profile provides insights into the spending habits of consumers within the community. This valuable data serves as an indicator of the potential types of future development that might attract residents to Oelwein.



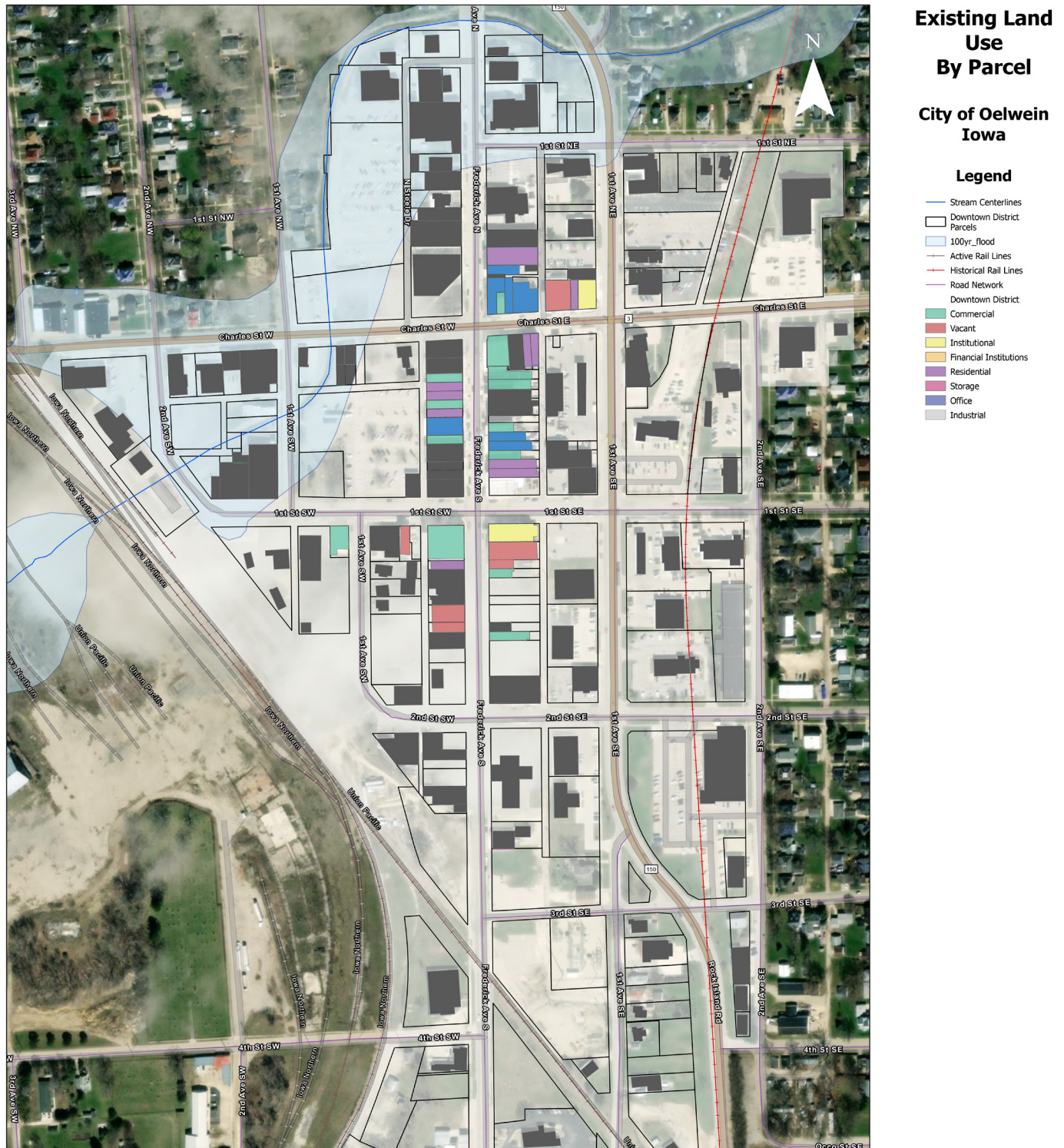
# Existing Conditions



Individual buildings/parcels can have a lasting impression on a person's perception of a place, both positively and negatively. Examples of a building/parcel that can leave a negative impression would be poorly designed or empty public spaces, a dilapidated building, and a large vacant parcel. Downtown Oelwein has many buildings that are in good condition, but it is important to know where improvements can be made.



# Existing Conditions



Not all structures in downtown Oelwein have upper floors, but that those do provide the unique opportunity for mixed use development. Mixed use development in the downtown is shown through commercial development on the ground floor - street level, and any upper floors being home to multi-family housing such as apartments or condos. By encouraging this type of development downtown, it helps to ensure that all buildings with an upper level are being utilized to their full potential, instead of being left vacant or for storage.

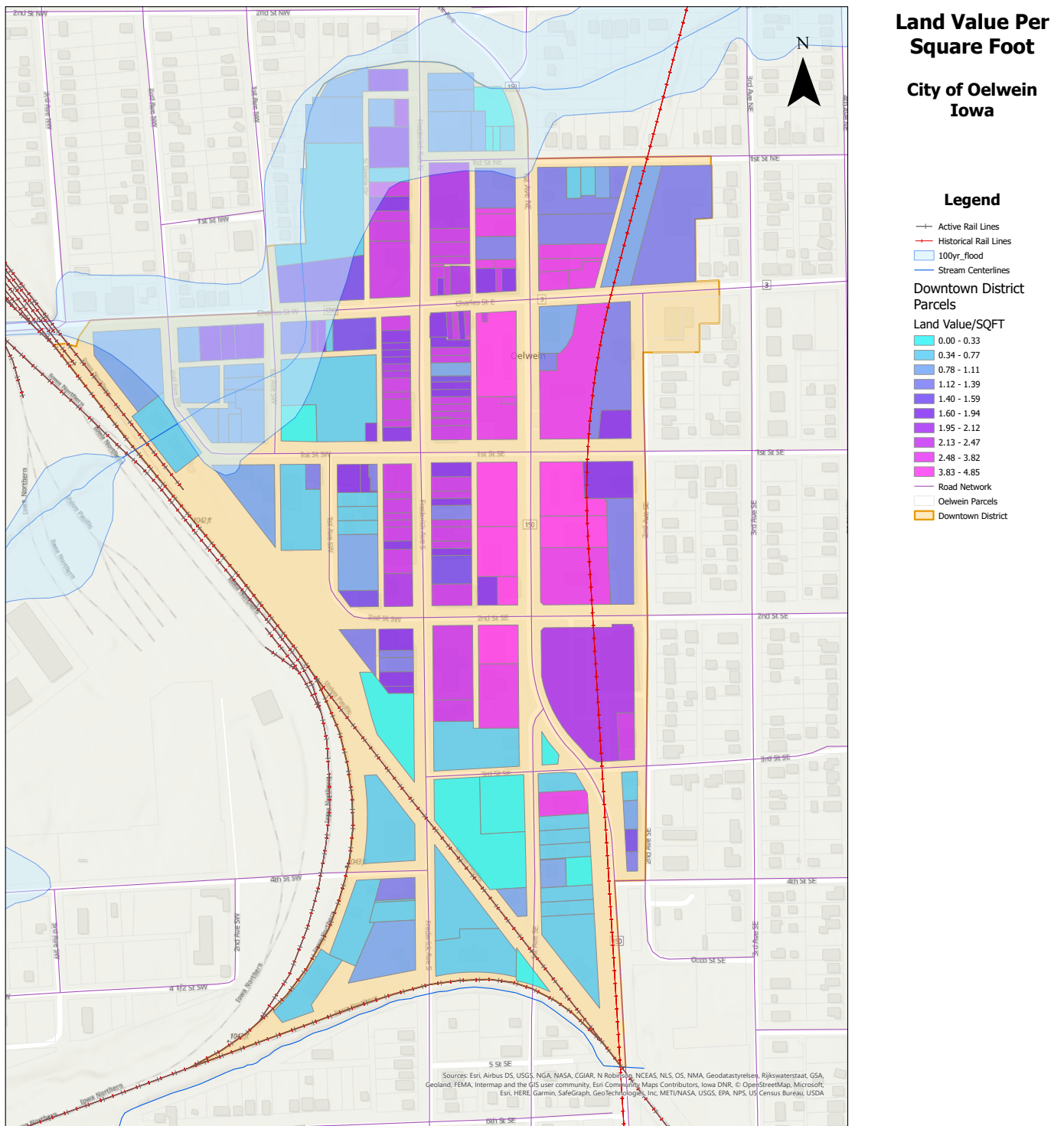


# Existing Conditions



Darker colored parcels are those considered to have more value and to more likely have had money put into them for development and reinvestment. Light parcels on the map are those that currently have a low value and would be less expensive to buy initially, when considering reinvestment and development opportunities. When looking at the map, it is also important to recognize the parcels located within or near the floodzone, as they may look like a strong contender for development, but water could be a hazard later on down the road.

# Existing Conditions



The land value per square foot map shows that properties in the middle of the downtown district are more valuable than those on the perimeter. Parcels to the south of the downtown district are lower in value as a lot of this area is more industrial focused or does not have a commercial building located on it. The same can be said for a lot of the lower value properties to the west. There are a number of larger parking lots to the west as well, which lower the land value.



# Transformative Projects





# Transformative Projects

1



## Ampersand Tap Room

The beer establishment launched in the spring of 2022 and has brought about a positive influence on both the downtown area and its vicinity.

2



## Community Center

The City of Oelwein is preparing to close and demolish the Oelwein Community Plaza at 25 West Charles Street and renovate a building downtown at the old Dollar General (137 South Frederick Avenue) to replace it. It will have a meeting area and a spot that can hold over 450 people for events.

3



## Plaza Park Expansion

Plaza Park will be expanding into the neighboring lot where the old Community Center was located. The park design will include improvements ranging from new landscaping, paving and walking paths, shading devices, lighting and utilities, and a play area.

4



## Apartments

Apartment development and improvement has been taking place throughout downtown Oelwein. Utilizing the upper floors of downtown structures for housing is a win for the community and is an easy way to combat residential shortages within the community.

# Design Guidelines

## Design Guidelines for Buildings & Sites

### Street Relationship

Design the building such that the primary building facade is orientated towards the street and built to the front property line. Minor setbacks may be allowed if space created provides an outdoor seating area, a hardscape plaza, or similar pedestrian space. Provide a public entrance on the primary facade.



### Lighting

Pick fixtures that complement the character of the building. Illuminate parking lots and pedestrian walkways uniformly and to the minimum level necessary to ensure safety. Lighting should be energy efficient and should render colors as accurately as possible. Preferred light types include: LED, fluorescent, and high-pressure sodium.



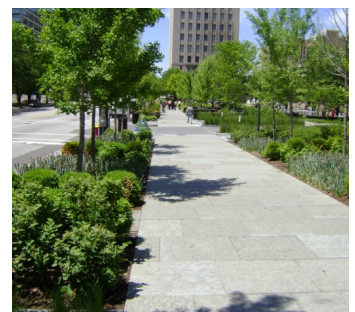
### Parking

Place parking on the side or back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.



### Landscaping

Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.





# Design Guidelines



## Stormwater

Use rain gardens and bioretention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible. Consider using permeable surfaces, pervious asphalt, pervious concrete, and/or special paving blocks.



## Building Projections

Canopies and awnings should be provided along facades that give access to the building.



## Signage

Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awnin. Signs should not be excessive in height or square footage.



## Colors & Materials

Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials and paint colors as used on the front facade.



## Service Areas

Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with surrounding architecture and other site features.

# Design Guidelines

## Streetscape Character

A well designed streetscape incorporates crosswalks, sidewalks, light fixtures, trees, planters, trash receptacles, banners/flags, benches, and green spaces within the public right-of-way. A balanced mix of these components can lead to continued success and revitalization of the downtown. Guidelines in this section are intended to assist in the design concrete, and/or special paving blocks.

### MOBILITY

#### Clear path:

- No obstructions within areas of travel.

#### Accessible to all citizens:

- ADA-compliant sidewalks and building entrances.

#### Clear connections:

- Pedestrian pathways to building entrances.

### COMFORT

#### At human scale:

- Establish a 1:3 - 1:2 street width to building height ratio.

#### Soften the urban hardscape:

- Add planters, street trees, landscaped spaces, etc.

#### Well-maintained infrastructure:

- Well-maintained sidewalks, streets, street fixtures, and street trees.

#### Limit automobile/truck traffic issues:

- Lower vehicle speed limits
- Provide traffic calming devices

#### Provide pedestrian amenities:

- Add benches, table and chairs, bike racks, etc.

#### Building designed with pedestrian friendly features:

- Awnings, large and clear windows
- (70% of ground floor), building entrances, view of products/activities, etc.

### SAFETY

#### Adequate height clearance:

- Well-maintained landscaping
- Adequate awning heights

#### Good sight distance:

- Limit obstructions at crossing (newspaper/advertising & electrical boxes, over vegetation, etc.)

#### Pedestrian visibility:

- Minimum adequate lighting

#### Limit crossing distances:

- Provide bump outs
- Reduce corner radii
- Provide refuge medians at pedestrian crossings

#### Separation & buffering from other modes of travel:

- Wide sidewalks
- Parking areas
- Sidewalk terrace
- Limit cut-cuts







# Streetscape Improvements

1



## Decorative Fencing

Due to the industrial parcels in the middle of downtown, to preserve the character of the commercial the area, decorative fencing or barriers could be used to help conceal some of the lots that may not fit with the aesthetic of the rest of the area and are not possible redevelopment opportunities.

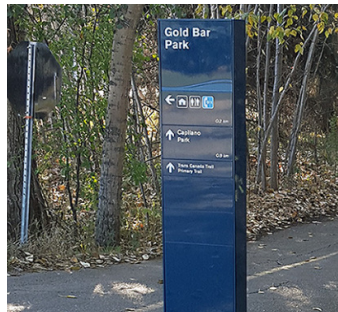
2



## Alleyway Improvement

Resurfacing the alleyway located running north-south between 1st Avenue SW and 2nd Avenue SW would provide a more inviting connection between the parking lot and businesses that provide access to it.

3



## Signage

Introducing signage along the proposed trail would benefit the community greatly. Not only would it direct those utilizing the trail, but it would also help visitors to be more aware of what Oelwein has to offer in its commercial areas.







## Commercial Development Opportunities







## Downtown Goals

### HOUSING

**Goal:** Promote, encourage, and support housing opportunities and growth throughout the downtown area.

**Strategy #1:** Support the maintenance and expansion of housing downtown.

**Strategy #2:** Support medium and higher density housing infill.

### COMMERCIAL BUSINESS

**Goal:** Support retail, office, and service uses downtown.

**Strategy #1:** Focus ground floor commercial development along N Frederick Avenue, Charles Street, and 1st Avenue.

**Strategy #2:** Diversify entertainment and retail opportunities downtown, including expansion of utility needs for outdoor vendors to support community events.

**Strategy #3:** Require quality redevelopment and regular maintenance of commercial properties in the downtown area.

### BUILT ENVIRONMENT

**Goal:** Promote and develop efforts toward strengthening and enhancing the character of the downtown area.

**Strategy #1:** Consider setting design standards for signage and new and existing building facades.

**Strategy #2:** Improve and maintain the streetscape (including parking lots) and support community art opportunities in the downtown





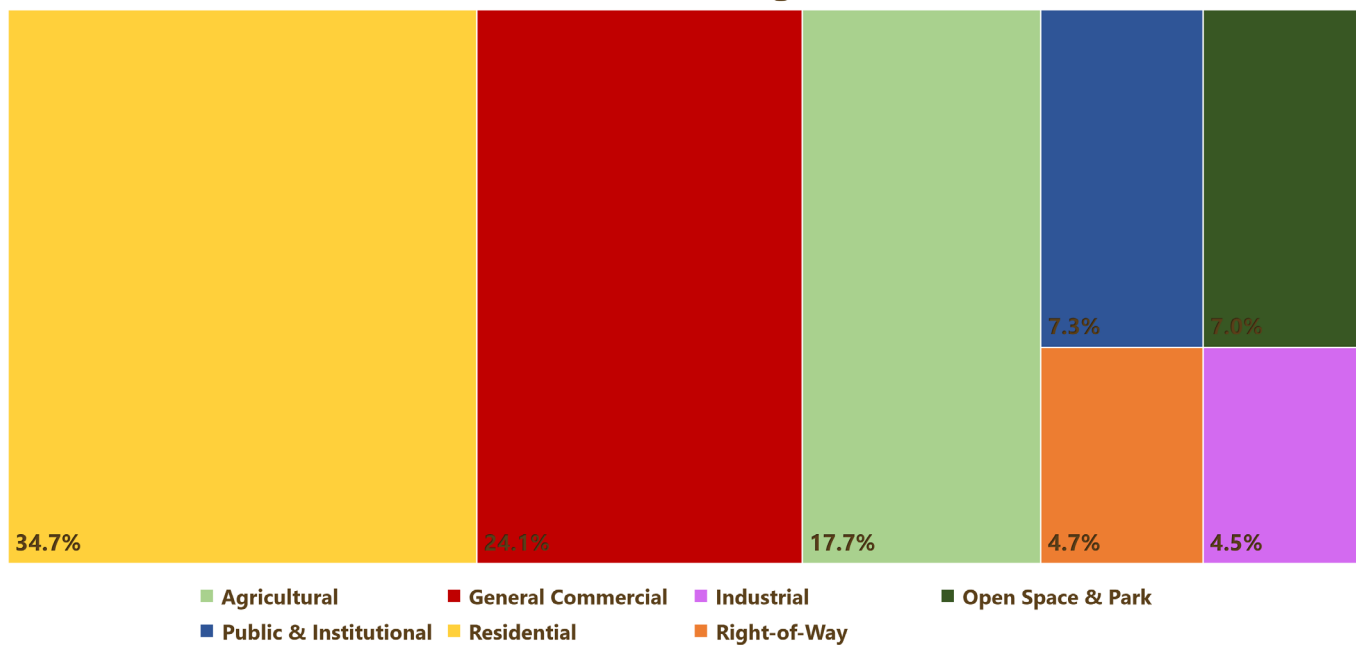
## Chapter 6: Land Use & Growth



# Existing Land Uses

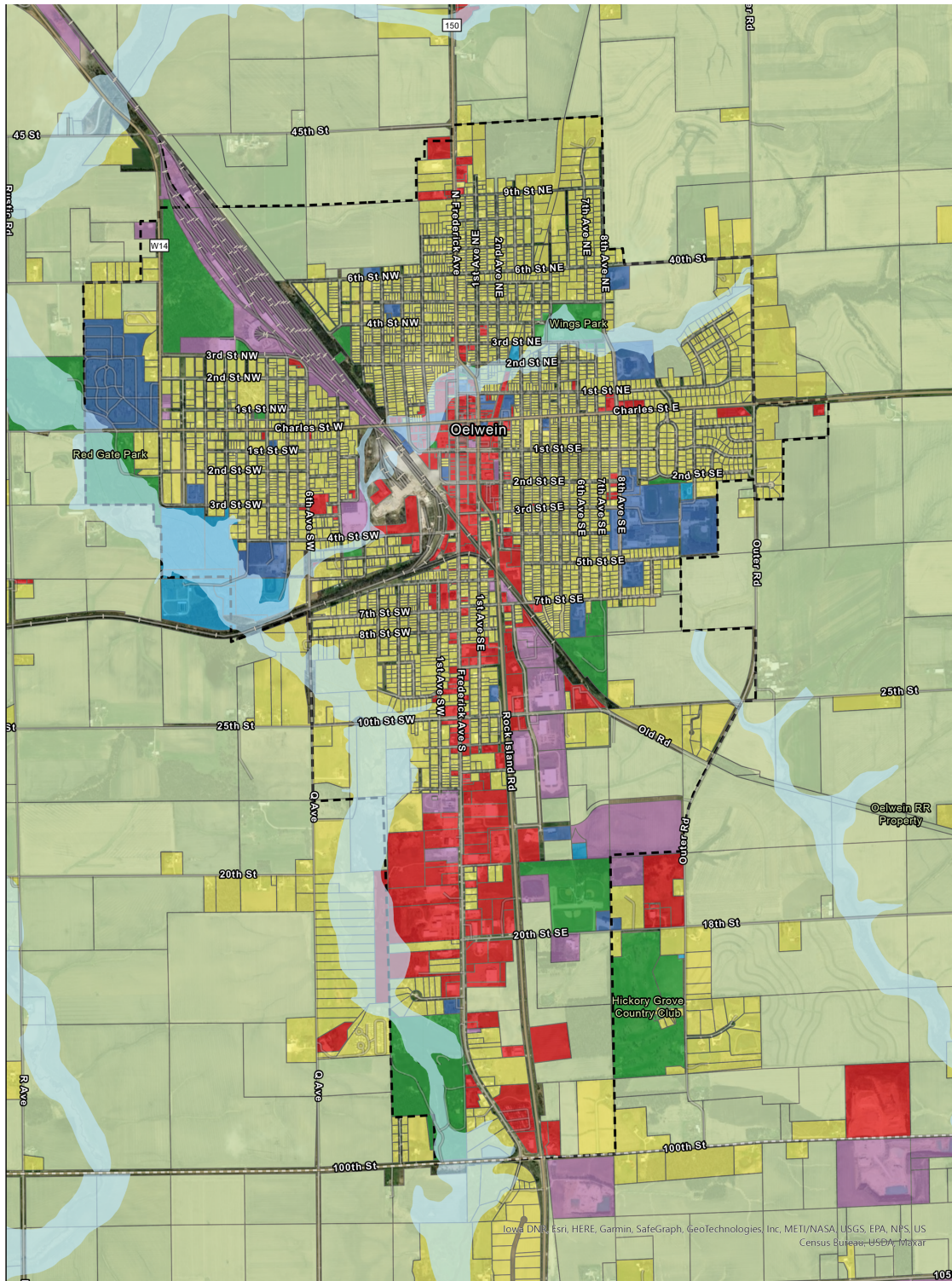
Land Use Category	Total Acres	% of Total Acres	Acres/100 People
Agricultural	551.75	17.70%	9.32
General Commercial	752.99	24.10%	12.72
Industrial	141.17	4.50%	2.38
Open Space & Park	220.23	7.00%	3.72
Public & Institutional	228.95	7.30%	3.87
Residential	1084.29	34.70%	18.32
Right-of-Way	146.44	4.70%	2.47
City Limits	3125.82	100%	Estimated 2020 Population - 5,920

