



Agenda

City Council Work Session Meeting
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa
5:15 PM

February 26, 2024
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Council Members: Karen Seeders, Anthony Ricchio, Lynda Payne, Dave Garrigus, Dave Lenz

Pledge of Allegiance

Discussions

- [1.](#) Discussion on the allowance of chickens within city limits.
- [2.](#) Discussion on the Catalyst Grant for Matt Construction for 1 South Frederick Avenue.

Adjournment

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

Ordinance 1211

AN ORDINANCE AMENDING CHAPTER 19 – ANIMALS AND FOWL -
Section 19-3 Bother Some Animals; Addition of Section 19-12 Chicken on
Residential Property

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

Section 1. That Chapter 19 of the City Code of the City of Oelwein, Iowa, be amended by removing section 19-3 and replacing with the following language:

19-3 BOTHERSOME ANIMALS

A) It is unlawful for a person to possess within residential areas of the City bothersome animals such as bees, cattle, horses, goats, swine, sheep, fowl, excluding hen chickens if otherwise possessed in accordance with the City Code, and further excluding fowl kept in bird cages as a pet inside the principal Dwelling as defined by Chapter 25 of this Code of Ordinances, with allowable pets to never include chicken, geese, duck, and other common domestic or state protected birds, donkey, alpaca, buffalo, llama, any other domesticated livestock, or feral cats. The possession of bothersome animals within residential areas shall only be allowed for educational purposes on public school property.

1. Gerbils, hamsters, guinea pigs, rabbits, mice, exotic birds, snakes, insects, lizards, and other similar animals that are normally sold at pet stores and maintained as household pets and maintained in an enclosure inside a principal or accessory structure are not considered a bothersome animal, but may be excluded under other provisions of the City Code of Ordinances.

Section 2. That Chapter 19 of the City Code of the City of Oelwein, Iowa, be amended by adding the following language:

19-12 CHICKEN ON RESIDENTIAL PROPERTY

Chicken on residential property shall abide by the following:

1. Be kept in an enclosure which is fully enclosed on all sides and top.
 - i. 4 square feet of space minimum provided per chicken.

- ii. Enclosures must be in rear yard and may occupy a max of 100 square feet of ground space.
 - iii. Enclosures shall be maintained to be aesthetically and structurally sound; and be made of weather-resistant materials.
2. A maximum of ten hens shall be allowed on a property.
 3. Be female chickens(hens). Roosters are prohibited.
 4. Enclosures must be kept in a clean, dry, odor-free, neat and sanitary condition at all times. Odors from chickens, chicken manure or other chicken related substances shall not be perceptible beyond the boundaries of the property.
 5. Chickens shall be provided with access to feed and clean water. The feed and water shall be unavailable to rodents, wild birds, and predators.
 6. No person shall keep chickens inside a single-family dwelling unit, multi family dwelling unit(s) or rental unit.
 7. No chickens are allowed to run at large.
 8. Noise from chickens shall not be loud enough beyond the boundaries of the property to disturb persons of reasonable sensitivity.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. Effective March 25, this ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council this 25th day of March, 2024.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded March 26, 2024.

Second Reading on March 11, 2024:
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

Weber
Garrigus
Lenz
Ricchio
Seeders
Payne

First Reading on February 26, 2024:
It was moved by _____ and seconded by _____
that the Ordinance as read be adopted, and upon roll
call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Garrigus
Lenz
Ricchio
Seeders
Payne

Third Reading on March 25, 2024 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

Weber
Garrigus
Lenz
Ricchio
Seeders
Payne

1 S Frederick Rehabilitation Proposal

Matt Construction, Inc.

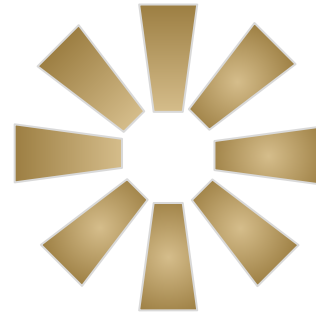
Agenda

- Current status
- Review of existing conditions
- Project priorities
- Financials
- Design Intent



Current Project Status

- Pre-application submitted and approved for IEDA Community Catalyst Grant
- Property purchase agreement signed
- Final grant application due April 15





Existing Facade



Existing Facade



Item 2.