## Oelwein 2023 Existing Land Use





# Existing Land Use Map



- Floodzone
- City Limits
- Buchanana Estimated Land Use
- Existing\_Land\_Use
- Agricultural Production
- Commercial
- Industrial
- Residential
- Institutional
- Utility
- Parks and Open Space



## EXISTING LAND USE COMPREHENSIVE PLAN

CITY OF OELWEIN  
FAYETTE COUNTY, IOWA

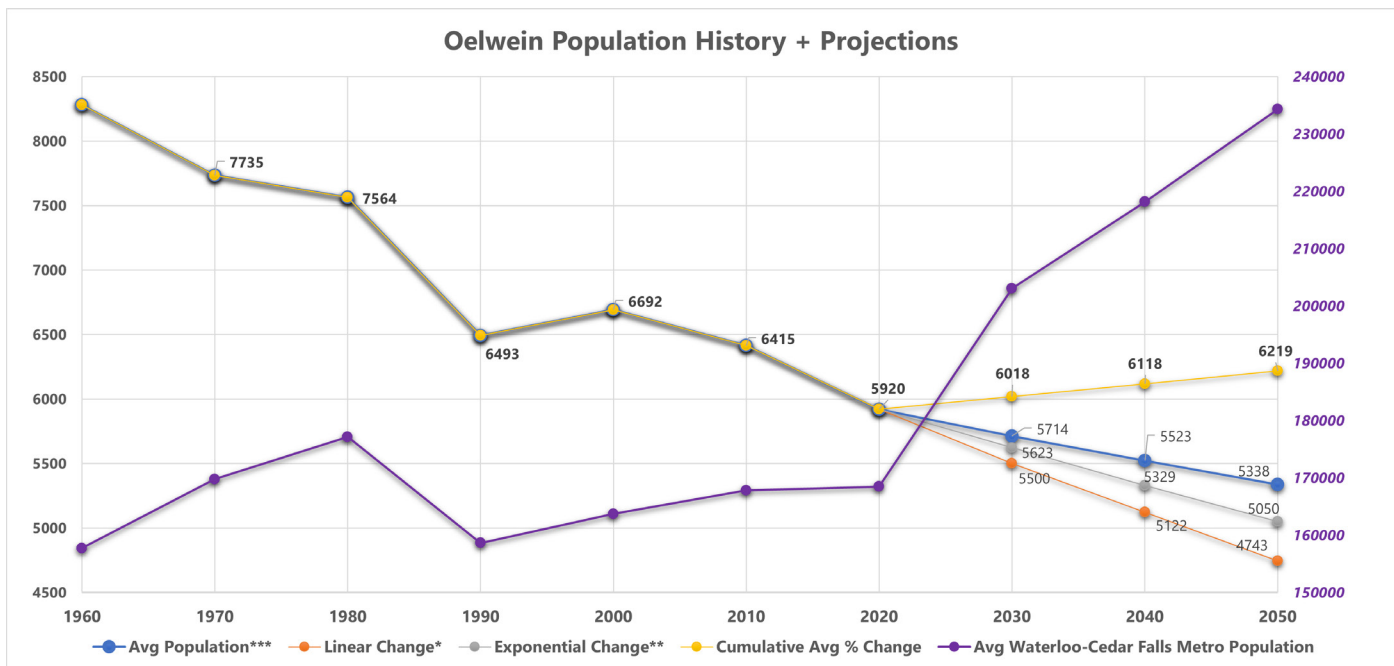
# Population and Growth Forecasts

The information provided in this section may be utilized to determine future land use needs. Growth forecasting predicts outcomes of when, where, and how much population and household growth Oelwein can expect in the next 20 years.

## Oelwein Population Projections

According to the United States Census, between 2010 and 2020 the population of Oelwein decreased by approximately 8%. Historically, the cumulative annual growth rate of the community is 1.7%.

To assist in future land use planning, this plan used the average of the linear growth projections, exponential growth projections, and the cumulative annual growth rate of 1.7%. The table below shows that the City of Oelwein has a projected population of 6,018 in 2030 and 6,118 people in 2040.

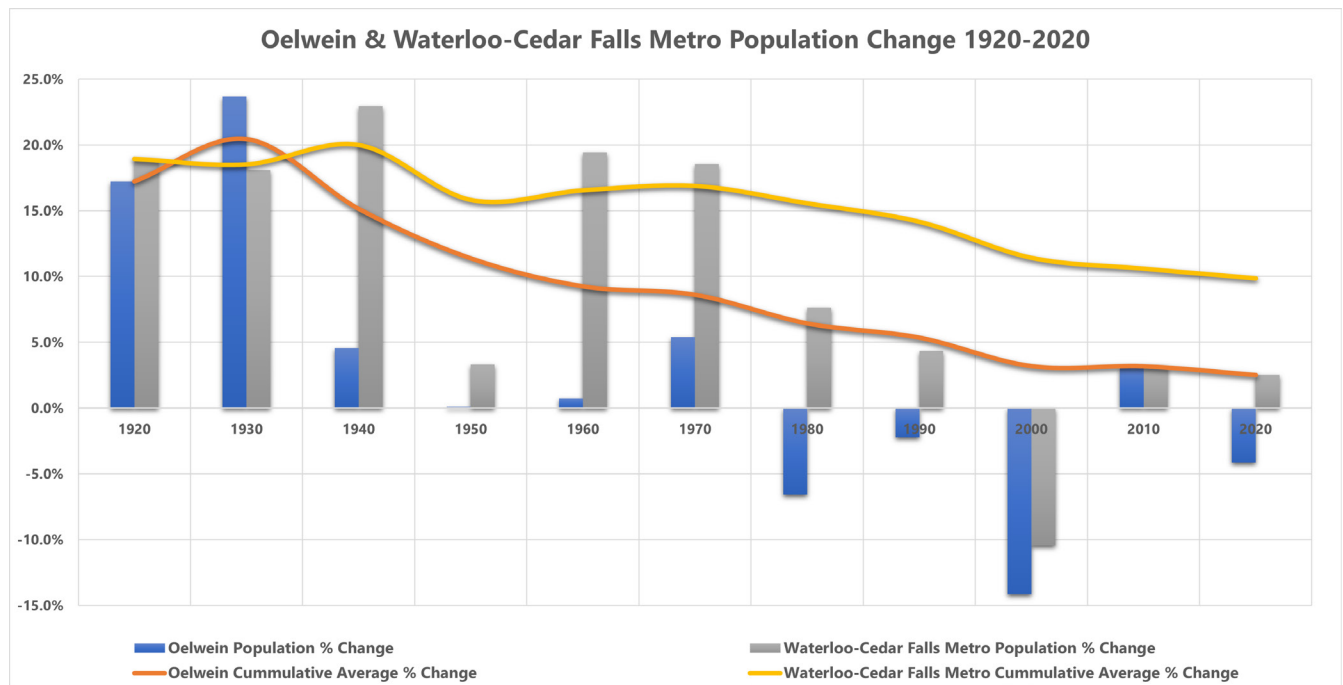




# Population and Growth Forecasts

## Regional Population Projections

The chart below shows the observed and projected growth of Oelwein and the Waterloo-Cedar Falls Metropolitan Area from 1940 through 2040. The City's rate of historical and projected growth tracks the metro area's historical and projected rate of growth, but at a slightly lower rate.



# The Demand for Land

The Oelwein Comprehensive Plan promotes good development and reinvestment of property that will contribute to the overall quality of life of the community. Within the community, urban development is encouraged that supports Oelwein's small town character and takes advantage of regional commerce, access to Highways 3 and 150, and available infrastructure.

Outside the existing City limits growth will occur where contingent land is available, accessible, and municipal infrastructure can be extended at a reasonable cost. This land use plan, both map and text, provides guidance on both the anticipated and the unknown challenges facing Oelwein as it continues to grow through 2040. The following goals and strategies are focused on future growth of Oelwein and should be reviewed when considering development and reinvestment petitions where se of a property will change or intensify.

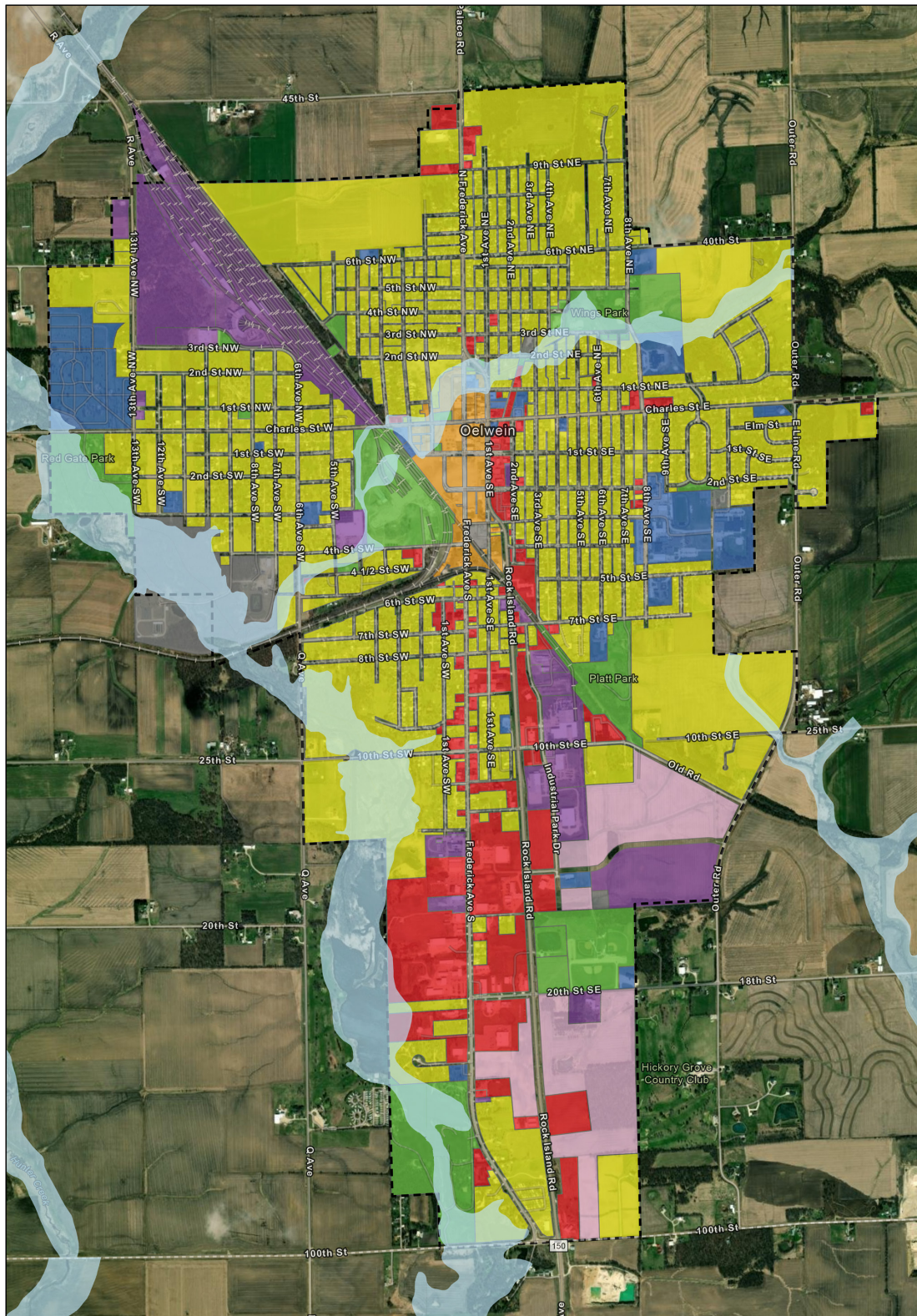
## Geographic Growth Needs

Determining the minimum amount of land that should be planned for residential, commercial and industrial growth is an important step in identifying potential growth areas for Oelwein. The table above utilizes population projections from 2030 and 2040 (see Populations and Growth Forecasts). The table also identifies the current number of acres per 100 people and number of acres by land use classification (see Existing Land Uses).

Using the projected 2030 and 2040 population for Oelwein, and the acres per 100 people, the table shows the project additional acres that need to be considered for Low Density Residential, Medium Density Residential, Commercial and Industrial development through 2040. The Additional Acres of Land Needed shown above serves as a minimum for guiding future development. These estimates and the projected acres needed by land use classification, shall be reviewed annually to ensure they are in-line with Oelwein's projected needs.

There are a number of land use categories not included in the above projections. The reason for their exclusion is that the amount of acres within each of these categories is not directly dependent and cannot be easily projected from population growth.

# Future Land Use



- |                        |                            |
|------------------------|----------------------------|
| Residential            | Commercial/Industrial Flex |
| Public & Institutional | Industrial                 |
| Parks & Recreation     | Utility                    |
| Commercial             | Floodzone                  |
| Downtown Flex          | City Limits                |

0 0.25 0.5 Miles

## FUTURE LAND USE COMPREHENSIVE PLAN

CITY OF OELWEIN  
FAYETTE COUNTY, IOWA



# Future Land Use

## Using the Future Land Use Map

The Future Land Use Map identifies categories of similar use, character, and density. These categories are described in the subsequent pages, including explanation of the City's intent, as well as design and development strategies.

This map, and the corresponding text, are to be consulted whenever development is proposed. Development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City use of this map will be only reactive, guiding response to proposals submitted by property owners and petitioners.

## Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map. The following criteria should be considered before amending the map.

### Agricultural

The total number of acres of agricultural land may continue to decrease surrounding Oelwein. The population of the City is projected to grow and additional property may be petitioned for rezoning to accommodate the development needed to support the growing population. This anticipated growth must be balanced against the goals of preserving agricultural land for the purposes of resource protection and maintaining agricultural contributions to the region.

### Compatibility

The proposed development or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner should indicate approaches that will minimize incompatibilities between uses.

### Natural Resources

Proposed development should not include a negative unmitigated impact on important natural features such as wetlands, floodplains, steep slopes, scenic vistas, or significant woodlands. The proposed building envelope is not located within the setback of floodplain zones (raised above regional flood line) or shoreland zone. The proposed development will not result in undue water, air, light, or noise pollution in order to attribute to the small town character. Petitioners shall indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

### Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicle.

### Ability to Provide Services

Provision of public facilities and services for new development will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services (police, fire, EMS), parks and recreation, storm water, and potentially sewer services or water services, are adequate to serve the proposed use. Petitioners shall also demonstrate how they will assist the City with any shortcomings in public services or facilities.

### Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City.

### Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City and the goals and strategies of this plan.



# Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e., setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and city officials make decisions during the development review process that are consistent with the intent of the land use category. The significant categories also feature design recommendations.

The categories designated on the Future Land Use Map are:



## Commercial

Commercial areas of the community are located along major thoroughfares in Oelwein. The intent of commercial land use is to provide necessities and amenities to the community, allow for robust economic activity, and to attract visitors to the area.



## Commercial/Industrial Flex

The Commercial/Industrial Flex areas are found primarily on the undeveloped edges of the community along major thoroughfares. The intent of this designation is to provide a flexible-zoning concept that encourages the market to assist in determining the end use of these future commerce focused development areas.



## Industrial

The Industrial areas are intended for industrial, manufacturing, wholesaling, office-industrial, transportation, warehousing, storage and other manufacturing based industrial uses.

# Future Land Use Categories

## Downtown Flex

This category provides for a mix of medium to higher density housing development and commercial development and infill. In the downtown, commercial businesses will be located on the street level, while upper levels will accommodate residential such as apartments and condos.



## Residential

Residential areas are located within Oelwein and are intended for low to higher density housing developments and redevelopment in Oelwein. This allows for both smaller infill residential as well as larger neighborhood developments.



## Parks & Recreation

This future land use designation includes active or passive parks such as playing fields, playgrounds, open space, community parks, and other appropriate recreational uses as well as undeveloped lands, trails, water areas and environmentally sensitive areas, including mapped floodplain areas.



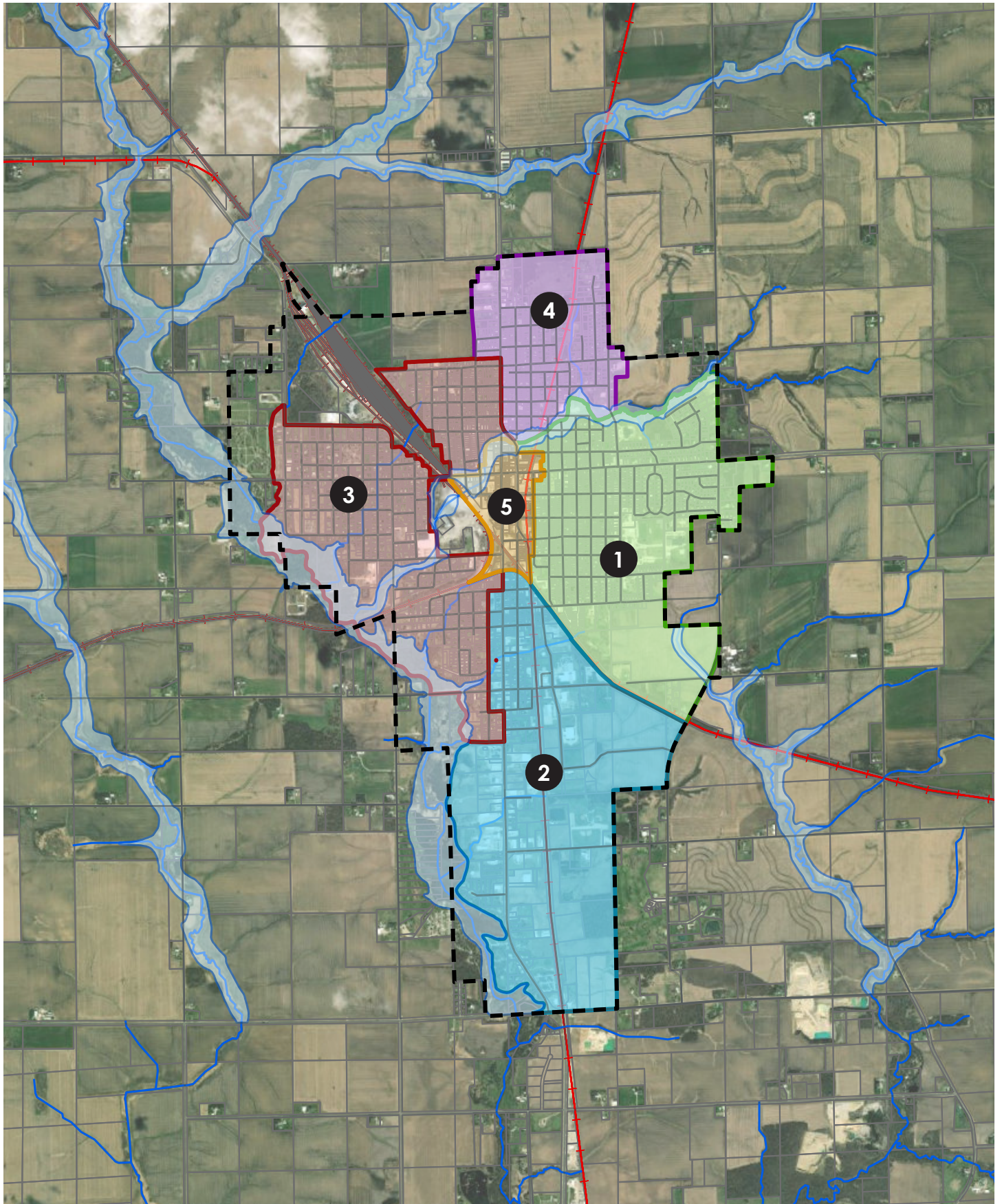
## Institutional

This land designation includes public or semi-public facilities including but not limited to governmental offices, airport areas, police and fire facilities, medical facilities, community facilities, educational institutions, utility facilities, and places of worship.





# Character Areas



## Character Areas

# Eastern Oelwein

## AREA CHARACTER

The eastern character area of Oelwein contains newer single-family residential properties, schools, and the hospital campus. This section of the City provides opportunities for connectivity, natural resources, parks and open space, and resilience efforts.

## GOALS AND STRATEGIES

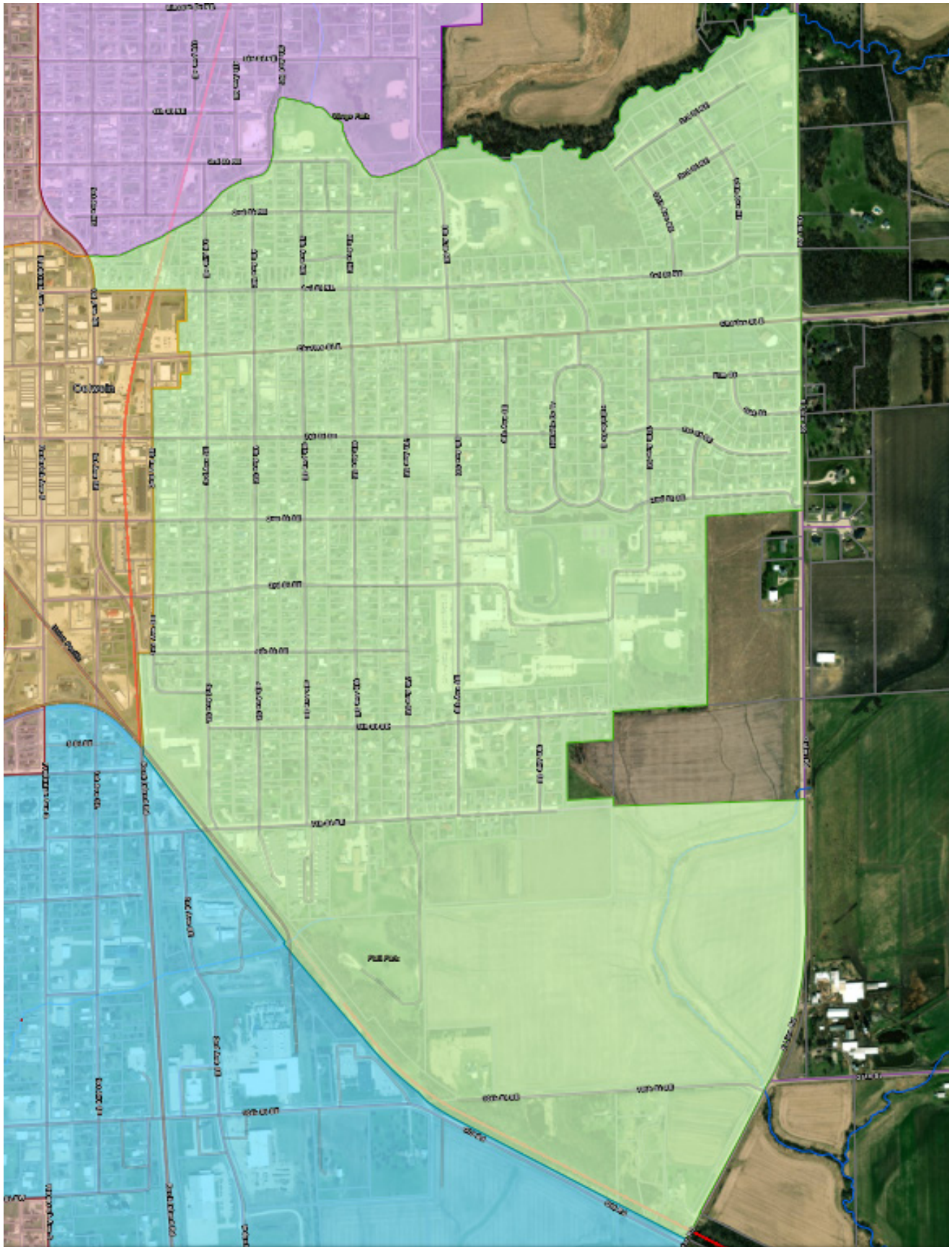
**GOAL:** Continue to improve connectivity to local resources.

**STRATEGY #1:** Promote sustainable development and new growth in this area.

**STRATEGY #2:** Connect neighborhoods to schools, hospital, and highways.



# Character Areas



## Character Areas

# Southern Oelwein

## AREA CHARACTER

The southern character area of Oelwein is a mixed-use section of the City with emphasis on commercial and industrial uses. This area provides a unique opportunity for transitional commercial development leading into the downtown area. It also provides opportunities to implement goals from all elements of the community with a specific focus on commercial, industrial, and mixed-use development.

## GOALS AND STRATEGIES

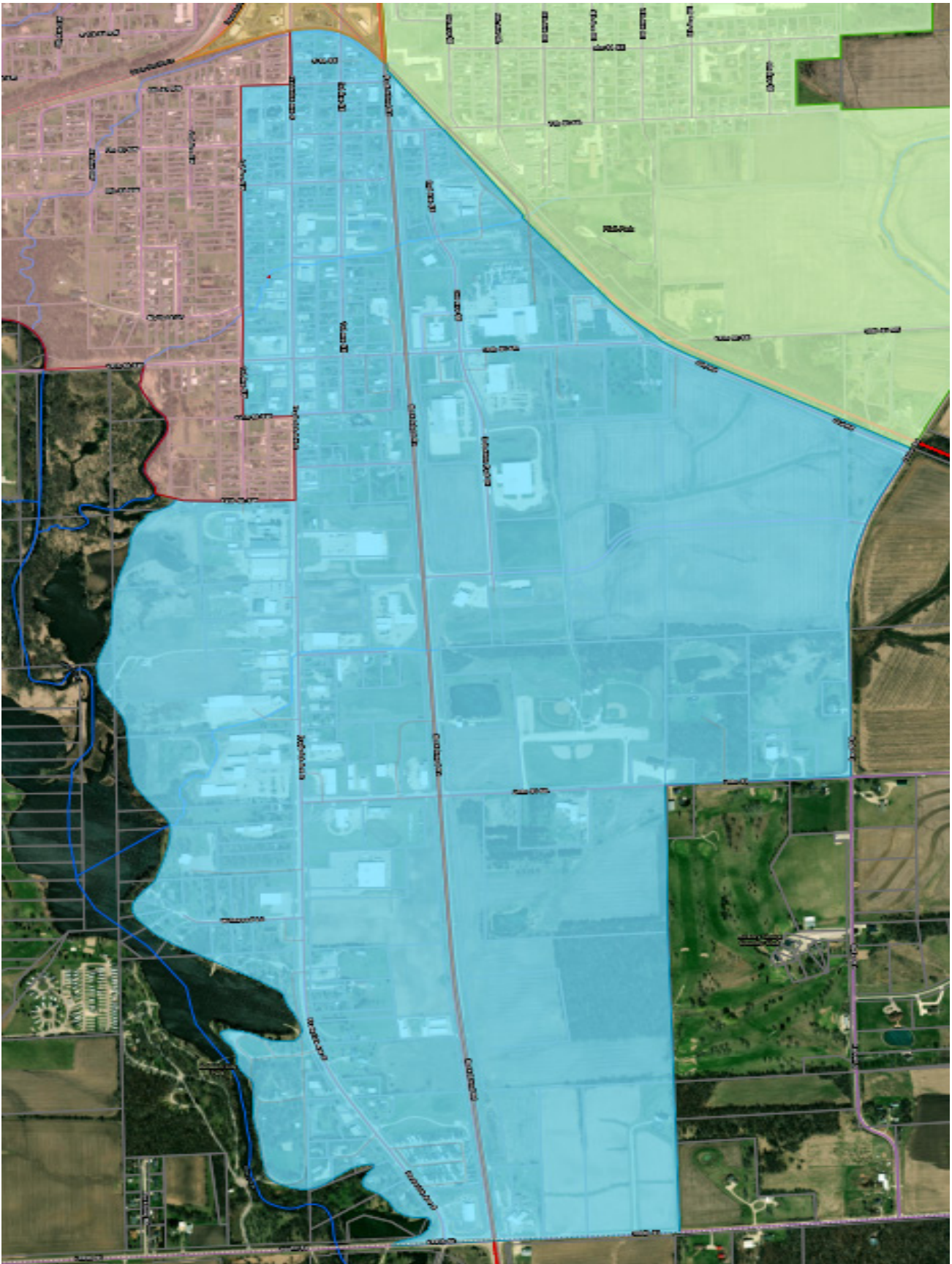
**GOAL:** Support economic development and recreational development opportunities that promote quality of life.

**STRATEGY #1:** Support and seek growth that improves employment opportunities.

**STRATEGY #2:** Support and seek commercial growth that reinforces the transitional nature of the corridor.



# Character Areas



## Character Areas

# Western Oelwein

## AREA CHARACTER

The western charter area of Oelwein is residential in nature. This section of the City has been particularly impacted by housing programs and provides opportunities for redevelopment, mixed-use nodes, and parks and open space. This character area should also have a focus on connectivity.

## GOALS AND STRATEGIES

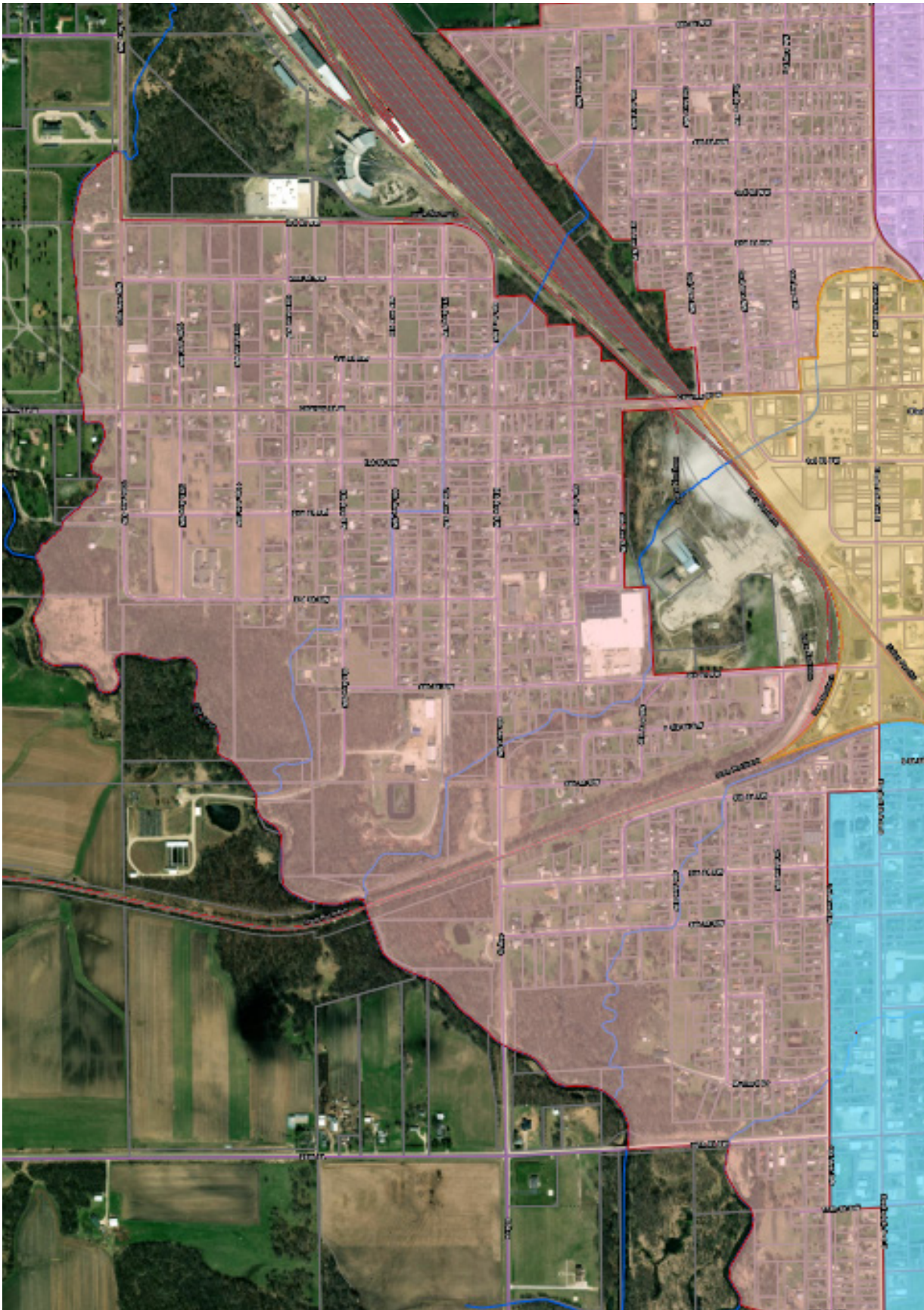
**GOAL:** Improve housing stock by promoting infill opportunities and removing housing structures in poor condition.

**STRATEGY #1:** Remove dilapidated and depressed housing through the city.

**STRATEGY #2:** Identify lots for infill and encourage development.



## Character Areas



## Character Areas

# Northern Oelwein

## AREA CHARACTER

The northern area of the City of Oelwein's character is residential in nature with nodes of industrial and commercial activity. This section of the City has been particularly impacted by housing programs and provides opportunities for redevelopment, mixed-use nodes, and parks and open space. This character area should also have a focus on connectivity.

## GOALS AND STRATEGIES

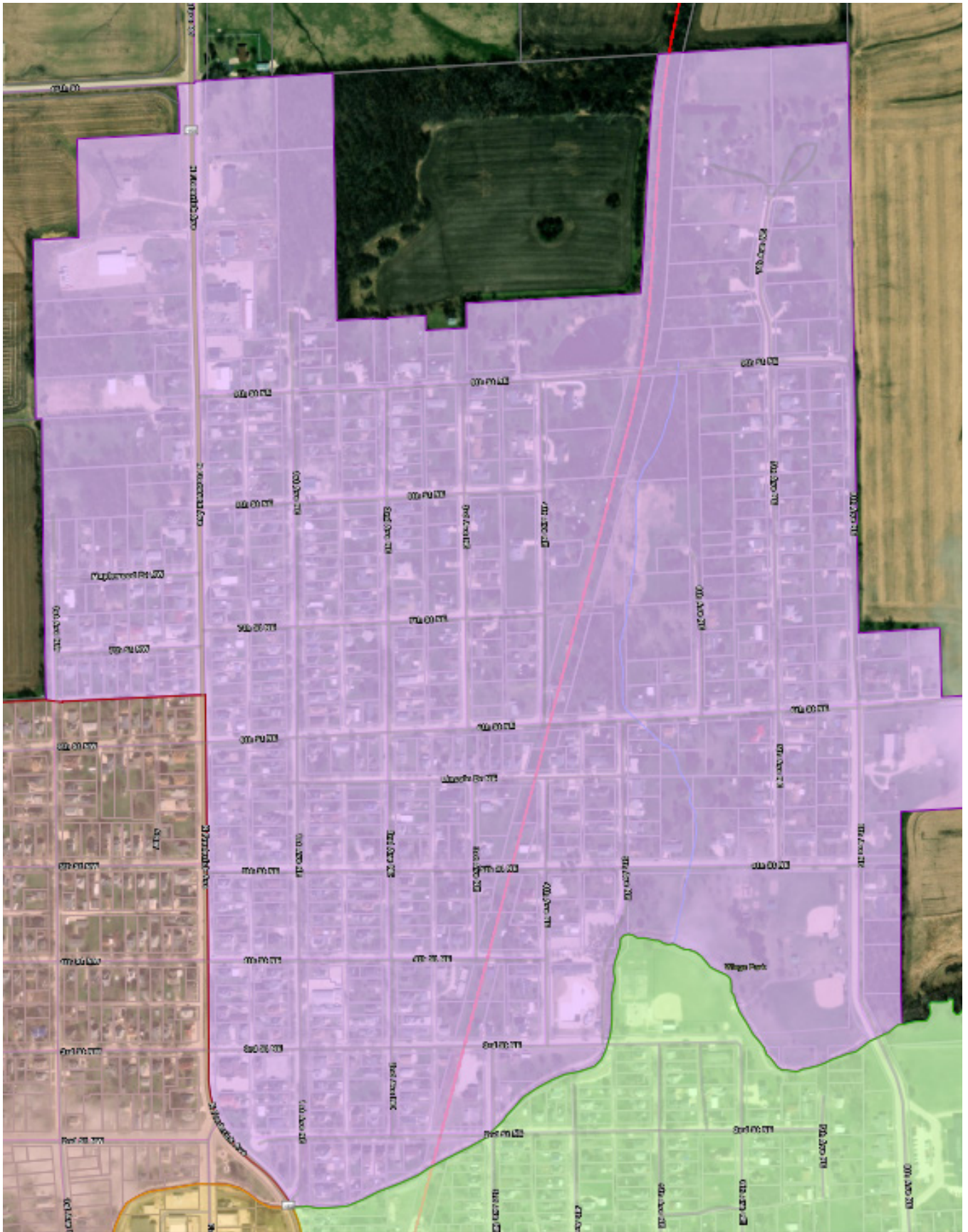
**GOAL:** Maintain quality housing and by encouraging the maintenance and improvement of the existing housing stock and properties.

**STRATEGY #1:** Pursue opportunities to improve existing housing stock.

**STRATEGY #2:** Improve the local rental process for both renters and tenants.



# Character Areas



## Character Areas

# Downtown Oelwein

## AREA CHARACTER

The downtown area of Oelwein is intended to provide mixed-use with ample opportunities for economic development, residential living, parks and recreation, natural resources. Commercial opportunities should be community focused with commercial retail and restaurants, creating a main-street feel. This area is intended to be welcoming, walkable, clean, and safe. A variety of uses along with fostering a sense of diversity will improve the resiliency of the downtown and the City of Oelwein.

## GOALS AND STRATEGIES

**GOAL:** Maintain quality housing and by encouraging the maintenance and improvement of the existing housing stock and properties.

**STRATEGY #1:** Pursue opportunities to improve existing housing stock.

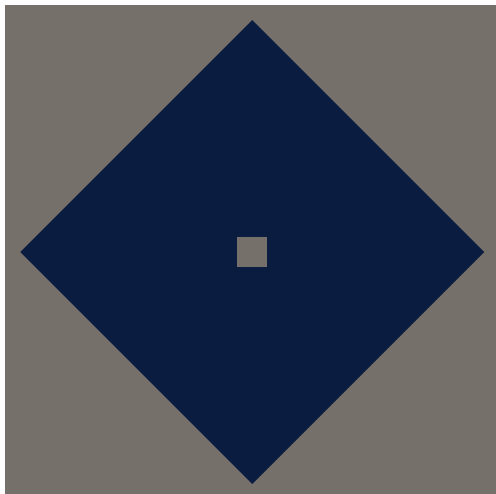
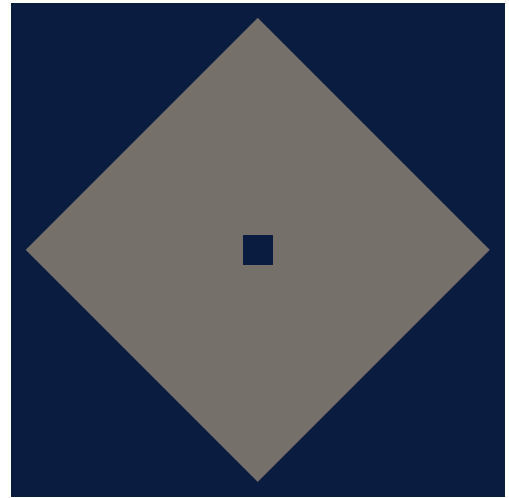
**STRATEGY #2:** Improve the local rental process for both renters and tenants.



# Character Areas











## Chapter 7: Strategic Plan & Implementation



# Implementation Overview

## The Implementation Matrix

The Implementation Matrix is a tool to help the City of Oelwein implement the goals and strategies identified in Chapter 4 of the plan. Each strategy is broken down into action items with a priority rating to indicate an estimated timeline and potential partners to implement the action item (though there may be additional parties of interest). The table below describes the features included in the Implementation Matrix.

<b>Goal:</b> The object of a person's ambition or effort; an aim or desired result.					
<b>Strategy 1:</b> First strategy to identify a course of action to achieve the overall goal.			<b>Strategy 2:</b> Second strategy to identify a course of action to achieve the overall goal.		
<b>Action Item 1a1:</b> First action item to help implement the goal's first strategy.	<b>Priority Level:</b> Each action item is provided a priority level.	<b>Partner(s)</b> Each action item is assigned a partner(s) to aid implementation.	<b>Action Item 1b1:</b> First action item to help implement the goal's second strategy.	<b>Priority Level:</b> Each action item is provided a priority level.	<b>Partner(s)</b> Each action item is assigned a partner(s) to aid implementation.
<b>Action Item 1a2:</b> Second action item to help implement the goal's first strategy.			<b>Action Item 1b2:</b> Second action item to help implement the goal's second strategy.		

## Potential Partners

**AD:** Oelwein Administration Department  
**PZC:** Oelwein Planning & Zoning Commission  
**CC:** Oelwein City Council  
**BOA:** Oelwein Board of Appeals  
**ZBOA:** Oelwein Zoning Board of Adjustment  
**CDD:** Oelwein Community Development Department  
**CAD:** Oelwein Chamber & Area Development  
**CSC:** Oelwein Civil Service Commission  
**PR:** Oelwein Parks and Recreation Department  
**PRC:** Oelwein Parks & Recreation Commission  
**PW:** Oelwein Public Works Department  
**ES:** Oelwein Emergency Services (Fire and Police Department)  
**PL:** Oelwein Public Library  
**LBT:** Oelwein Library Board of Trustees  
**WC:** Oelwein (Williams) Wellness Center  
**TB:** Oelwein Tree Board  
**AB:** Oelwein Airport Board  
**IDNR:** Iowa Department of Natural Resources  
**IDOT:** Iowa Department of Transportation

## Priority Levels

1	2	3	4
Urgent (1-3 years)	Short-term (3-10 years)	Long-term (10-20 years)	Ongoing



# Implementation Process

Responsibility for implementing this plan lies primarily with the Oelwein City Council, Planning and Zoning Commission, and City Staff.

## City Council

The Oelwein City Council sets priorities, approves budgets, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Councilmembers are aware of the plan and expect City actions to be consistent with this plan. Each Councilmember should have a copy of this plan and be familiar with the major goals and objectives described herein. The City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan, or that the plan is amended as needed to fit changing conditions.