Structural Exploration Apartment on North Side

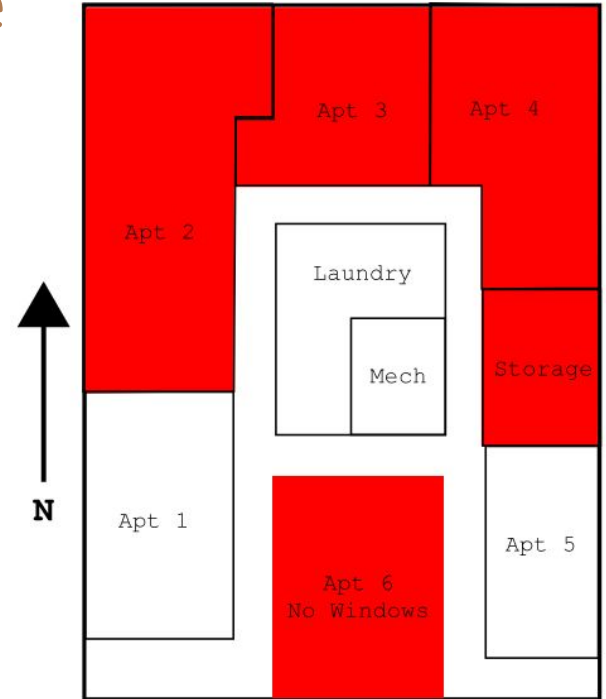


Item 2.

Upper-Story Apartments Additional Photos

Project Priorities & Schedule

1. Structural Repairs to North Wall
 - a. Reopening of available storefront space
 - b. Finish updates on North and potentially West side
 - c. Adding exterior door and windows
2. Upper-Story Housing Improvements
 - a. Complete demolition of unoccupied apartments
 - b. Adjust floor plan adding one rentable unit
 - c. Relocate two existing tenants
 - d. Update remaining two apartments and common areas



\$615,000

Total Estimated Project Cost

Budget Breakdown

Exterior

Demolition of failed north wall	\$ 48,175
Structural repairs	\$ 41,000
New exterior finishes - North	\$ 68,820
Demo & Update exterior finishes - West	\$ 75,695

Upper-Story Housing

Design Fees	\$ 15,000
Demolition - Full Gut	\$ 37,500
New mechanical, electrical, and plumbing infrastructure & finishes	<u>\$328,810</u>

Total Estimated Project Cost: \$615,000

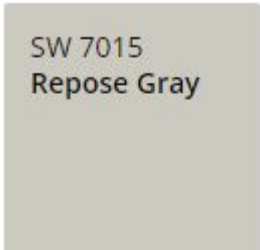
Financing - Proposed 3 Yr Schedule

	Cost in \$	Percent of total Project Cost
Community Catalyst Grant	\$100,000	16%
Oelwein Downtown Improvement Program Year 1	\$50,000	8%
Matt Properties Investment	\$465,000	76%

**Proposed 3 year development agreement with financing through the Downtown Improvement Program
\$25,000 installments in years 2 and 3**



Cabinets & Countertops



Paint



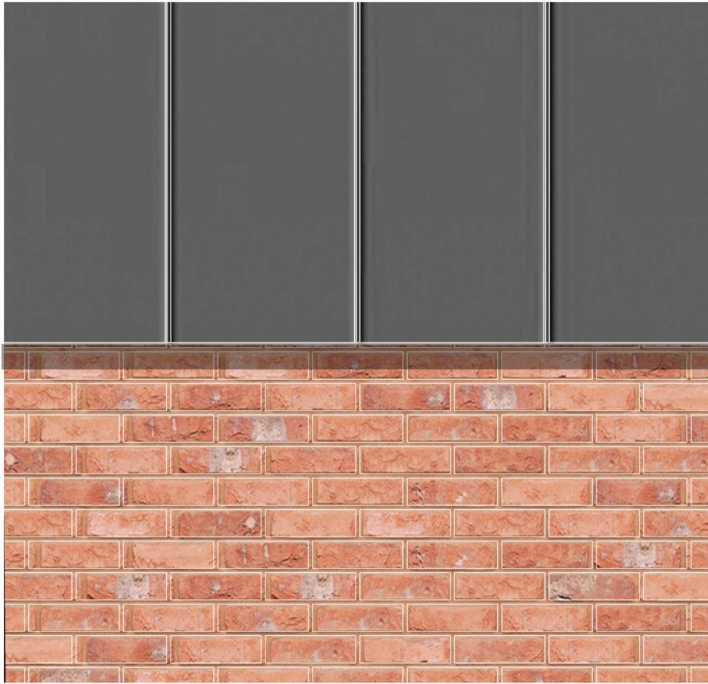
Interior Doors



Laminate Plank Flooring



Interior Finishes Applied in Recent Project



Exterior Finishes Design Inspiration



Item 2.



Exterior Finishes Rendering