## Planning & Zoning Commission

Land use and development recommendations are a core component of this plan, and the Planning and Zoning Commission has a major role in guiding those decisions. Planning and Zoning Commission members shall each have a copy of this plan and shall be familiar with the content. It is generally the responsibility of the Planning and Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning and Zoning Commission should initiate efforts to amend the plan to better reflect City interests. This reinforces the legitimacy of the plan as an important tool in guiding City decision making.

## City Staff

City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that City staff know about, support, and actively work to implement the various strategies and actions in this plan.

Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting processes, annual budgeting, planning for major public projects, and in the review of private development projects:

- City Administration
- Community Development Staff
- Parks and Recreation Staff
- Public Works Staff

These key staff members are expected to know and track the various goals, strategies, and vision laid out in this plan, and to reference that content as appropriate in communications with residents, business owners, and elected and appointed officials. All other staff members should be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions and decision making.

# Community Vision & Character

## Goal 1:

Continue to improve the health, safety, and well-being of all Oelwein residents.

<b>Strategy 1a:</b> Enhance safety throughout the City of Oelwein.			<b>Strategy 1b:</b> Improve access to healthcare services and promote a healthy lifestyle.		
<b>Action Item 1a1</b> Promote civic resilience through community engagement tactics.	3	AD, CC, PZC, CSC, ES	<b>Action Item 1b1</b> Conduct mobility and walkability studies to analyze areas to focus efforts for improved access to services.	1	AD, CC, PZC, PR, PRC
<b>Action Item 1a2</b> Assess areas of interest for improved lighting, infrastructure, and connectivity to improve the safety of residents in public spaces.	1	AD, CC, PZC, CDD, PW, ES	<b>Action Item 1b2</b> Enhance parks, trails, and green spaces for recreational opportunities.	2	PR, PRC, TB, IDNR

## Goal 2:

Encourage participation in community-based opportunities.

<b>Strategy 1a:</b> Foster a strong sense of community culture.			<b>Strategy 1b:</b> Continue to offer community-wide communication opportunities.		
<b>Action Item 1a1</b> Promote festivals, community events, and recreational opportunities.	2	AD, CC, PL, LBT, PR, PRC	<b>Action Item 1b1</b> Encourage accessibility of communication practices between residents and City staff and elected officials.	1	AD, CC, CSC
<b>Action Item 1a2</b> Support cultural and arts initiatives that celebrate Oelwein's heritage and resilience.	2	AD, CC, PL, LBT	<b>Action Item 1b2</b> Establish a community information or "bulletin board" on the City website to provide pertinent information to residents in an accessible platform.	1	AD, CC, CSC

# Community Facilities

## Goal 1:

Maintain reliable and high quality services, utilities, and facilities to encourage growth and reinvestment.

### Strategy 1a:

Explore development incentives that prioritize infill development/redevelopment and utilize existing public infrastructure.

### Strategy 1b:

Explore alternative parking space requirements that reduce the need for large parking lots.

### Strategy 1c:

Evaluate opportunities to make improvements or relocate City facilities located in floodplain areas.

#### Action Item 1a1

Identify areas where infill or redevelopment are feasible.

1

CDD,  
CAD

#### Action Item 1b1

Conduct parking analysis for downtown and high-traffic areas.

2

PW

#### Action Item 1c1

Identify flood-prone facilities and secure funding for the evaluation of needs.

1

AD, CC,  
PW,  
IDNR,  
CAD

#### Action Item 1a2

Prioritize design standards and development incentives that utilize infill and redevelopment areas.

2

CDD,  
CAD

#### Action Item 1b2

Review and revise parking regulations to adhere to EPA and ADA standards.

2

CDD, PW

#### Action Item 1c2

Make improvements or relocate based on findings from the evaluation.

2

AD, CC,  
PW

## Goal 2:

Enhance communication procedures for residents to continue improving the public services and quality of life for all residents.

### Strategy 1a:

Adopt a maintenance and replacement schedule into City Code.

### Strategy 1b:

Establish regular community outreach processes regarding public facilities and services.

#### Action Item 1a1

Identify regular maintenance and replacement needs.

1

AD, CC, CDD,  
PW

#### Action Item 1b1

Identify facilities and services that warrant regular feedback.

1

CC, CDD, PW

#### Action Item 1a2

Develop maintenance and replacement schedule of facilities, services, and infrastructure.

1

AD, CC, CDD,  
PW

#### Action Item 1b2

Develop community communication strategy to gather feedback.

1

AD, CC, PW

# Housing

## Goal 1:

Plan for safe, attractive, and accessible housing (physically and financially) to meet existing needs and forecasted housing demands of all residents of the community.

<b>Strategy 1a:</b> Produce and maintain community facilities, utilities, and infrastructure that are attractive to developers, current residents, and future residents.			<b>Strategy 1b:</b> Continue to improve the housing stock of Oelwein through local housing program.		
<b>Action Item 1a1</b> Adopt development standards that cohere the community and enhance the built environment.	1	AD, CC, PZC, CDD	<b>Action Item 1b1</b> Identify ways to optimize impact of funding opportunities to improve quality of owner-occupied housing.	1	AD, CC, CDD
<b>Action Item 1a2</b> Engage residents in community development plans to align new development with the needs of residents.	1	AD, CC, PZC, CDD	<b>Action Item 1b2</b> Identify ways to expand the impact of the Rental Inspections program both internally and through funding opportunities.	1	AD, CC, CDD

## Goal 2:

Support a range of housing options to retain and continue to attract people at various life stages including young professionals, families, and the aging population.

<b>Strategy 1a:</b> Explore opportunities for mixed-income housing developments to promote socioeconomic diversity.			<b>Strategy 1b:</b> Continue to maintain a comprehensive assessment of the local housing market to identify gaps in affordable housing options.		
<b>Action Item 1a1</b> Collaborate with local housing authorities, developers, and nonprofit organizations to increase the availability of affordable housing.	2	AD, CC, CDD	<b>Action Item 1b1</b> Plan for housing studies at regular intervals to remain consistent with housing needs and trends.	2	AD, CC, CDD
<b>Action Item 1a2</b> Advocate for state and federal funding programs to support affordable housing initiatives.	2	AD, CC, CDD	<b>Action Item 1b2</b> Identify funding opportunities to conduct housing studies.	2	AD, CC, CDD



# Transportation

## Goal 1:

Support a comprehensive transportation system that provides accessibility to traditional and alternative modes of transportation effectively throughout Oelwein.

### Strategy 1a:

Encourage non-vehicular transportation options and overall connectivity.

### Strategy 1b:

Coordinate transportation plans with other city and regional plans.

#### Action Item 1a1

Identify priority nodes for corridor restoration to improve walkability throughout Oelwein.

1

AD, CC, CDD,  
PR, PRC

#### Action Item 1b1

Review internal and external plans regarding transportation and identify opportunities for coordination.

2

AD, CC, PW,  
IDOT

#### Action Item 1a2

Develop a trails and greenways plan to incorporate pedestrian transportation options between parks, essential services, and points of interest throughout Oelwein.

1

AD, CC, CDD,  
PR, PRC, ES,  
PW

#### Action Item 1b2

Coordinate local and regional needs for infrastructure, funding, and maintenance.

2

AD, CC, PW,  
IDOT

## Goal 2:

Identify and address primary transportation infrastructure needs to reduce barriers across the City of Oelwein.

### Strategy 2a:

Prioritize maintenance and improvement of transportation infrastructure.

### Strategy 2b:

Prioritize safety in multimodal transportation development.

#### Action Item 2a1

Identify solutions to the deterioration of the Charles Street Bridge and Viaduct.

1

AD, CC,  
CDD, PW

#### Action Item 2b1

Review traffic incident data and identify crash mitigation strategies.

2

PW, ES

#### Action Item 2a2

Identify funding opportunities to implement solutions identified for the Charles Street Bridge and Viaduct.

1

AD, CC,  
CDD, PW

#### Action Item 2b2

Identify signage needs and implement cohesive signage for vehicular and non-vehicular traffic.

2

AD, CC, PW,  
ES, PR

# Parks and Recreation

## Goal 1:

Provide a robust recreation system to all residents and visitors.

### Strategy 1a:

Diversify recreational facilities to expand opportunities for numerous activities.

### Strategy 1c:

Prioritize distribution of adequate green space in future development.

#### Action Item 1a1

Develop a comprehensive inventory of current and desired recreational facilities and activities.

2

PW, PR, PRC

#### Action Item 1c1

Identify areas deficient in recreational space.

1

CC, PZC, PR, PRC

#### Action Item 1a2

Establish a means to fund current and additional recreational opportunities for residents and individuals.

2

AD, CC, PR, PRC

#### Action Item 1c2

Create development standards to include adequate green space in future land use plans.

1

CC, PZC, PR, PRC

## Parks and Recreation (continued)

### Goal 2:

Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.

<b>Strategy 2a:</b> Establish and continue partnerships with government entities, churches and civic organizations to provide recreation facilities and programs.			<b>Strategy 2a:</b> Improve accessibility of recreation facilities and programs for residents and visitors.			<b>Strategy 2b:</b> Devise a comprehensive park and recreation assessment and plan that evaluates impacts of the Otter Creek tributary on existing parks and potential greenspace.		
<b>Action Item 2a1</b> Identify opportunities for and encourage involvement in regional trail development.	2	AD, CC, PR, PRC	<b>Action Item 1b1</b> Evaluate physical and financial accessibility to recreational services for residents and visitors of all socioeconomic situations.	1	AD, CC, PR, PRC, CAD	<b>Action Item 2b1</b> Identify alternatives for existing parks and potential recreation areas that are impacted by flooding of the Otter Creek tributary, including Wings park.	1	AD, CC, PR, PRC, IDNR
<b>Action Item 2a2</b> Coordinate Oelwein's transportation and recreation plans with those of the region to optimize projects and development.	2	AD, CC, CDD, PR, PRC, IDOT	<b>Action Item 1b2</b> Engage community members to help guide recreational planning and development.	2	AD, CC, PR, PRC	<b>Action Item 2b2</b> Consider redevelopment, relocation, and any other feasible flood mitigation tactics to reduce impact on park and recreation areas.	2	AD, CC, PR, PRC, IDNR

# Economic Development

## Goal 1:

Encourage diverse economic opportunities for business development and commerce to support job opportunities and amenities for Oelwein residents and the region.

### Strategy 1a:

Support the development of public and private partnerships that aid existing and potential businesses.

### Strategy 1b:

Provide guidance for future economic growth.

#### Action Item 1a1

Support the Oelwein Area Chamber of Commerce and provide resources for businesses to engage with the Chamber via the City website and various public spaces.

2

AD, CC

#### Action Item 1b1

Engage with the Oelwein community to understand economic needs of businesses and residents.

1

AD, CC, CAD

#### Action Item 1a2

Develop City-sponsored events to increase awareness of local businesses.

3

AD, CC,  
CAD

#### Action Item 1b2

Create a Comprehensive Economic Development Strategy (CEDS) plan to help guide future economic growth.

1

AD, CC, CDD,  
PZC, CAD



## Economic Development (continued)

### Goal 2:

Support strategic economic growth within the Downtown area and provide additional retailers, businesses, and services for the community.

#### Strategy 1a:

Focus on revitalization and accessibility of Downtown Oelwein.

#### Strategy 1b:

Create walkable, people-oriented places that are enjoyable to inhabit and that enable people to walk between businesses.

#### Action Item 1a1

Ensure that all land uses are connected by safe and efficient vehicular and non-vehicular transportation infrastructure.

2

CC, PZC,  
CDD, PW

#### Action Item 1b1

Use wayfinding signage throughout the community to direct traffic to local businesses.

2

AD, CC, PZC,  
PW

#### Action Item 1a2

Incentivize beautification methods in Downtown Oelwein (such as plantings, murals, and façade improvements) that create an enjoyable space for residents and visitors to walk.

2

CC, PZC,  
CDD, PW,  
PR, PRC

#### Action Item 1b2

Analyze parking regulations to optimize parking availability for customers and employees, minimize unused parking, and promote walkable areas.

2

AD, CC, PZC,  
CDD, PW

# Agricultural & Natural Resources

## Goal 1:

Manage, enhance, and preserve land and water resources by preserving the natural environment through development mitigation strategies in pertinent natural areas including wetlands and floodplains.

### Strategy 1a:

Support healthy watersheds.

### Strategy 1b:

Enhance existing natural areas.

#### Action Item 1a1

Incentivize robust plantings in new development areas.

3

AD, CC,  
CDD, PR,  
PRC

#### Action Item 1b1

Identify unique natural areas for restoration projects.

2

CDD, PR, PRC,  
IDNR

#### Action Item 1a2

Preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.

2

CC, PZC,  
CDD, PR,  
PRC, IDNR

#### Action Item 1b2

Apply for funding opportunities for natural restoration projects.

2

AD, CC, PR,  
PRC, IDNR

## Goal 2:

Support the protection and enhancement of natural features native to Oelwein and the region.

### Strategy 1a:

Conserve and restore natural features such as trees and natural waterways.

### Strategy 1b:

Support community gardens, farmers markets and other similar community based food projects.

#### Action Item 1a1

Identify reasonable means of natural features conservation and restoration during development processes.

1

AD, CC, CDD,  
PZC, PR, PRC,  
TB, IDNR

#### Action Item 1b1

Conduct community needs assessment for local food systems.

1

AD, CC, CDD,  
PZC, PR, PRC

#### Action Item 1a2

Establish development regulations that conserve and/or restore of natural features to that comparable to pre-development.

2

AD, CC, CDD,  
PR, PRC, TB,  
IDNR

#### Action Item 1b2

Identify resources such as space, time, and partnerships to establish a robust local food system.

2

AD, CC, CDD,  
PZC, PR, PRC

# Resiliency

## Goal 1:

Encourage sustainable practices throughout the community including development and infrastructure methods.

<b>Strategy 1a:</b>			<b>Strategy 1b:</b>			<b>Strategy 1c:</b>		
Promote environmental sustainability.			Support economic sustainability.			Provide relocation opportunities for public, private, and residential properties that are chronically impacted by flooding of the Otter Creek Tributary.		
<b>Action Item 1a1</b> Encourage energy efficiency in buildings, lighting, and infrastructure.	2	AD, CC, PZC, CDD, PW	<b>Action Item 1b1</b> Establish cost/benefit analysis procedures to determine the most economically sustainable means of public expenditures.	1	AD, CC, PW, CAD	<b>Action Item 1c1</b> Evaluate patterns of flood occurrences including the impacts and resources necessary for recovery from various perspectives such as personal resources, community resources, and flood insurance, among others.	3	AD, CC, PW, ES, PR, IDNR
<b>Action Item 1a2</b> Support the development practices that allow for the capture and use of clean energy.	2	AD, CC, PZC, CDD, PW	<b>Action Item 1b2</b> Utilize CEDS, Oelwein Comprehensive Plan, Long Range Transportation Plan, and other local plans to help prioritize future activities and maximize funding strategies for projects.	2	AD, CC, PZC, CAD	<b>Action Item 1c2</b> Develop community programs and secure funding based on the findings of a floodplain evaluation to help mitigate challenges for properties that are chronically impacted by flooding of the Otter Creek Tributary.	2	AD, CC, PW, ES, PR, IDNR

## Goal 2:

Participate in development and implementation of local emergency plans including the Fayette County Hazard Mitigation Plan.

<b>Strategy 2a:</b>			<b>Strategy 2b:</b>		
Engage in maintaining and advertising the Fayette County Hazard Mitigation Plan.			Encourage neighborhood involvement to increase safety through active participation of residents.		
<b>Action Item 2a1</b> Continually monitor local changes that may affect the Fayette County Hazard Mitigation Plan.	2	AD, CC, PZC, ES	<b>Action Item 2b1</b> Create safe and inviting spaces for residents to inhabit in their leisure time.	2	AD, CC, PZC, ES
<b>Action Item 2a2</b> Promote education and awareness regarding hazards and risks in the community.	2	AD, CC, ES	<b>Action Item 2b2</b> Establish a community communication network that promotes information sharing, especially in emergency situations.	1	AD, CC, ES

# Intergovernmental Collaboration

## Goal 1:

Coordinate with Fayette County, neighboring counties, and neighboring municipalities to optimize regional planning efforts.

### Strategy 1a:

Coordinate with Fayette County and surrounding municipalities to develop mutually beneficial land use plans.

### Strategy 1b:

Coordinate with local partners to develop a cohesive, convenient transportation system.

#### Action Item 1a1

Identify areas of overlapping or adjacent jurisdiction.

2

AD, CC, PZC

#### Action Item 1b1

Participate in intergovernmental councils and committees.

2

AD, CC, PZC

#### Action Item 1a2

Form relationships with necessary partners to develop procedures for coordinating future growth plans.

2

AD, CC, PZC

#### Action Item 1b2

Identify overlapping needs and work to make Oelwein's plans considerate and beneficial to the region.

2

AD, CC, PZC

## Goal 2:

Partner with local, state, and federal agencies to enhance the culture and resources of Oelwein.

### Strategy 1a:

Support the Oelwein Community School District in their growth and community engagement activities.

### Strategy 1b:

Partner with the Iowa Department of Natural Resources to advance planning efforts for natural resources, green space and trail development.

#### Action Item 1a1

Engage with the Oelwein Community School District regarding development plans and community activities.

1

AD, CC, PZC,  
PL, LBT, WC

#### Action Item 1b1

Seek representatives from Fayette County Conservation, Fayette County Soil and Water Conservation District, and other state agencies to help guide planning efforts and implementation.

2

AD, CC, PZC,  
PR, PRC, TB,  
IDNR

#### Action Item 1a2

Promote community activities on the City website and various public spaces.

1

AD, CC, PZC,  
PL, LBT, WC

#### Action Item 1b2

Promote local conservation efforts on the City website and various public spaces.

2

AD, CC, PZC,  
PR, PRC, TB



**Northern Oelwein Land Use Goal:**

Maintain quality housing and by encouraging the maintenance and improvement of the existing housing stock and properties.

**Strategy 1:**

Pursue opportunities to improve existing housing stock.

**Strategy 2:**

Improve the local rental process for both renters and tenants.

**Action Item 1.1****Action Item 2.1****Action Item 1.2****Action Item 2.2****Southern Oelwein Land Use Goal:**

Support economic development and recreational development opportunities that promote quality of life.

**Strategy 1:**

Support and seek growth that improves employment opportunities.

**Strategy 2:**

Support and seek commercial growth that reinforces the transitional nature of the corridor.

**Action Item 1.1****Action Item 2.1****Action Item 1.2****Action Item 2.2**

# Land Use

## Eatern Oelwein Land Use Goal:

Continue to improve connectivity to local resources.

### Strategy 1:

Promote sustainable development and new growth in this area.

### Strategy 2:

Connect neighborhoods to schools, hospital, and highways.

Action Item 1.1

Action Item 2.1

Action Item 1.2

Action Item 2.2

## Western Oelwein Land Use Goal:

Improve housing stock by promoting infill opportunities and removing housing structures in poor condition.

### Strategy 1:

Remove dilapidated and depressed housing through the city.

### Strategy 2:

Identify lots for infill and encourage development.

Action Item 1.1

Action Item 2.1

Action Item 1.2

Action Item 2.2

## Downtown Oelwein Land Use Goal:

Maintain quality housing and by encouraging the maintenance and improvement of the existing housing stock and properties.

### Strategy 1:

Pursue opportunities to improve existing housing stock.

### Strategy 2:

Improve the local rental process for both renters and tenants.

Action Item 1.1

Action Item 2.1

Action Item 1.2

Action Item 2.2

# Downtown

## Downtown Goals:

### Strategy 1:

Promote, encourage, and support housing opportunities and growth throughout the downtown area.

### Strategy 2:

Support retail, office, and service uses downtown.

### Strategy 2:

Promote and develop efforts toward strengthening and enhancing the character of the downtown.

#### Action Item 1.1

Support the maintenance and expansion of housing downtown.

1

#### Action Item 2.1

Focus ground floor commercial development along N Frederick Avenue, Charles Street, and 1st Avenue.

1

#### Action Item 2.1

Consider setting design standards for signage and new/existing building facades.

1

#### Action Item 1.2

Support medium and higher density housing infill.

1

#### Action Item 2.2

Diversify entertainment and retail opportunities downtown, including expansion of utility needs for outdoor vendors to support community events.

1

#### Action Item 2.3

Require quality redevelopment and regular maintenance of commercial properties in downtown area.

1

#### Action Item 2.2

Improve and maintain the streetscape (including parking lots) and support community art opportunities in the downtown.

1

# Downtown

## Built Environment Goal:

Promote and develop efforts toward strengthening and enhancing the character of the downtown area.

### Strategy 1:

Consider setting design standards for signage and new and existing building facades.

### Strategy 2:

Improve and manage parking lots in the downtown area.

#### Action Item 1.1

#### Action Item 2.1

#### Action Item 1.2

#### Action Item 2.2

## Commerical Business Goal:

Support retail, office, and service uses downtown.

### Strategy 1:

Focus ground floor commercial development along N Frederick Avenue, Charles Street, and 1st Avenue.

### Strategy 2:

Diversify entertainment and retail opportunities downtown.

### Strategy 3:

Require quality redevelopment and regular maintenance of commercial properties in the downtown area.

#### Action Item 1.1

1

#### Action Item 2.1

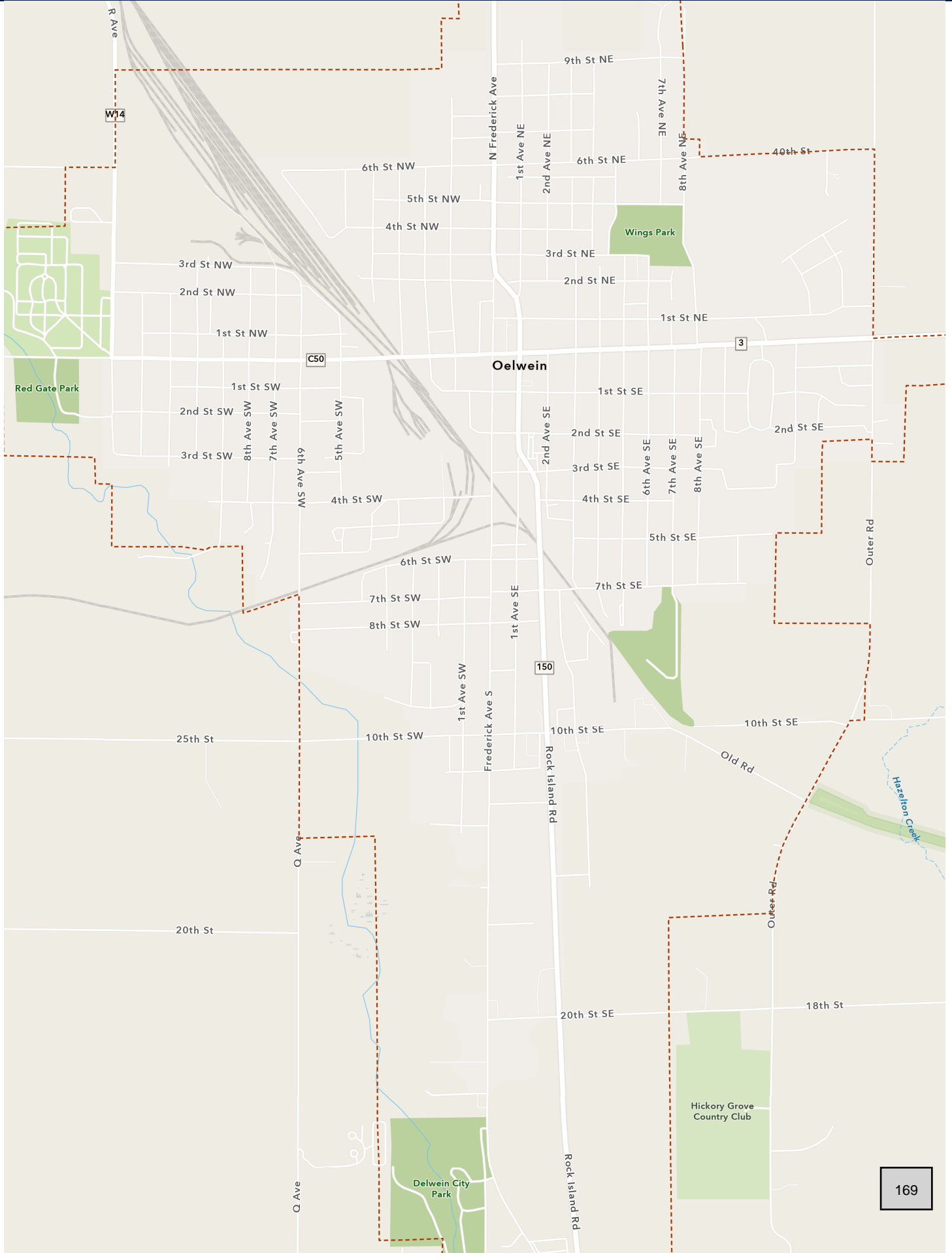
#### Action Item 3.1

#### Action Item 1.2

#### Action Item 2.2

#### Action Item 3.2









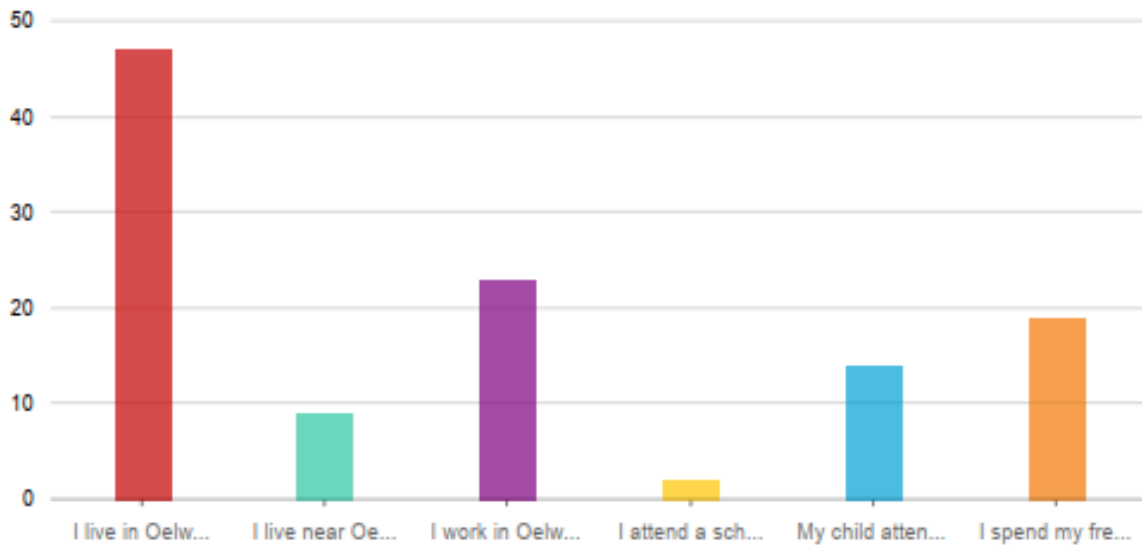
## Appendix A: Survey Results





# Survey Results

What is your relationship to Oelwein?



## Answers

## Count

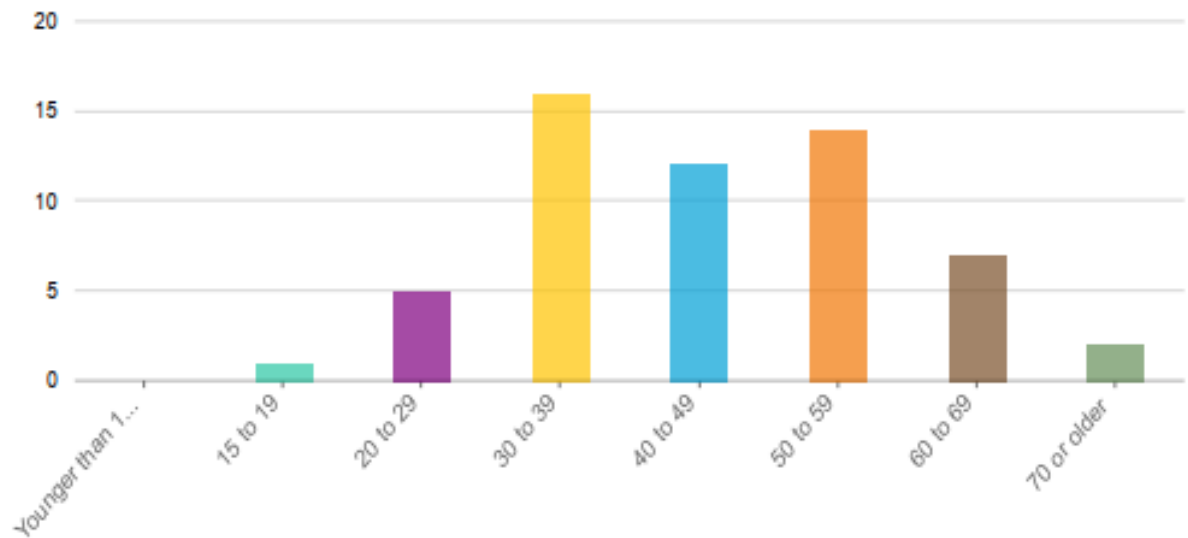
## Percentage

I live in Oelwein.	47	82.46%
I live near Oelwein.	9	15.79%
I work in Oelwein.	23	40.35%
I attend a school in Oelwein.	2	3.51%
My child attends a school in Oelwein.	14	24.56%
I spend my free time in Oelwein.	19	33.33%

Answered: 57 Skipped: 0

# Survey Results

## What is your age?



Answers	Count	Percentage
Younger than 15	0	0%
15 to 19	1	1.75%
20 to 29	5	8.77%
30 to 39	16	28.07%
40 to 49	12	21.05%
50 to 59	14	24.56%
60 to 69	7	12.28%
70 or older	2	3.51%

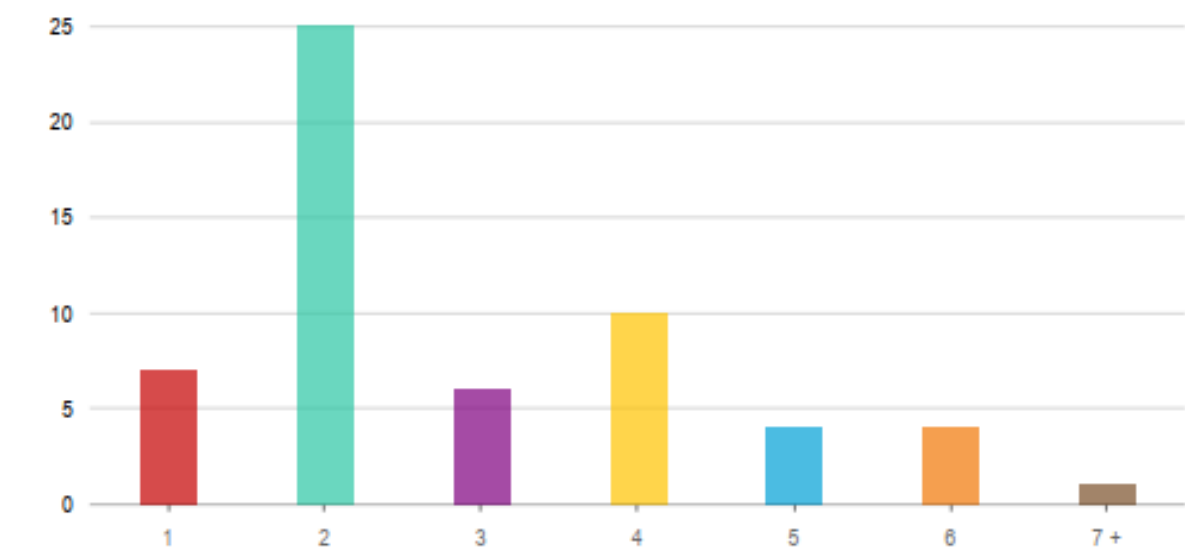
Answered: 57 Skipped: 0



[illegible]

# Survey Results

How many people are in your household?

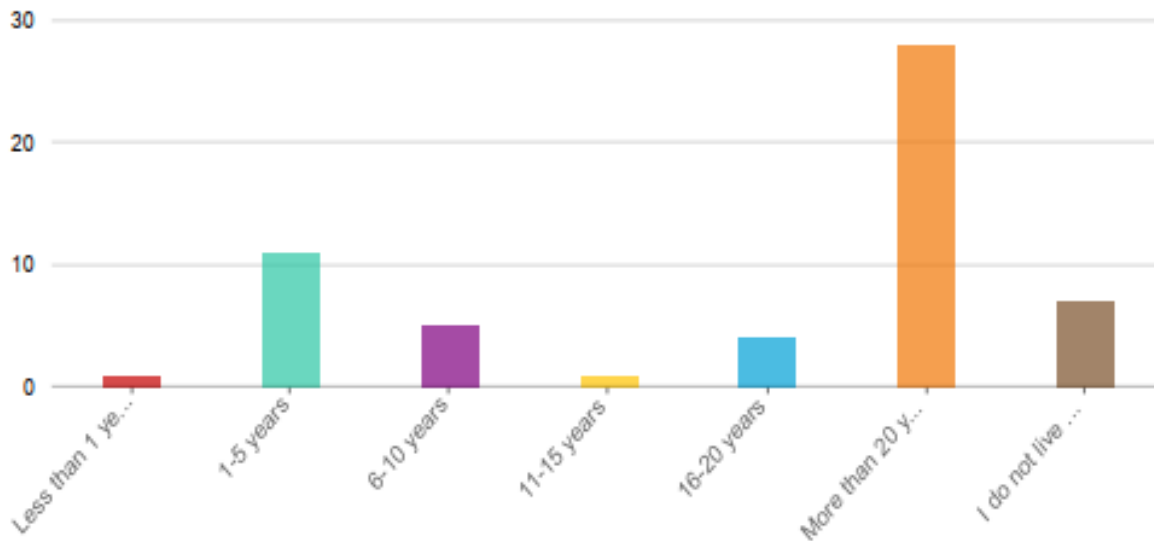


Answers	Count	Percentage
1	7	12.28%
2	25	43.86%
3	6	10.53%
4	10	17.54%
5	4	7.02%
6	4	7.02%
7 +	1	1.75%

Answered: 57 Skipped: 0

# Survey Results

How long have you lived in Oelwein?



## Answers

## Count

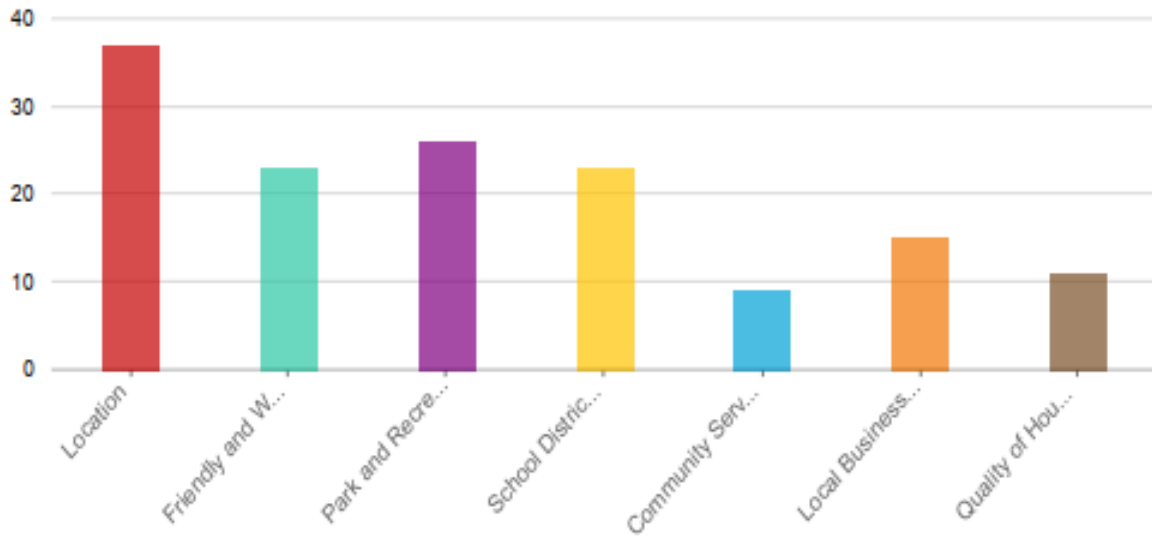
## Percentage

Less than 1 year	1	1.75%
1-5 years	11	19.3%
6-10 years	5	8.77%
11-15 years	1	1.75%
16-20 years	4	7.02%
More than 20 years	28	49.12%
I do not live in Oelwein. (Please specify where you live below.)	7	12.28%

Answered: 57 Skipped: 0

# Survey Results

Please select the top three qualities you believe make Oelwein and the surrounding area a great place to live today.



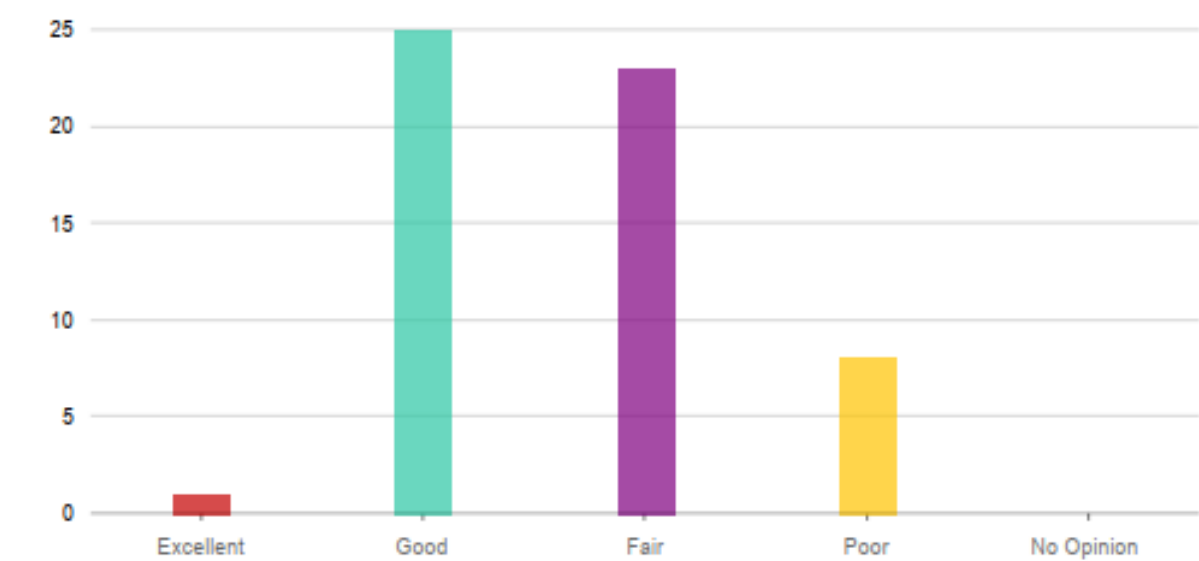
Answers	Count	Percentage
Location	37	64.91%
Friendly and Welcoming Community	23	40.35%
Park and Recreational Opportunities	26	45.61%
School District	23	40.35%
Community Services	9	15.79%
Local Businesses	15	26.32%
Quality of Housing	11	19.3%

Answered: 54 Skipped: 3



# Survey Results

How would you rate the overall quality of life in Oelwein?

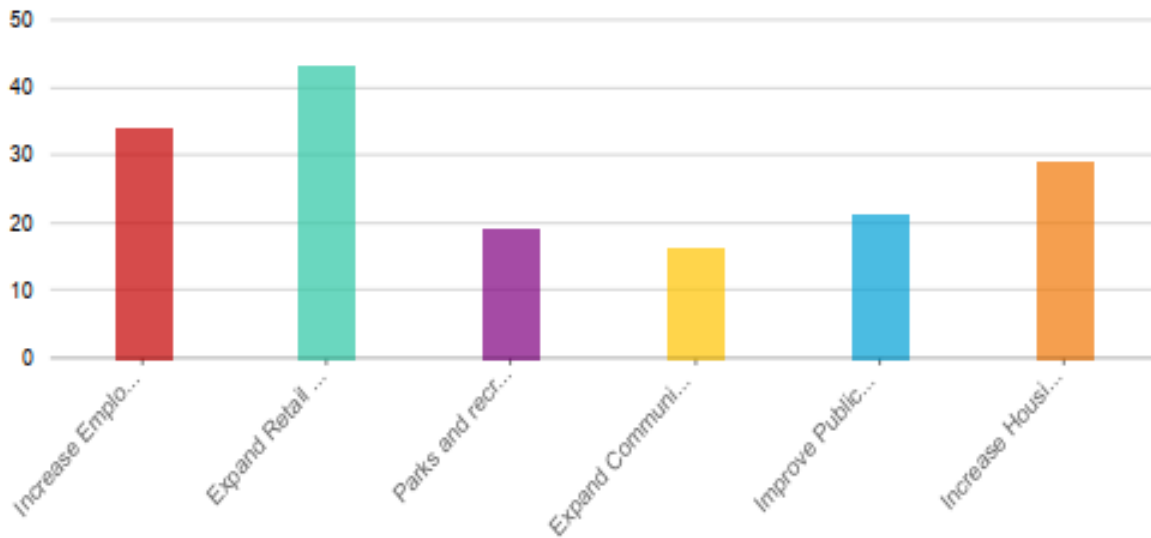


Answers	Count	Percentage
Excellent	1	1.75%
Good	25	43.86%
Fair	23	40.35%
Poor	8	14.04%
No Opinion	0	0%

Answered: 57 Skipped: 0

# Survey Results

Please select the top three changes that you think would have the greatest impact on improving the quality of life in Oelwein.



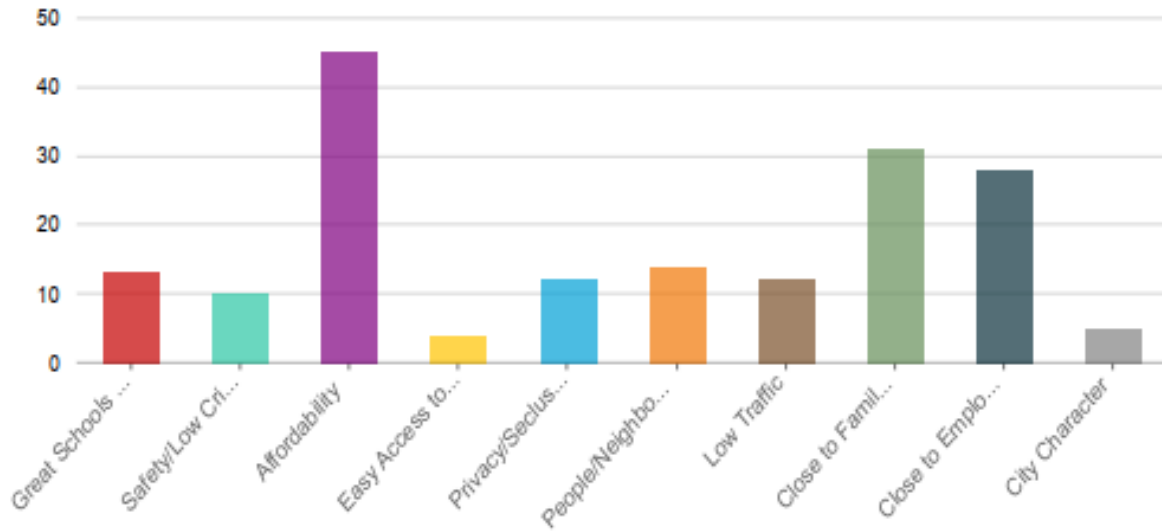
Answers	Count	Percentage
Increase Employment Opportunities	34	59.65%
Expand Retail Shopping Options	43	75.44%
Parks and recreation Updating and Expansion	19	33.33%
Expand Community Services	16	28.07%
Improve Public Safety	21	36.84%
Increase Housing Opportunities	29	50.88%

Increase Employment Opportunities	34	59.65%
Expand Retail Shopping Options	43	75.44%
Parks and recreation Updating and Expansion	19	33.33%
Expand Community Services	16	28.07%
Improve Public Safety	21	36.84%
Increase Housing Opportunities	29	50.88%

Answered: 57 Skipped: 0

# Survey Results

Please select up to four factors that influenced your decision to live where you live now.



Answers	Count	Percentage
Great Schools and Extracurricular Activities	13	22.81%
Safety/Low Crime	10	17.54%
Affordability	45	78.95%
Easy Access to Recreation	4	7.02%
Privacy/Seclusion	12	21.05%
People/Neighbors	14	24.56%
Low Traffic	12	21.05%
Close to Family	31	54.39%
Close to Employment	28	49.12%
City Character	5	8.77%

Answered: 56 Skipped: 1

[illegible]

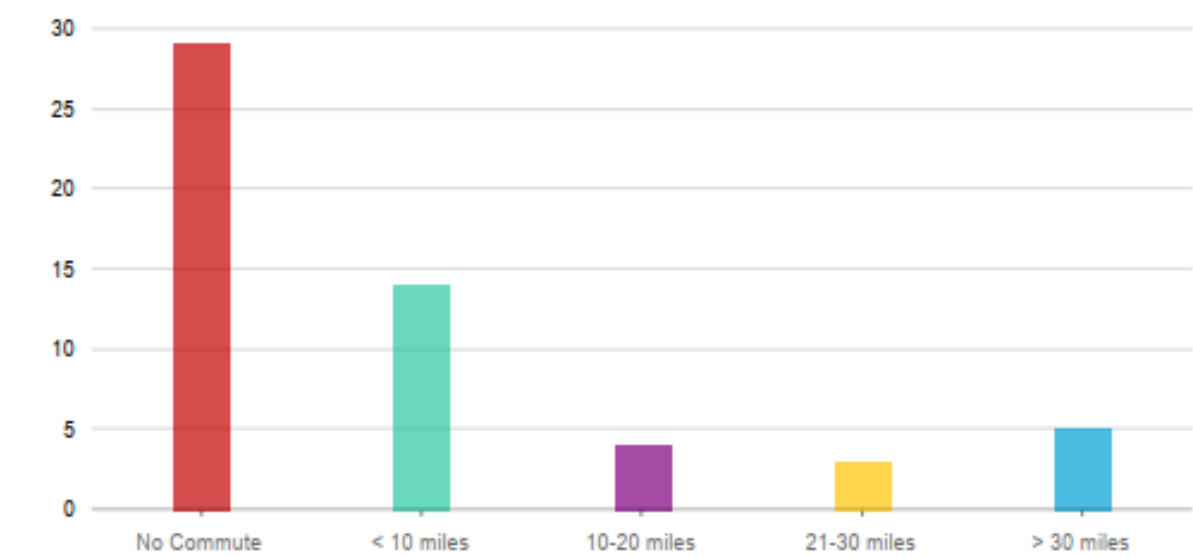
Working Status	Number of Respondents
Working in Oel...	34
Working from h...	4
Working outsid...	11
Not Working	5
Other	3

Answered: 57 Skipped: 0



# Survey Results

If you commute for work, how many miles is your commute (each way)?



Answers	Count	Percentage
No Commute	29	50.88%
< 10 miles	14	24.56%
10-20 miles	4	7.02%
21-30 miles	3	5.26%
> 30 miles	5	8.77%

Answered: 55 Skipped: 2

[illegible][illegible]

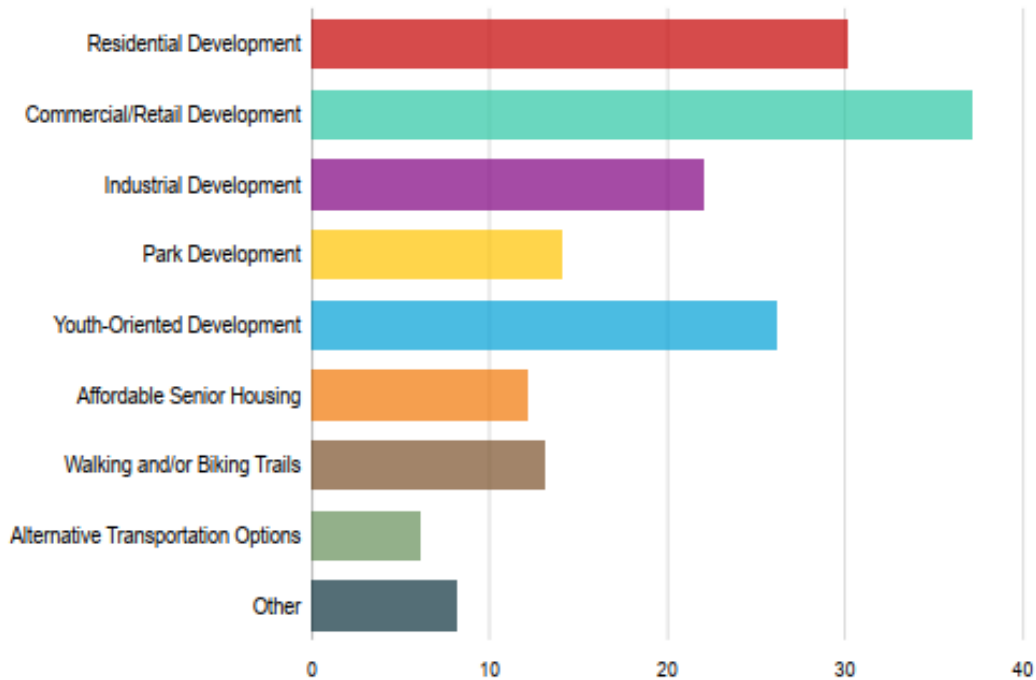


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# Survey Results

Please select the priorities that are most important to you for the future development in Oelwein.

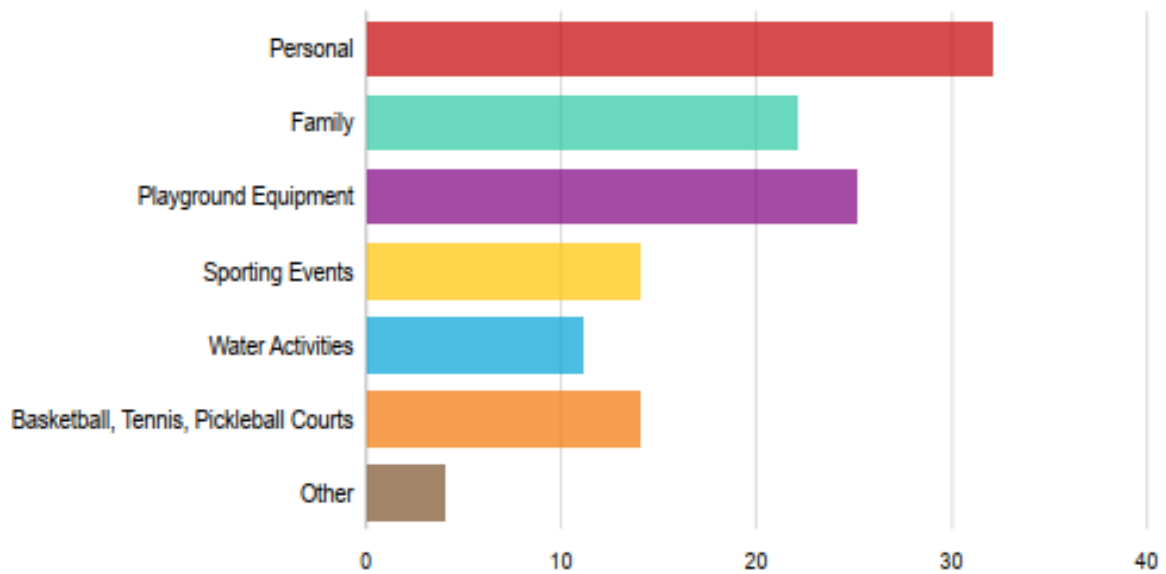


Answers	Count	Percentage
Residential Development	30	52.63%
Commercial/Retail Development	37	64.91%
Industrial Development	22	38.6%
Park Development	14	24.56%
Youth-Oriented Development	26	45.61%
Affordable Senior Housing	12	21.05%
Walking and/or Biking Trails	13	22.81%
Alternative Transportation Options	6	10.53%
Other	8	14.04%

Answered: 55 Skipped: 2

# Survey Results

What activities do you use the parks in Oelwein for?



Answers	Count	Percentage
---------	-------	------------

Personal Exercise	32	56.14%
Family Events	22	38.6%
Playground Equipment	25	43.86%
Sporting Events	14	24.56%
Water Activities	11	19.3%
Basketball, Tennis, Pickleball Courts	14	24.56%
Other	4	7.02%

Answered: 52 Skipped: 5

[illegible][illegible]

# Survey Results



ORDINANCE NO. \_\_\_\_\_-2023

AN ORDINANCE ADOPTING FLOODPLAIN MANAGEMENT

BE IT ORDAINED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That the General Ordinances of the City of Oelwein adopted April 12, 2021, be amended by deleting Ordinance No. 1186-2021 Flood Plain Management Ordinance in its entirety and replacing it with the following:

FLOODPLAIN MANAGEMENT ORDINANCE

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## FLOODPLAIN MANAGEMENT ORDINANCE

### SECTION I - Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

1. APPURTENANT STRUCTURE - A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
2. BASE FLOOD - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
3. BASE FLOOD ELEVATION (BFE) - The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
4. BASEMENT - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
5. DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
6. ENCLOSED AREA BELOW LOWEST FLOOR - The floor of the lowest enclosed area in a building when all the following criteria are met:
  - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Section VII(2)(D)(1) of this Ordinance, and
  - B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
  - C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
  - D. The enclosed area is not a "basement" as defined in this section.
7. EXISTING CONSTRUCTION - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.
8. EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
9. EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
10. FACTORY-BUILT HOME - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles"

which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.

11. FACTORY-BUILT HOME PARK OR SUBDIVISION - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
12. FIVE HUNDRED (500) YEAR FLOOD - A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
13. FLOOD - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
14. FLOOD INSURANCE RATE MAP (FIRM) - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
15. FLOOD INSURANCE STUDY (FIS) - A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
16. FLOODPLAIN - Any land area susceptible to being inundated by water as a result of a flood.
17. FLOODPLAIN MANAGEMENT - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.
18. FLOODPROOFING - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
19. FLOODWAY - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
20. FLOODWAY FRINGE - Those portions of the Special Flood Hazard Area outside the floodway.
21. HIGHEST ADJACENT GRADE - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
22. HISTORIC STRUCTURE - Any structure that is:
  - A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
  - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
  - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.

23. **LOWEST FLOOR** - The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.
24. **MAXIMUM DAMAGE POTENTIAL DEVELOPMENT** - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.
25. **MINOR PROJECTS** - Small development activities (except for filling, grading and excavating) valued at less than \$500.
26. **NEW CONSTRUCTION** - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
27. **NEW FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.
28. **RECREATIONAL VEHICLE** - A vehicle which is:
- A. Built on a single chassis;
  - B. Four hundred (400) square feet or less when measured at the largest horizontal projection;
  - C. Designed to be self-propelled or permanently towable by a light duty truck; and
  - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
29. **ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES** - Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:
- A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
  - B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
  - C. Basement sealing;
  - D. Repairing or replacing damaged or broken window panes;
  - E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.
30. **SPECIAL FLOOD HAZARD AREA (SFHA)** - The land within a community subject to the “base flood”. This land is identified on the community’s Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
31. **START OF CONSTRUCTION** - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of



construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

32. **STRUCTURE** - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.
33. **SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair
34. **SUBSTANTIAL IMPROVEMENT** - Any improvement to a structure which satisfies either of the following criteria:
  - A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the “start of construction” of the improvement , or (ii) if the structure has been “substantially damaged” and is being restored, before the damage occurred.

The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an “historic structure”, provided the alteration will not preclude the structure’s designation as an “historic structure”.

  - B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.
35. **VARIANCE** - A grant of relief by a community from the terms of the floodplain management regulations.
36. **VIOLATION** - The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

## SECTION II - Statutory Authority, Findings of Fact and Purpose

1. The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.
2. Findings of Fact
  - A. The flood hazard areas of the City of Oelwein are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.
  - B. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
  - C. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.
3. Statement of Purpose
 

It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of the City of Oelwein and its residents and to preserve and improve the peace, safety, health, welfare, and

comfort and convenience of its residents by minimizing those flood losses described in Section II(2)(A) of this Ordinance with provisions designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

### SECTION III - General Provisions

#### 1. Lands to Which Ordinance Apply

The provisions of this Ordinance shall apply to all lands within the jurisdiction of the City of Oelwein shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, and General Floodplain Districts, as established in Section V.

#### 2. Establishment of Official Floodplain Zoning Map

The Flood Insurance Rate Map (FIRM) for Fayette County and Incorporated Areas, City of Oelwein, Panels 19065C0408E, 0409E, and 0420E, dated May 18, 2021, and Panels 19065C0412F, 0416F, 0417F dated March 13, 2024 which were prepared as part of the Flood Insurance Study for Fayette County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this ordinance.

#### 3. Rules for Interpretation of District Boundaries

The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the City Administrator shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the City Administrator in the enforcement or administration of this Ordinance.

#### 4. Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

#### 5. Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

#### 6. Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

#### 7. Warning and Disclaimer of Liability

The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Oelwein or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.

#### 8. Severability

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

### SECTION IV - Administration

#### 1. Appointment, Duties and Responsibilities of Local Official

- A. The City Administrator is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- B. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
  - 1) Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
  - 2) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
  - 3) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.
  - 4) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
  - 5) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
  - 6) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
  - 7) Notify the Federal Insurance Administrator of any annexations or modifications to the community's boundaries.
  - 8) Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.
  - 9) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
    - a. Development placed within the Floodway (Overlay) District results in any of the following:
      - (i) An increase in the Base Flood Elevations, or
      - (ii) Alteration to the floodway boundary
    - b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
    - c. Development relocates or alters the channel.

Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

- 10) Perform site inspections to ensure compliance with the standards of this Ordinance.
- 11) Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

#### 2. Floodplain Development Permit

- A. Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling,

grading, paving, storage of materials or equipment, excavation or drilling operations), including the placement of factory-built homes.

- B. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
  - 1) Description of the work to be covered by the permit for which application is to be made.
  - 2) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
  - 3) Location and dimensions of all structures and additions
  - 4) Indication of the use or occupancy for which the proposed work is intended.
  - 5) Elevation of the base flood.
  - 6) Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
  - 7) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
  - 8) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
- C. Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the Board of Adjustment.
- D. Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

#### SECTION V - Establishment of Zoning (Overlay) Districts

The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

- 1. Floodway (Overlay) District (FW) - those areas identified as Floodway on the Official Floodplain Zoning Map;
- 2. Floodway Fringe (Overlay) District (FF) - those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway, and;
- 3. General Floodplain (Overlay) District (GF) - those areas identified as Zone A on the Official Floodplain Zoning Map.

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

#### SECTION VI - Floodway (Overlay) District (FW)

##### 1. Permitted Uses

All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.

##### 2. Performance Standards

All Floodway District uses allowed as a Permitted Use shall meet the following standards.

- A. No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.



- B. All development within the Floodway District shall:
  - 1) Be consistent with the need to minimize flood damage.
  - 2) Use construction methods and practices that will minimize flood damage.
  - 3) Use construction materials and utility equipment that are resistant to flood damage.
- C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- D. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- E. Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.
- F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
- G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
- H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
- I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

## SECTION VII - Floodway Fringe (Overlay) District FF

### 1. Permitted Uses

All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

### 2. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

- A. All development shall:
  - 1) Be designed and adequately anchored to prevent flotation, collapse or lateral movement.
  - 2) Use construction methods and practices that will minimize flood damage.
  - 3) Use construction materials and utility equipment that are resistant to flood damage.
- B. Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basement if finished, elevated a minimum of one (1) foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed subject to favorable consideration by the Board of Adjustment,) where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.
- C. Non-residential structures - All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North

American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

D. All new and substantially improved structures

- 1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
  - a. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.)
  - b. The bottom of all openings shall be no higher than one foot above grade.
  - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage

- 2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- 3) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.
- 4) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

E. Factory-built homes

- 1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
- 2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

F. Utility and Sanitary Systems

- 1) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
- 2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
- 3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
- 4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

- G. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- H. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- I. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.
- J. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.
- K. Accessory Structures to Residential Uses
  - 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied
    - a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
    - b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
    - c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
    - d. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
    - e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
    - f. The structure's walls shall include openings that satisfy the provisions of Section VII(2)(D)(1) of this Ordinance.
  - 2) Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.
- L. Recreational Vehicles
  - 1) Recreational vehicles are exempt from the requirements of Section VII(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
    - a. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
    - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
  - 2) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Section VII(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes.
- M. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.
- N. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a

professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

#### (SECTION VIII) - General Floodplain (Overlay) District (GF)

##### 1. Permitted Uses

- A. All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.
- B. Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.
- C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:
  - 1) The bridge or culvert is located on a stream that drains less than two (2) square miles, and
  - 2) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

##### 2. Performance Standards

- A. All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District Section VI.
- B. All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District Section VII.

#### SECTION IX - Reserved

#### SECTION X - Appointment and Duties of Board of Adjustment

1. Appointment and Duties of Board of Adjustment - A Board of Adjustment is hereby established which shall hear and decide (i) appeals and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.
2. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
3. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:
  - A. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.



- B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
  - C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - D. In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
  - E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.
4. Hearings and Decisions of the Board of Adjustment
- A. Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
  - B. Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in Section X(4)(B)(2).
    - 1) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
      - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
      - b. The danger that materials may be swept on to other land or downstream to the injury of others.
      - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
      - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
      - e. The importance of the services provided by the proposed facility to the City.
      - f. The requirements of the facility for a floodplain location.
      - g. The availability of alternative locations not subject to flooding for the proposed use.
      - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
      - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
      - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
      - k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
      - l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
      - m. Such other factors which are relevant to the purpose of this Ordinance.
    - 2) Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
      - a. Modification of waste disposal and water supply facilities.
      - b. Limitation of periods of use and operation.
      - c. Imposition of operational controls, sureties, and deed restrictions.

- d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
  - e. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.
5. Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

#### SECTION XI - Nonconforming Uses

1. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:
  - A. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
  - B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
  - C. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.
2. Except as provided in Section XI(1)(B), any use which has been permitted as a Variance shall be considered a conforming use.

#### SECTION XII - Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100.00 (one hundred dollars) or imprisoned for not more than 30 (thirty) days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City of Oelwein from taking such other lawful action as is necessary to prevent or remedy violation.

#### SECTION XIII - Amendments

The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance shall become effective upon its passage.

First reading – October 23, 2023

Second reading – November 13, 2023

Third reading – November 27, 2023

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 27th day of November, 2023.

Seal of City

\_\_\_\_\_  
Brett DeVore, Mayor

Attest:

First Reading on October 23, 2023:

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

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

AYES    NAYS    ABSENT    ABSTAIN

Recorded November 28, 2023.

Weber

Garrigus

Lenz

Stewart

Seeders

Payne

Second Reading on November 13, 2023:

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_  
that the Ordinance as read be adopted (or to suspend  
the rules), and upon roll call there were:

Third Reading on November 27, 2023    It was moved  
by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the  
Ordinance as read be adopted (or to suspend the  
rules) and upon roll call there were:

AYES    NAYS    ABSENT    ABSTAIN

AYES    NAYS    ABSENT    ABSTAIN

Weber

Garrigus

Lenz

Stewart

Seeders

Payne

Weber

Garrigus

Lenz

Stewart

Seeders

Payne

## RESOLUTION NO. 5473-2023

## RESOLUTION ADOPTING THE OELWEIN COMPREHENSIVE PLAN 2023

WHEREAS, said plan is authorized under Chapter 18B and 414 of the Iowa Code, as amended, and

WHEREAS, this plan was recommended for approval by the Oelwein Planning and Zoning Commission on August 21, 2023 at 5:30 PM and

WHEREAS, the Oelwein City Council held a public hearing on October 23, 2023 at 6:00 PM in the Council Chamber of the City Hall on the proposed adoption of the City of Oelwein Comprehensive Plan, and

WHEREAS, said plan was developed with consideration of the smart planning principles under section 18B.1 of the Iowa Code and includes information specified in section 18b.2, subsection 2 of the Iowa Code, and

WHEREAS, said plan is a policy document that considers the community's demographics, public facilities, land use, transportation, housing and implementation procedures, and

WHEREAS, said plan looks at community development by outlining a land use plan and is the basis for the City of Oelwein's zoning, subdivision, annexation, and urban renewal tools and regulations, and

WHEREAS, an integral part of the plan is providing opportunities for public input in the 2023 Comprehensive Plan Update process, including the use of Task Force meetings, Oelwein Planning and Zoning Commission work sessions, and an Oelwein City Council public hearing, and

WHEREAS, the Comprehensive Plan has been the subject of, or a discussion item on the agenda of, numerous public meetings, and

WHEREAS, the Comprehensive Plan is a primary land use tool of the Oelwein City Council, Planning and Zoning Commission; and City staff, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa adopts the Oelwein Comprehensive Plan 2023.

Passed and approved on October 23, 2023.

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Brett DeVore, Mayor



Attest:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

Recorded October 24, 2023.

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

## RESOLUTION NO. 5474-2023

CERTIFYING TAX INCREMENT FINANCE INDEBTEDNESS  
IN VARIOUS DISTRICTS IN THE CITY OF OELWEIN, IOWA

CERTIFIED DECEMBER 2023 FOR FY 2024-25

**Industrial Park Urban Renewal Area:**

2016 B GO Debt E Penn Expansion and

2016 A GO Debt E Penn Expansion

Annual Appropriation 100% of what is available approx. \$725,000

Rebate Agreements

Forsyth Management Company, LLC/Quality Plus Mfg., Inc.

New \$750,000 Amended 2016

Annual Appropriation 90% of what's available approx. \$53,000

Boulders Inn assigned to Cornerstone Inn and Suites, LLC

Annual Appropriation 90% of what's available approx. \$38,000

ICE Manufacturing

Annual Appropriation (Jobs Component) 90% of what's available approx. \$4,000

HyVee

Annual Appropriation 90% of what's available approx. \$5,000

BR Development, LLC

Annual Appropriation (residency option) 90% of what is available approx. \$70,000

**Central Urban Renewal Area:**

Downtown Streetscape for Downtown Business Grants

Annual Appropriation New 75,000

90% of what is available approx. \$35,000

Rebate Agreements

None

**Residential Urban Renewal Area:**

None

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BRETT DeVORE, MAYOR

ATTEST:

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DYLAN MULFINGER, CITY ADMINISTRATOR

Recorded October 24, 2023

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DYLAN MULFINGER, CITY ADMINISTRATOR

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn Related

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 23 day of October, 2023

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440  
Telephone



**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Oelwein County: FayetteUrban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn RelatedUrban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Resol #4937 Interfund Loan from water fund to pay FY 2017 interest</u> <u>due on 2016 Series GO Bonds</u> <u>Year 1 of 3 years</u>	<u>11-14-16</u>	<u>0</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Resol #4998 Interfund Loan from water fund to pay FY 2018 interest</u> <u>due on 2016 series GO Bonds</u> <u>Year 2 of 3 years</u>	<u>10-09-17</u>	<u>0</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Resol #5067 interfund Loan from water fund to pay FY 2019 interest</u> <u>due on 2016 Series GO Bonds</u> <u>Year 3 of 3 years</u>	<u>11-26-18</u>	<u>0</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Rebate Agreement - E Penn Manufacturing</u> <u>Year 1 of annual appropriation rebate (90% of available - approximately</u> <u>\$-----)</u> <u>\$3,340,000 NTE overlife of rebate, FY ---- will be yr ---- of 10 yr agreement</u> <u>Annual Appropriation</u>	<u>2-16-2016</u>	<u>0</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1:** 0

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR**  
**CERTIFICATION TO COUNTY AUDITOR**  
**Due To County Auditor By December 1 Prior To The Fiscal Year**  
**Where Less Than The Legally Available TIF Increment Tax Is Requested**  
**Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Urban Renewal (Urban Renewal #2) East Penn

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests 100% of available TIF dollars for East Penn Urban Renewal area for FY 2024	
Approximately	725,000
The above dollars will service the following debts:	
2016A Taxable GO Annual Appropriation Bonds - FY 2025 pymt \$547,740 +500 fee	
2016B GO Bonds - FY 2025 pymt \$44,790	
Funds rec'd over what is necessary for GO Bond payments will go to pay back 3 water fund interfund loans which paid interest on the bonds in early years totaling \$590,297.	
Certified new debt for first 3 years interest due on 2016 Series GO Bond Water fund transfer per Ted Dept Mgmt totaling \$12,661	
Once all the above debt is paid, the City requests:	
East Penn Rebate - 90% of available , approximately \$ 0.00	

Dated this 23 day of October, 2023

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
319-283-5440  
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ **75,000**

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Year 7 of an additional annual interfund transfer of \$75,000 from ED to TIF for downtown grant projects.

1st 4 yrs \$75,000, 5th year \$150,000, yr 6 \$75,000, yr 7 \$75,000

An Amount will be certified each year in the future to pay back to Economic Development Fund Interfund Loan

Dated this 23 day of October, 2023

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Oelwein County: FayetteUrban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Interfund Transfer - Local Option Sales Tax to TIF Downtown Grants Annual transfer for yearly grants. 90% of what is available For FY 2025 - \$75,000 Year 7	11-13-2018	75,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 75,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.





**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ **350,000**

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

New Rebate Agreement FY 2024

HyVee Dollar Fresh Rebate Agreement for 10 years NTE \$400,000 capturing 90% of available

New Rebate Agreement FY 2025

B R Development, LLC - Kwik Star Rebate Agreement for 10 years NTE \$350,000 capturing 90% of available  
which includes \$50,000 residency option

ICE Manufacturing Rebate Agreement for 10 years NTE \$106,750 capturing 90% of what's available, with jobs  
component FY 2025

Motorcycles Midwest-Dean Honda/Steils Studio of Dance ended FY 2023

Dated this 23 day of october, 2023

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Oelwein County: FayetteUrban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<b>1. Rebate Agreement - Boulders Inn assignn to Cornerstone Inn and Suites, LLC</b> Year 6 of annual appropriation rebate (90% available - approximately \$38,000) \$395,000 NTE over life of rebate, FY 2025 will be year 6 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	5-30-17	0
<b>2. Rebate Agreement - Forsyth Management - Quality Plus</b> Year 12 of annual appropriation rebate (90% of available - approximately \$53,000) \$750,000 now 1,500,000 NTE over life of rebate, FY 2025 will be year 12 of the formerly 10 now 20 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-17-14	0
<b>3. Rebate Agreement - ICE Manufacturing</b> Year 3 of annual appropriation rebate (90% of available - approximately \$4,000) 'Annual Appropriation \$106,570 NTE over life of rebate FY 25 will be year 3 of 10 year agreement, 'In FY 25 Year 3 of 10 certify in Dec 2023- New 33 Jobs component determine if met or end agreement <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	12-14-2020	0
<b>4. Rebate Agreement - HyVee Dollar Fresh</b> Year 2 of annual appropriation rebate (90% of available - approximately \$6,000) \$400,000 NTE over life of rebate, FY 2025 will be year 2 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	10-12-2020	0
<b>5. Rebate Agreement - B R Development LLC - Kwik Star</b> Year 1 of annual appropriation rebate (90% of available - approximately \$70,000) \$350,000 NTE over life of rebate, which includes 50,000 residency option FY 2025 will be year 1 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	5-11-2020	350,000

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 350,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

Urban Renewal Area Number 33004 (Use five-digit Area Number Assigned by the County Auditor)

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Dated this 23 day of October, 2023

216



## RESOLUTION 5475-2023

APPROVING APPROPRIATION TO THE PAYMENT OF GENERAL OBLIGATION  
BONDS, SERIES 2016A, IN FISCAL YEAR 2024-25

WHEREAS, the City Council of the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City's Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Industrial Park Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has also created a subfund of the Industrial Park Urban Renewal Tax Revenue Fund (the "East Penn Subfund") to be used to account for payments to be made on certain indebtedness incurred in the Urban Renewal Area; and

WHEREAS, the City has authorized the issuance of Taxable Annual Appropriation General Obligation Urban Renewal Economic Development Grant Bonds, dated February 16, 2016 (the "Series 2016A Bonds"); for the purpose of financing certain projects in the Urban Renewal Area; and

WHEREAS, payments related to the Series 2016A Bonds are scheduled to be made on December 1, 2024 and June 1, 2025 (the "Fiscal Year 2024-25 Payments"); and

WHEREAS, in accordance with the provisions of the resolutions that authorized the issuance of the Series 2016A Bonds, no payments may be made on these Bonds unless the City Council appropriates funds for such payments; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments on the Series 2016A Bonds funds from the East Penn Subfund;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the East Penn Subfund the approximate amount of \$593,030.00, in order to make the Fiscal Year 2024-25 Payments on the Series 2016A Bonds.

Section 2. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2023, the amount

obligated for appropriation in Section 1 above as part of the City's 2025 certification of debt payable from the East Penn Subfund and to reflect such amount in the City's budget for the fiscal year 2024-25.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

## RESOLUTION NO. 5476-2023

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.

WHEREAS, the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of 90% of what is available approximately \$53,000.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Forsyth Management Company, LLC aka Quality Plus Manufacturing Inc. which was finally approved by resolution of the City Council on June 27, 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2024;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates 90% of what is available approximately \$53,000.00 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

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Brett DeVore, Mayor

Attest:

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Dylan Mulfinger, City Administrator

Recorded October 24, 2023

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_

that the Resolution as read be adopted, and upon roll call there were:

AYES      NAYS      ABSENT      ABSTAIN

Stewart

Weber

Lenz

Garrigus

Seeders

Payne



## RESOLUTION No. 5477-2023

OBLIGATING FUNDS FROM THE CORNERSTONE INN AND SUITES, LLC SUBFUND 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

WHEREAS, the City Council of the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City's Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has approved a Development Agreement (the "Agreement") with Cornerstone Inn and Suites, LLC (the "Company"), pursuant to which the City has agreed to make annual economic development tax increment payments to the Company, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the "Cornerstone Inn and Suites, LLC Subfund"); and

WHEREAS, payments under the Agreement are scheduled to be made from the Cornerstone Inn and Suites, LLC Subfund during the fiscal year that will begin July 1, 2024, in an amount equal to 90% of the incremental property tax payments made by the Company in that fiscal year (the "Payments"); and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments, funds anticipated to be received in the Cornerstone Inn and Suites, LLC Subfund in the fiscal year that will begin July 1, 2024;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the Cornerstone Inn and Suites LLC Subfund the estimated amount of \$38,000.00, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the City in such Subfund from the Fayette County Treasurer in the fiscal year that will begin July 1, 2024.

Section 2. The City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2023, the amount obligated for appropriation in Section 1 above as part of the City's

Fiscal Year 2025 certification of debt payable from the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund and to reflect such estimated amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

## RESOLUTION No. 5478-2023

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.

WHEREAS, the City of Oelwein, Iowa (the "City"), has entered into a development agreement with ICE Manufacturing, Inc. (the "Company") pursuant to which the Company has agreed to undertake the renovation and expansion of its industrial facility for use in its business operations in the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Company from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment to be an amount equal to 90% of what is available approximately \$4,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues from the Urban Renewal Area, approximately \$4,000, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the city from the Fayette County Treasurer derived for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2024.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payment, with the City's December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

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Mayor

Attest:

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City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne



RESOLUTION No. 5479-2023

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.

WHEREAS, the City of Oelwein, Iowa (the "City"), has entered into a development agreement with Hy-Vee, Inc. (the "Corporation") pursuant to which the Corporation has agreed to undertake the renovation and development of a building for use as a Hy-Vee Dollar Fresh grocery store on certain real property (the "Property") in the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Corporation from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payments in the aggregate amount of \$5,000 (the "Annual Payments") which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2024.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City's December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

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Mayor

Attest:

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City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

RESOLUTION No. 5480-2023

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

WHEREAS, the City of Oelwein, Iowa (the “City”), has entered into a development agreement with BR Development, LLC (the “Developer”) pursuant to which the Developer has agreed to undertake the construction of a new commercial building on certain real property (the “Property”) in the Industrial Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from the Property; and

WHEREAS, the City has a scheduled proposed payments in the aggregate amount of \$70,000 (the “Annual Payments”) which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2024.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City’s December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

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Mayor

Attest:

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City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart

Weber

Lenz

Garrigus

Seeders

Payne



## RESOLUTION No. 5481-2023

APPROVING INTERNAL LOAN AND OBLIGATING FUNDS FROM THE CITY'S  
CENTRAL URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE  
PAYMENT OF PROJECT

WHEREAS, the City Council of the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City's Central Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Central Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has approved an amendment to the urban renewal plan for the Urban Renewal Area that authorizes a project consisting of the use of incremental property tax revenues to expand existing business, encourage development of new business, improve buildings and building facades and provide for renovation of upper stories into housing units (the "Project"); and

WHEREAS, payments related to the Project are scheduled to be made in the fiscal year 2024-25 (the "Fiscal Year 2024-25 Payments"); and

WHEREAS, in order to make the amount of the Fiscal Year 2024-25 Payments eligible to be paid from future incremental property tax revenues that will be received in the Central Urban Renewal Tax Revenue Fund, it is necessary to create an internal TIF debt; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Fiscal Year 2024-25 Payments funds from the Central Urban Renewal Tax Revenue Fund;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. It is hereby directed that \$75,000 be advanced to the Central Urban Renewal Tax Revenue Fund from the City's Local Option Sales Tax Fund, in order to make the Fiscal Year 2024-25 Payments. This advance shall be treated as a loan (the "Loan") to the Central Urban Renewal Tax Revenue Fund and shall be repaid to the Local Option Sales Tax Fund out of incremental property tax revenues received in the Central Urban Renewal Tax Revenue Fund in the future.

Payments may be made on the Loan on June 1 of each year, to the extent there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Central Urban Renewal Tax Revenue Fund. The City reserves the right to issue other obligations, or to enter into additional loans, payable from the Central Urban Renewal Tax Revenue Fund, which may either rank on a parity with the Loan or may have a priority over the Loan with respect to the revenues in the Central Urban Renewal Tax Revenue Fund.

Section 2. There is hereby obligated for appropriation from the Central Urban Renewal Tax Revenue Fund the amount of \$75,000 in order to make the Fiscal Year 2024-25 Payments

Section 3. The Central Urban Renewal Tax Revenue Fund is hereby pledged to the repayment of the Loan, and a copy of this resolution shall be filed in the office of the Fayette County Auditor to evidence this pledge. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2023, the amount obligated for appropriation in Section 2 above as part of the City's 2025 certification of debt payable from the Central Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the current fiscal year.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 23, 2023.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

RESOLUTION NO. \_\_\_\_\_-2023

RESOLUTION APPROVING PAY APPLICATION #4 FOR MATT CONSTRUCTION ON PLAZA PARK  
IMPROVEMENTS IN THE AMOUNT OF \$77,480.64

WHEREAS, the City of Oelwein has made substantial improvements to Plaza Park which is now Depot Park; and

WHEREAS, Matt Construction has finished the project and is submitting the last pay request; and

WHEREAS, this pay request is in the amount of Amount of \$77,480.64; and

WHEREAS, after a lengthy discussion on change order #4, council is ready to approve this pay request and finalize the project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa Approves Pay Application #4 for Matt Construction on Plaza Park Improvements in the Amount of \$77,480.64

Passed and approved this 9<sup>th</sup> of October 2023.

\_\_\_\_\_  
Brett DeVore, Mayor

Attest:

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

October 10, 2023.

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF TWO PAGE(S)

TO OWNER: City of Oelwein  
20 2nd Ave SW  
Oelwein, IA 50662

PROJECT: Plaza Park Improvements

APPLICATION NO: 4

Distribution to:

FROM CONTRACTOR:  
Matt Construction, Inc.  
203 Y Avenue  
Sumner, IA 50674

VIA ARCHITECT:  
Confluence  
900 2nd St SE, Ste 104  
Cedar Rapids, IA 52404

PERIOD TO:  
Final

PROJECT NOS:

☐ OWNER  
☐ ARCHITECT  
☒ CONTRACTOR

CONTRACT FOR:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

- |  |    |                             |
|--|----|-----------------------------|
| 1. ORIGINAL CONTRACT SUM   | \$ | <u>646,512.00</u>           |
| 2. Net change by Change Orders   | \$ | <u>80,991.66</u>            |
| 3. CONTRACT SUM TO DATE (Line 1 + 2)   | \$ | <u>727,503.66</u>           |
| 4. TOTAL COMPLETED & STORED TO DATE<br>(Column G on G703)                    | \$ | <u>727,503.66</u>           |
| <b>5. RETAINAGE:</b>   |    |                             |
| a. <u>5</u> % of Completed Work  | \$ | <u>36,375.18</u>            |
| (Column D + E on G703)   |    |                             |
| b. <u>5</u> % of Stored Material   | \$ | <u>                    </u> |
| (Column F on G703)   |    |                             |
| Total Retainage (Lines 5a + 5b or<br>Total in Column I of G703)              | \$ | <u>36,375.18</u>            |
| 6. TOTAL EARNED LESS RETAINAGE<br>(Line 4 less Line 5 Total)                 | \$ | <u>691,128.48</u>           |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT<br>(Line 6 from prior Certificate) | \$ | <u>650,023.02</u>           |
| 8. CURRENT PAYMENT DUE   | \$ | <u>77,480.64</u>            |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE<br>(Line 3 less Line 6)            | \$ | <u>0.00</u>                 |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$14,088.48	\$0.00
Total approved this Month (#1)	\$66,903.18	\$0.00
<b>TOTALS</b>	<b>\$80,991.66</b>	<b>\$0.00</b>
<b>NET CHANGES by Change Order</b>	<b>\$80,991.66</b>	<b>\$0.00</b>

The undersigned Contractor certifies that to the best of the Contractor's knowledge,  
information and belief the Work covered by this Application for Payment has been  
completed in accordance with the Contract Documents, that all amounts have been paid by  
the Contractor for Work for which previous Certificates for Payment were issued and  
payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Matt Construction, Inc.

By: Kelly M. Matt Date: \_\_\_\_\_

State of: \_\_\_\_\_ County of: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
Notary Public:  
My Commission expires: \_\_\_\_\_

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

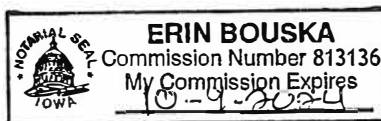
In accordance with the Contract Documents, based on on-site observations and the data  
comprising the application, the Architect certifies to the Owner that to the best of the  
Architect's knowledge, information and belief the Work has progressed as indicated,  
the quality of the Work is in accordance with the Contract Documents, and the Contractor  
is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 77,480.64

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this  
Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the  
Contractor named herein. Issuance, payment and acceptance of payment are without  
prejudice to any rights of the Owner or Contractor under this Contract.



*Erin Bouska*

X \_\_\_\_\_

Brett DeVore, Mayor



## OELWEIN PLAZA PARK IMPROVEMENTS

CITY OF OELWEIN

3/24/2023 - Base Bid including Addendum #1, 2, 3, 4

Date:

Application #:

9/29/23

4

FINAL

Item 17.

ITEM #	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	From Previous Application	From This Application	Total Complete	% Complete	Balance To Finish	Retainage
<b>DIVISION 1 - GENERAL</b>											
1	Traffic Control + Construction Fencing	1	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	100.00%	\$0.00	\$375.00
2	Removal for Asphalt Pavement at Alley Edge	174	SY	\$17.00	\$2,958.00	\$2,958.00	\$0.00	\$2,958.00	100.00%	\$0.00	\$147.90
3	Removal of Concrete Planters	1	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00	\$150.00
4	Removal + Relocation of Fencing	1	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00	\$150.00
<b>DIVISION 2 - EARTHWORK</b>											
5	Topsoil, On-site, 4 Inch Depth (Strip, Salvage, Spread)	1	LS	\$4,120.00	\$4,120.00	\$4,120.00	\$0.00	\$4,120.00	100.00%	\$0.00	\$206.00
6	Topsoil, Haul, Placement	1	LS	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	100.00%	\$0.00	\$120.00
7	Excavation, Class 10, Balance Cut/Fill On-site	1	LS	\$2,320.00	\$2,320.00	\$2,320.00	\$0.00	\$2,320.00	100.00%	\$0.00	\$116.00
8	Structural Impervious Fill, Haul, Placement and	1	LS	\$6,200.00	\$6,200.00	\$6,200.00	\$0.00	\$6,200.00	100.00%	\$0.00	\$310.00
9	Compaction Testing	1	LS	\$5,951.00	\$5,951.00	\$5,951.00	\$0.00	\$5,951.00	100.00%	\$0.00	\$297.55
10	Erosion Control	1	LS	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00	\$50.00
<b>DIVISION 6 - UTILITIES</b>											
11	Sanitary Sewer Service	1	LS	\$5,200.00	\$5,200.00	\$5,200.00	\$0.00	\$5,200.00	100.00%	\$0.00	\$260.00
12	Water Service	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.00%	\$0.00	\$500.00
13	Electrical Service	1	LS	\$36,500.00	\$36,500.00	\$36,500.00	\$0.00	\$36,500.00	100.00%	\$0.00	\$1,825.00
14	Festoon Lighting	380	LF	\$8.00	\$3,040.00	\$3,040.00	\$0.00	\$3,040.00	100.00%	\$0.00	\$152.00
15	Festoon Poles, Footings, and Connection Hardware	6	EA	\$1,558.00	\$9,348.00	\$9,348.00	\$0.00	\$9,348.00	100.00%	\$0.00	\$467.40
<b>DIVISION 7 - STREETS AND RELATED WORK</b>											
16	Pavement, PCC, 5 in Thickness - Walkways	648	SY	\$90.00	\$58,320.00	\$58,320.00	\$0.00	\$58,320.00	100.00%	\$0.00	\$2,916.00
17	Subbase, Modified, 6 Inch @ PCC Walks	154	CY	\$54.00	\$8,316.00	\$8,316.00	\$0.00	\$8,316.00	100.00%	\$0.00	\$415.80
18	Pavement, PCC, 4 in Thickness - Play Surfacing	236	SY	\$80.00	\$18,880.00	\$18,880.00	\$0.00	\$18,880.00	100.00%	\$0.00	\$944.00
19	Subbase, Modified, 6 Inch @ Play Surfacing Subbase	78	CY	\$54.00	\$4,212.00	\$4,212.00	\$0.00	\$4,212.00	100.00%	\$0.00	\$210.60
20	Pavement, HMA, Full-Depth - Alley Transition	40	TON	\$259.00	\$10,360.00	\$10,360.00	\$0.00	\$10,360.00	100.00%	\$0.00	\$518.00
21	Curb and Gutter, 6 in Tall, 24 in Width, 6 in Thickness	310	LF	\$50.00	\$15,500.00	\$15,500.00	\$0.00	\$15,500.00	100.00%	\$0.00	\$775.00
<b>DIVISION 9 - SITE WORK AND LANDSCAPING</b>											
22	Seeding & Fertilizing, Type 1	0.50	AC	\$ 7,300.00	\$ 3,650.00	\$3,650.00	\$0.00	\$3,650.00	100.00%	\$0.00	\$182.50
23	Watering	1	LS	\$ 2,200.00	\$ 2,200.00	\$2,200.00	\$0.00	\$2,200.00	100.00%	\$0.00	\$110.00
24	Trees to be relocated	3	EA	\$ 410.00	\$ 1,230.00	\$1,230.00	\$0.00	\$1,230.00	100.00%	\$0.00	\$61.50
24	Deciduous Trees with Warranty	11	EA	\$ 665.00	\$ 7,315.00	\$7,315.00	\$0.00	\$7,315.00	100.00%	\$0.00	\$365.75
25	Evergreen Trees with Warranty	4	EA	\$ 745.00	\$ 2,980.00	\$2,980.00	\$0.00	\$2,980.00	100.00%	\$0.00	\$149.00
26	Deciduous and Evergreen Shrubs with Warranty	46	EA	\$ 82.00	\$ 3,772.00	\$3,772.00	\$0.00	\$3,772.00	100.00%	\$0.00	\$188.60
27	Ornamental Grasses with Warranty	104	EA	\$ 53.00	\$ 5,512.00	\$5,512.00	\$0.00	\$5,512.00	100.00%	\$0.00	\$275.60
28	Shredded Hardwood Mulch for Plant Beds	48	CY	\$ 138.00	\$ 6,624.00	\$6,624.00	\$0.00	\$6,624.00	100.00%	\$0.00	\$331.20
29	Installation of Reclaimed Limestone Blocks	31	EA	\$ 155.00	\$ 4,805.00	\$4,805.00	\$0.00	\$4,805.00	100.00%	\$0.00	\$240.25
<b>DIVISION 11 - MISCELLANEOUS</b>											
29	Construction Staking	1	LS	\$ 6,200.00	\$ 6,200.00	\$6,200.00	\$0.00	\$6,200.00	100.00%	\$0.00	\$310.00
30	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.00%	\$0.00	\$2,500.00
31	Concrete Washout Basin, Lined	1	LS	\$ 1,000.00	\$ 1,000.00	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00	\$50.00
<b>DIVISION 12 - SPECIAL PROVISIONS</b>											
32	4 Qty. Universal Restroom - Fabricated Container	1	LS	\$ 93,465.00	\$ 93,465.00	\$93,465.00	\$0.00	\$93,465.00	100.00%	\$0.00	\$4,673.25
33	Concessions + Storage - Fabricated Container Building	1	LS	\$ 109,587.00	\$ 109,587.00	\$109,587.00	\$0.00	\$109,587.00	100.00%	\$0.00	\$5,479.35
34	Shade Structure	1	LS	\$ 27,683.00	\$ 27,683.00	\$27,683.00	\$0.00	\$27,683.00	100.00%	\$0.00	\$1,384.15
35	Shade Structure - Footings & Installation	1	LS	\$ 8,450.00	\$ 8,450.00	\$8,450.00	\$0.00	\$8,450.00	100.00%	\$0.00	\$422.50
<b>Play Features</b>											
35	Play Mounds & Synthetic Turf Surfacing	1	LS	\$ 70,804.00	\$ 70,804.00	\$70,804.00	\$0.00	\$70,804.00	100.00%	\$0.00	\$3,540.20
36	Mushroom Steppers - 8 inch	2	EA	\$ 1,545.00	\$ 3,090.00	\$3,090.00	\$0.00	\$3,090.00	100.00%	\$0.00	\$154.50
37	Mushroom Steppers - 10 inch	3	EA	\$ 1,545.00	\$ 4,635.00	\$4,635.00	\$0.00	\$4,635.00	100.00%	\$0.00	\$231.75
38	Mushroom Steppers - 20 inch	3	EA	\$ 1,905.00	\$ 5,715.00	\$5,715.00	\$0.00	\$5,715.00	100.00%	\$0.00	\$285.75
39	Log Steppers - 8 inch	2	EA	\$ 1,190.00	\$ 2,380.00	\$2,380.00	\$0.00	\$2,380.00	100.00%	\$0.00	\$119.00
40	Log Steppers - 18 inch	2	EA	\$ 1,515.00	\$ 3,030.00	\$3,030.00	\$0.00	\$3,030.00	100.00%	\$0.00	\$151.50
41	Log Steppers - 28 inch	2	EA	\$ 2,130.00	\$ 4,260.00	\$4,260.00	\$0.00	\$4,260.00	100.00%	\$0.00	\$213.00
<b>CO#1 Storm water pipe</b>											
				\$852.50	\$852.50	\$852.50	\$0.00	\$852.50	100.00%	\$0.00	\$42.63
<b>CO#2 saw cut existing sidewalk</b>				\$1,054.08	\$1,054.08	\$1,054.08	\$0.00	\$1,054.08	100.00%	\$0.00	\$52.70
<b>CO#3 insulation and radon</b>				\$6,063.40	\$6,063.40	\$6,063.40	\$0.00	\$6,063.40	100.00%	\$0.00	\$303.17
<b>CO#4 over excavation</b>				\$66,903.18	\$66,903.18	\$66,903.18	\$66,903.18	\$66,903.18	100.00%	\$0.00	\$3,345.16
<b>CO#5 container changes</b>				\$5,398.50	\$5,398.50	\$5,398.50	\$0.00	\$5,398.50	100.00%	\$0.00	\$269.93
<b>CO#6 outlets</b>				\$720.00	\$720.00	\$720.00	\$0.00	\$720.00	100.00%	\$0.00	\$36.00
<b>BASE BID TOTAL</b>											
				\$727,503.66	\$650,023.02	\$ 66,903.18	\$727,503.66	\$ -		\$10,577.46	

RESOLUTION NO. \_\_\_\_\_-2023

RESOLUTION ACCEPTING THE COMPLETION OF PLAZA PARK IMPROVEMENT PROJECT WITH MATT  
CONSTRUCTION

WHEREAS, the City of Oelwein has made substantial improvements to Plaza Park which is now Depot Park; and

WHEREAS, Matt Construction has finished the project; and

WHEREAS, the City of Oelwein is accepting the project formally; and

WHEREAS, after a lengthy discussion on change order #4, council is satisfied with the project and the impact the improvements have made on the downtown; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa Accepts the Completion of Plaza Park Improvement Project with Matt Construction

Passed and approved this 9<sup>th</sup> of October 2023.

\_\_\_\_\_  
Brett DeVore, Mayor

Attest:

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

October 10, 2023.

RESOLUTION NO. \_\_\_\_\_-2023

RESOLUTION APPROVING CHANGE ORDER No. 1 IN THE AMOUNT OF \$11,828 FOR REED BED  
EXPANSION AND EQ BASIN LINER REPLACEMENT PROJECT

WHEREAS, the original contract price for this project is \$1,347,000; and

WHEREAS, the change order #1 will cost \$40,000; and

WHEREAS, the contractor wanted to use an alternative company for the reed bed planting; and

WHEREAS, the contractor is not allowed to use the alternative contractor and this is adding a cost  
of \$80,000 to the project; and

WHEREAS, the contractor is splitting the cost of the reed bed planting contractor with the city and  
requesting \$40,000; and

WHEREAS, the contractor is still under the engineer estimate and significantly under the second  
bid; and

WHEREAS, this change order is needed to proceed with this project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa approves Change Order  
No. 1 in the Amount of \$11,828 for Oelwein NE Sanitary Sewer Improvements project.

Passed and approved on October 23, 2023.

Attest:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

Recorded October 24, 2023.

\_\_\_\_\_  
Brett DeVore, Mayor

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

October 18, 2023

**CHANGE ORDER NO. 1**

**PROJECT:** Reed Bed Expansion and EQ Basin Liner Replacement  
**OWNER:** City of Oelwein, Iowa  
**CONTRACT:** 1-2023  
**CONTRACTOR:** Shift Companies, LLC

**Description of Change**

1a	A cost adjustment for Constructed Wetland Group Services will be provided to Contractor due to the lack of project quotation from a Constructed Wetland Group before its bid.	ADD	\$40,000.00
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TOTAL VALUE OF THIS CHANGE ORDER:	ADD	\$40,000.00
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**Contract Price Adjustment**

Original Contract Price	\$1,347,000.00
Previous Change Order Adjustments	\$0.00
Adjustment in Contract Price this Change Order	\$40,000.00
Current Contract Price including this Change Order	\$1,387,000.00

**Contract Substantial Completion Date Adjustment**

Original Contract Substantial Completion Date	October 5, 2024
Contract Substantial Completion Date Adjustments due to previous Change Orders	0 Days
Contract Substantial Completion Date Adjustments due to this Change Order	0 Days
Current Substantial Contract Completion Dates including all Change Orders	October 5, 2024

**Contract Final Completion Date Adjustment**

Original Contract Final Completion Date	November 3, 2024
Contract Final Completion Date Adjustments due to previous Change Orders	0 Days
Contract Final Completion Date Adjustments due to this Change Order	0 Days
Current Final Contract Completion Dates including all Change Orders	November 3, 2024

City of Oelwein–Shift Companies, LLC  
Contract 1-2023, Change Order No. 1  
Page 2  
October 18, 2023

This document shall become a supplement to the Contract and all provisions will apply hereto.

**RECOMMENDED**

  
\_\_\_\_\_  
ENGINEER–FOX Strand

10/19/23  
\_\_\_\_\_  
Date

**APPROVED**

  
\_\_\_\_\_  
CONTRACTOR–Shift Companies, LLC

10/19/23  
\_\_\_\_\_  
Date

**APPROVED**

\_\_\_\_\_  
OWNER–City of Oelwein, Iowa

\_\_\_\_\_  
Date



## RESOLUTION NO. \_\_\_\_\_ - 2023

RESOLUTION APPROVING SALE AND TRASFER OF CITY OWNED REAL ESTATE LOCATED ON 12<sup>th</sup> AVE. SW, OELWEIN,  
FAYETTE COUNTY, IOWA

**WHEREAS**, the City of Oelwein, Iowa owns the following described real estate:

**Lot 6, Block 6, Armstrong's Addition to Oelwein, City of Oelwein, Fayette County, Iowa**

**WHEREAS**, by Resolution # 5472-2023 the Council scheduled a Public Hearing on the proposed sale of the above-described property for October 23, 2023 at 6:00 p.m., during the regular City Council meeting to be held in the City Council Chambers, Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, Iowa, and

**WHEREAS**, notice of the Public Hearing was published in the Oelwein Daily Register on October 14, 2023, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

**WHEREAS**, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

**WHEREAS**, the City Council discussed the proposed sale of said real estate and found that the City did not have a continuing use for the above-described property, that the property did not otherwise serve a public purpose, and that the sale of said property would, therefore, be in the best interest of the City, and

**WHEREAS**, the City Council also discussed the value of the real estate, the value to the community of the potential uses for the property, and in consideration of the above and foregoing, determined it to be appropriate and in the best interests of the City to approve the sale of said property to Deanna S. Wenner for the sum of \$1,500.00.

**BE IT RESOLVED** by the Council of the city of Oelwein, Iowa, as follows:

- Section 1. That the property described herein shall be transferred to Deanna S. Wenner for the sum of \$1,500.00
- Section 2. That the property is being sold as is.
- Section 3. That the property shall be transferred by Quit Claim Deed with no abstract to be provided.
- Section 4. That the Quit Claim Deed, and related Clerk's Affidavit, shall be recorded at the expense of the Buyer.
- Section 5. The City Administrator shall be authorized to execute the QCD, and any other documents related to the approved transfer of this property as set forth above.
- Section 6. Action on this Resolution shall be final upon the delivery of the Deed to the Buyer
- Section 7. This resolution shall be in effect upon its passage and approval as provided by law.

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 23 day of October,

\_\_\_\_\_  
Brett DeVore, Mayor

Attest:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

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

AYES      NAYS      ABSENT      ABSTAIN

Stewart

Weber

Lenz

Garrigus

Seeders

Payne

## Oelwein Public Library Board Minutes

The Oelwein Public Library Board of Trustees held their meeting on Monday, October 16, 2023 at 7:00 p.m. at the library.

**Present:** Mars, Ingersoll, VanDenHul, Kerns, and Macken

**Absent:** Berryman, Payne

President Kerns called the meeting to order at 6:59.

**Agenda approved:** Mars made a motion to approve the agenda. Seconded by VanDenHul. Motion carried.

**Minutes approved:** Mars made a motion to approve the minutes. Seconded by VanDenHul. Motion carried.

### **Correspondences and Communication:**

Sue from Crisis Intervention Services sent a thank you for hosting their display on honoring murder victims on the National Day of Remembrance for Murder Victims.

City Administrator, Dylan Mulfinger, was unable to attend the meeting to speak on the upcoming fiscal year's budget.

**Trustee Training:** The board reviewed the standard on offering programming for adults.

### **Director's Report:**

- The council approved hiring Schwickert's to repair "Priority A" areas of the roof. Schwickert's plans on finishing the repairs this fall.
- The city administrator signed a service agreement with Martin Gardner to do a conditions assessment of the library in regards to moisture in the attic, and overall general building aging issues.
- Staff will start a community book club in January. The club will meet in Ampersand, quarterly, to discuss books related to Iowa.
- Iowa City Ghost Hunters will give a program on their paranormal experiences on Saturday, October 28 at 1:00. Friends of the Library are sponsoring the program.
- FCLA met with the Supervisors on October 2. The Supervisors took a tour of the West Union library and saw the variety of services the library provides.
- The school hosted the first Read Aloud program on October 2. Two families participated. The next event will be November 6.
- Macken is working with a Senior Seminar student who is interested in improving youth attendance at the library. The student found out that it would not be possible to implement a bus stop at the library this school year, but the student is going to organize a chess tournament to be held at the library on December 2.
- Macken gave a presentation at the Lion's Club on upcoming programs. The middle school art teacher was also in attendance and is very interested in having students participate in the library art show.

- The Children's Librarian and the Director recently attended the ILA Conference in Dubuque. They will share highlights of what they learned at upcoming staff meetings.
- The State Library sent the Enrich Iowa appropriation. Oelwein received \$2587.84.
- Macken submitted a grant proposal to the ALA for the *Holocaust in America* traveling exhibit. Notification will be sent in January as to which libraries were chosen as host sites.
- Caleb Smith submitted his resignation as library page. Jeff Hughes has been hired and will commence work on October 21.
- The director will be on vacation November 14-22.

**Friend's Report:**

- The Book and Bake Sale brought in \$1260.00

**Bills:** Ingersoll made a motion to approve the bills. Seconded by Mars. Motion carried.

**Children's Area:** Five bids were received for the children's area glass wall.

Dubuque Glass	\$21,500
Zephyr Aluminum	\$25,650
Decorah Mobile	\$26,650
AM Glass	\$27,000
MGSI	\$30,314

Brian Stark from MGA reviewed the bids and recommended Dubuque Glass based on the cost, thoroughness of the bid, and quality of materials. Ingersoll made a motion to accept the bid from Dubuque Glass. Seconded by VanDenHul. Motion carried.

**Outdoor Message Board:** Brian Buss from Nagle Signs responded to the library board's questions.

- The sign has a primary and secondary side. The primary side can run if the other side is turned off.
- A 16MM sign is not a good solution since it will be the next display to be discontinued and the price is not far off from a 10MM sign.
- Raising the sign would be a considerable cost increase because of the engineering needed to address wind load.

The board would like to look at other sign ideas rather than a digital sign that will look dated after 5 years. Since the library sits far off the main road, the sign needs to be visible from the road, lighted at night, and enduringly stately. The board would like the design department at Nagle Signs to draw up some ideas. In addition, the large bushes will be removed from each side of the stone sign.

**FY2025 Budget:** The proposed FY25 budget was reviewed. Over the next 3 years, the library budget will need to be cut \$30,000. Therefore, the library board will not be re-hiring a replacement part-time librarian which will save more than \$20,000. Since a part-time librarian will not be hired and the librarians have assumed additional duties and have brought in an additional \$9,283 in Passport Services revenue, the library board would like to give library staff a 6% wage increase. For FY26 and FY27, the library board will reduce the book budget by \$5000, both years, and backfill this amount from the Bequest Fund.

**FY2025 CIP:** The brick exterior of the building needs to be evaluated for tuck pointing and some of the brick fronts are cracking and falling off. The library board will request \$10,000 for masonry repair and maintenance. The library board will request \$8,000 for "Priority B" roof repair and maintenance.

**FY2025 Bequest Request:** The library board will submit a request of \$50,000 available for the Bequest Fund.

**Christmas Holiday:** The City Council approved closing Tuesday, December 26 for the Christmas Eve holiday since this day is on a Sunday. Ingersoll made a motion to close the library on December 26 for the Christmas Eve holiday. Seconded by Mars. Motion carried.

**Policy Review:** The Circulation Policy was reviewed. The following change was made: New cardholders are limited to 3 items; the limit will be removed after the card is in good standing for 2 months. Ingersoll made a motion to accept this change. Seconded by VanDenHul. Motion carried.

The Employee Levels and Benefits was reviewed. The following change was made: Part-time hourly librarians – After one year of employment, one week of vacation is given, pro-rated on the average number of hours worked in a week during the preceding year. Ingersoll made a motion to accept this change retroactive to September 24, 2023. Seconded by Mars. Motion carried.

**Adjournment:** Ingersoll made a motion to adjourn at 8:15.

Respectfully submitted,  
Susan Macken

**Next Meeting:** Tuesday, November 14, 5:00





To: Mayor and City Council  
From: Dylan Mulfinger  
Subject: Administrator Memo  
Date: 10/23/2023

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## Ordinances

7. Consideration of an ordinance updating the floodplain management. – First Reading.
  1. The federal government reviews our ordinance to make sure it reaches their standards. These changes will put us in compliance with all current regulations. The City Administrator recommends approving the first reading.

## Resolutions

8. Consideration of a resolution adopting the Oelwein Comprehensive Plan 2023.
  1. Months of work went into this plan. The city will now have a guide for the next 20 years. It is on all of us to pursue this plan. The City Administrator recommends approving the resolution.
9. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in various districts in the City of Oelwein, Iowa Fiscal Year 2024-2025.
  1. This resolution shows that the city is taking on debt which can be repaid through tax increment financing dollars. The City Administrator recommends approving the resolution.
10. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2024-25.
  1. This allows the city to make a payment on a GO bond. The City Administrator recommends approving the resolution.
11. 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.
  1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
12. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC subfund 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.
  1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.



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 ICE Manufacturing, Inc.
  1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
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 Hy-Vee, Inc.
  1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
15. 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.
  1. This allows the city to take the TIF fund and provide economic development incentives for a business from a development agreement. The City Administrator recommends approving the resolution.
16. Consideration of a resolution approving Internal Loan and obligating funds from the City's Central Urban Renewal Tax Revenue Fund for appropriation to the payment of project.
  1. This takes the funding from one city fund and transfers the funds into a fund which can then be paid out to the development agreements. The City Administrator recommends approving the resolution.
17. Consideration of a resolution approving Final Pay Application No. 4 for Matt Construction on Plaza Park Improvements in the amount of \$77,480.64.
  1. This is the final pay application for the project. All work has been done on the project. Council approved change order number four and it is included in this pay application. The City Administrator recommends approving the resolution.
18. Consideration of a resolution accepting the completion of Plaza Park Improvement Project with Matt Construction.
  1. All work on the project is completed and satisfactory. The City Administrator recommends approving the resolution.
19. Consideration of a resolution approving Change Order No. 1 in the amount of \$11,828.00 for Reed Bed Expansion and EQ Basin Liner Replacement Project.
  1. The contractor bid for an alternative to plant the reed beds. This was not accepted by the city. This placed an \$80,000 cost to the contractor to sue the city's reed bed company. The contractor is asking for \$40,000 to lessen the cost of the expense. The cost of the project is still below the engineers estimate, and well below the second bid.
20. Consideration of a resolution approving the sale of City owned real estate Parcel No. 1820402004 (Lot 6 Block 6 Armstrong Addition) located on 12th Ave SW, Oelwein, Fayette County, Iowa.



1. The city council approved this last meeting. It is listed again as it must be sold by resolution. The City Administrator recommends approving the resolution.